MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

CITY OF AUBURN
MAYOR and CITY COUNCIL
June 11, 2026
6:00 PM
Council Business Meeting
1 Auburn Way
Auburn, GA 30011

INVOCATION

PLEDGE

COUNCIL REPORTS AND ANNOUNCEMENTS

CITIZEN COMMENTS ON AGENDA ITEMS

NEW BUSINESS

1. Voting Item
   a) Harmony Phase 3A Final Plat
   b) Code Updates: Ch. 16.43 – Trees and Landscaping
   c) Code Updates: Ch. 16.20 – Procedures, Plans, and Plat

2. Consent Agenda
   a) Council Special Called Meeting Minutes - May 14, 2026
   b) Council Business Meeting Minutes - May 14, 2026
   c) Council Special Called Minutes - May 28, 2026
   d) Council Workshop Meeting Minutes - May 28, 2026
   e) Raw Water Storage Pond Piping Change Orders
   f) Keck & Wood Stormwater Contract
   g) Gwinnett Solid Waste Plan
   h) FY 2027 Budget Schedule
   i) Upstairs Room Build Out

CITIZEN COMMENTS

ADJOURN

MAYOR
Richard E. Roquemore

CITY MANAGER
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

AGENDA ITEM: 1a

TO: City of Auburn Mayor and City Council

FROM: Sarah McQuade
City Planner

DATE: June 11, 2026

PURPOSE: Seek approval of a final plat for phase 3A of the Harmony development in the CCD: City Center District.

BACKGROUND: The applicant is requesting approval of a final plat for phase 3A of the Harmony development to record the subdivision of 22 residential lots.

PLANNING COMMISSION RECOMMENDATION: N/A

STAFF RECOMMENDATION: Approval.

FUNDING: N/A

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF AUBURN
1 AUBURN WAY
AUBURN, GA 30011
PHONE: 770-963-4002
www.cityofauburn-ga.org

MEMORANDUM

TO: City of Auburn Mayor and City Council

FROM: Sarah McQuade, City Planner

DATE: June 11, 2026

RE: Harmony Phase 3A Final Plat

Dear Mayor and City Council,

The applicant is requesting approval of a final plat for phase 3A of the Harmony subdivision pursuant to Title 16 – Development Regulations of the City of Auburn.

PROPOSAL:
The purpose of the final plat is to record the subdivision of Harmony phase 3A with the Barrow County Clerk of Court. Following final plat approval, the developer may apply for building permits and commence vertical construction of phase 3A.

BACKGROUND / CURRENT ZONING:

The subject site has been zoned CCD: City Center District since 2021. On January 7, 2021, Ordinance 20-015 was adopted, which established the CCD zone and replaced the prior AG: Agricultural zoning designation. A conceptual plan for the greater Harmony development was adopted as part of the zoning approval.

In April of 2025, the LDP/civil plans for Harmony phase 3A were approved by City Staff. The plans depict the construction of 22 residences on individual parcels; seven (7) micro lots, and 15 single-family lots.

In March of 2026, the developer submitted an application for final plat. The plat depicts 22 residential lots consistent with the 2025 LDP approval. Since March, the plat has undergone several rounds of review and subsequent revisions. On May 15, 2026, the final round of plat review was completed, and staff determined

that all prior corrective comments had been satisfied.

ANALYSIS:

Pursuant to Sec. 16.20.070 – Approval of Final Subdivision Plat, the approval of the final plat shall reflect the owner's certification that all site work and construction has been accomplished according to the terms of approved plans and permits, and that all facilities intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes and ordinances.

- Sec. 16.20.070.A.2 states the city planner/engineer shall notify the applicant within thirty days of the formal submittal of the final plat the date of the scheduled meetings of the city council of the city which may consider the approval of the final plat, and shall indicate on a review copy of the final plat or in a written memorandum all comments related to compliance of the final plat with these regulations, the zoning ordinance, conditions of zoning approval, and the regulations of the city, Barrow and/or Gwinnett County departments, and state agencies as appropriate. The city council shall have final authority to determine the applicability of any and all comments under these development regulations, the zoning ordinance or conditions of zoning approval.
    - *Staff has reviewed the final plat for compliance with the above-referenced regulations and ordinances, and finds it to be **compliant**.*

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

Staff recommends **approval** of the final plat for phase 3A of Harmony, as the subject plat satisfies all applicable codes and ordinances.

CITY OF AUBURN COMMUNITY
DEVELOPMENT DEPARTMENT
1 Auburn Way, Auburn, Ga 30011
Phone: 770-963-4002
www.cityofauburn-ga.org

APPLICATION FOR FINAL PLAT APPROVAL
(Major Subdivision)

Applicant Info:
Applicant: KINGLETT HARMONY LLC.
Address: 3374 GALTS ROAD, ACWORTH GA 30102
Phone: 770-318-9945 Email: gregshiflett@kingletthomes.com

Property Owner Info: (If different from applicant)
Owner: SAME
Address:
Phone: Email:

Property Info:
Tax Map and Parcel No: AV11 068

Address (if one has been assigned):
County Assigned addresses attached

Acreage: 1.12 Existing Zoning CCD Proposed Use CCD

I swear that I am the owner of the property which is the subject matter of this application, as shown in the records of Barrow and/or Gwinnett County.

Signature of Property Owner:

I authorize the person named below to act as applicant in the pursuit of this application:

Name of Applicant: GREG SHIFLETT

Signature of Applicant:

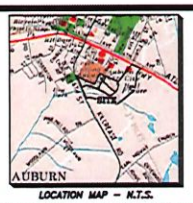
Property Owner personally appeared before me this 8th day of January 2026.

Notary Public

STEPHANIE TETIVA NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES 4/25/2026

My Commission expires 04/25/2026

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LOCATION MAP – N.T.S.

A:EC
50 Ware Spring Circle
Roswell, n. Georgia ≈ 30075
(770)641-1943 | gmm.aec@.com

1/2" REBAR SET AT CORNERS.

OWNER/DEVELOPER:
KINGLET HARMONY, LLC
3374 GAUTS ROAD
ACWORTH GA 30101
PHONE: 770-318-9945

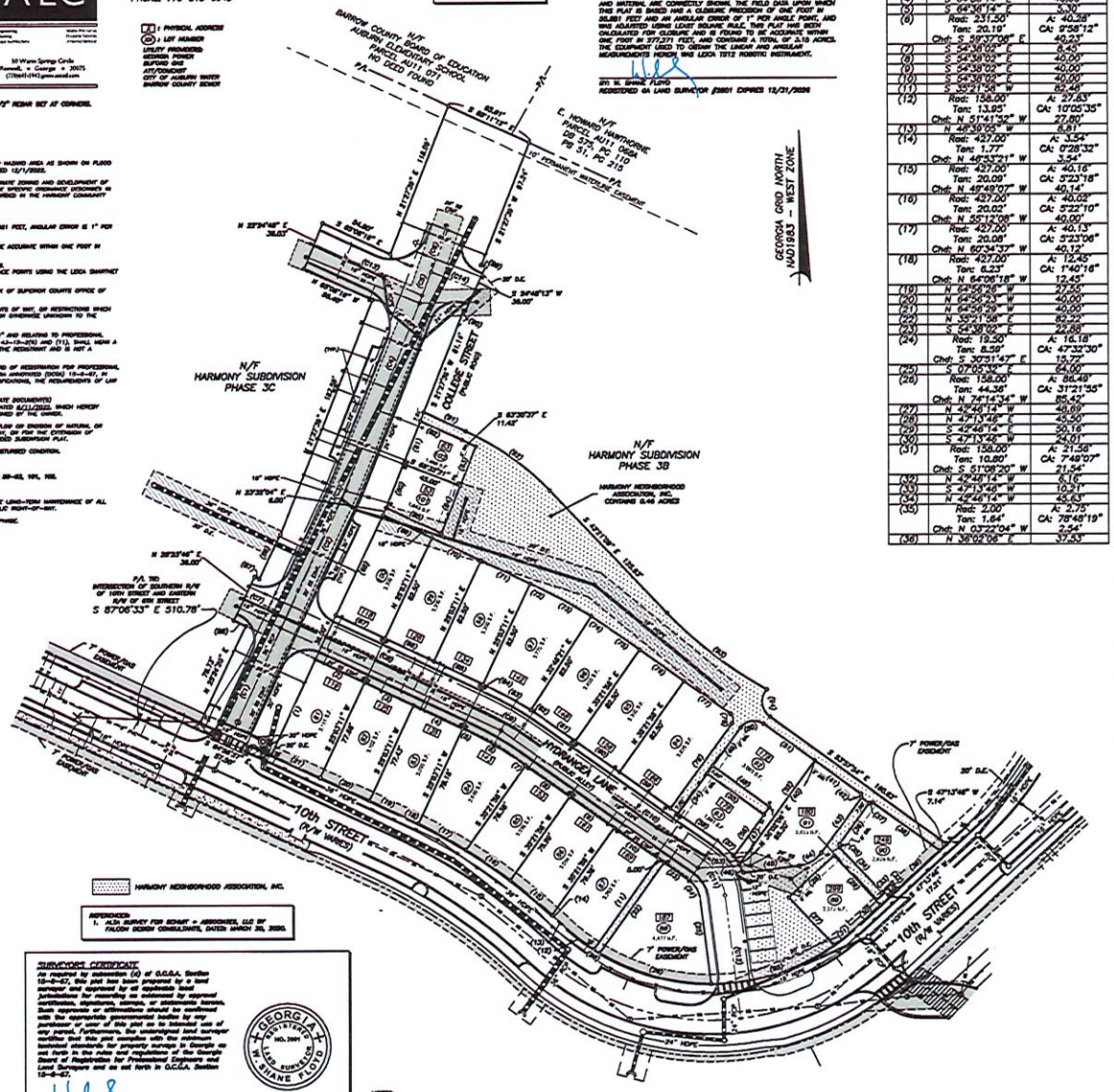
= PHYSICAL ADDRESS
= LOT NUMBER

UTILITY PROVIDERS:
GEORGIA POWER
BUFORD GAS
ATT/COMCAST
CITY OF AUBURN WATER
BARROW COUNTY SEWER

AREA TABULATION
COLLEGE STREET: 33,340 S.F.
HYDRANGEA LANE: 18,181 S.F.
SEWER EASEMENT: 20,255 S.F.
STORM EASEMENT: 7,813 S.F.

FINAL SURVEYOR'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,861 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARE RULE; THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 277,371 FEET, AND CONTAINS A TOTAL OF 3.15 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS LEICA TS12 ROBOTIC INSTRUMENT.

291 W. SHANE FLOYD
REGISTERED GA LAND SURVEYOR #3001 EXPIRES 12/31/2026



Course	Bearing	Distance
(1)	N 25°03'11" E	77.90'
(2)	S 64°56'14" E	40.00'
(3)	S 64°56'14" E	40.00'
(4)	S 64°56'14" E	40.00'
(5)	S 64°56'14" E	40.00'
(6)	Rad: 231.50'	A: 40.28'
	Tan: 20.19'	CA: 9°58'12"
	Chd: S 59°57'08" E	40.23'
(7)	S 54°58'02" E	8.45'
(8)	S 54°58'02" E	40.00'
(9)	S 54°58'02" E	40.00'
(10)	S 54°58'02" E	40.00'
(11)	S 55°21'54" E	62.40'
(12)	Rad: 158.00'	A: 27.63'
	Tan: 13.95'	CA: 10°05'35"
	Chd: N 51°41'32" W	27.60'
(13)	N 46°38'05" W	6.81'
(14)	Rad: 427.00'	A: 3.54'
	Tan: 1.77'	CA: 0°28'32"
	Chd: N 46°52'21" W	3.54'
(15)	Rad: 427.00'	A: 40.16'
	Tan: 20.09'	CA: 5°23'18"
	Chd: N 49°48'07" W	40.14'
(16)	Rad: 427.00'	A: 40.02'
	Tan: 20.02'	CA: 5°22'10"
	Chd: N 55°12'08" W	40.00'
(17)	Rad: 427.00'	A: 40.13'
	Tan: 20.08'	CA: 5°23'06"
	Chd: N 60°34'37" W	40.12'
(18)	Rad: 427.00'	A: 12.45'
	Tan: 6.23'	CA: 1°40'16"
	Chd: N 64°06'18" W	12.45'
(19)	N 64°56'26" W	27.35'
(20)	N 64°56'26" W	40.00'
(21)	N 64°56'26" W	40.00'
(22)	N 64°56'26" W	40.00'
(23)	S 24°38'02" E	22.86'
(24)	Rad: 19.50'	A: 16.18'
	Tan: 8.59'	CA: 47°32'30"
	Chd: S 30°51'47" E	15.72'
(25)	S 07°05'32" E	64.00'
(26)	Rad: 158.00'	A: 86.48'
	Tan: 44.36'	CA: 31°21'55"
	Chd: S 08°34'34" W	85.42'
(27)	N 42°40'14" W	45.96'
(28)	N 47°19'46" E	45.50'
(29)	S 42°48'14" E	50.16'
(30)	S 42°01'26" E	24.01'
(31)	Rad: 158.00'	A: 21.58'
	Tan: 10.80'	CA: 7°49'07"
	Chd: S 51°08'20" W	21.54'
(32)	N 42°28'14" W	6.10'
(33)	S 47°13'46" W	10.31'
(34)	N 42°48'14" W	45.63'
(35)	Rad: 2.00'	A: 2.78'
	Tan: 1.64'	CA: 78°48'19"
	Chd: N 03°22'04" W	2.54'
(36)	N 38°02'06" E	37.53'

Course	Bearing	Distance
(37)	Rad: 2.00'	A: 3.14'
	Tan: 2.00'	CA: 90°00'00"
	Chd: N 81°02'06" E	2.83'
(38)	S 53°57'54" E	80.62'
(39)	N 47°13'46" W	45.00'
(40)	N 36°02'06" E	95.20'
(41)	S 53°57'54" E	42.00'
(42)	Rad: 2.00'	A: 3.14'
	Tan: 2.00'	CA: 90°00'00"
	Chd: S 08°57'54" E	2.83'
(43)	S 36°02'06" W	50.54'
(44)	Rad: 54.00'	A: 10.63'
	Tan: 10.40'	CA: 46°52'23"
	Chd: S 59°28'17" W	19.09'
(45)	S 82°54'28" W	41.50'
(46)	Rad: 55.50'	A: 6.02'
	Tan: 3.48'	CA: 7°08'34"
	Chd: N 26°08'41" W	6.91'
(47)	N 36°02'06" E	45.36'
(48)	N 53°57'54" W	51.61'
(49)	N 36°02'06" E	35.06'
(50)	Rad: 12.15'	A: 19.09'
	Tan: 12.15'	CA: 90°00'00"
	Chd: N 81°02'06" E	17.18'
(51)	S 53°57'54" E	46.46'
(52)	S 36°02'06" W	95.20'
(53)	Rad: 55.50'	A: 7.47'
	Tan: 3.74'	CA: 7°42'56"
	Chd: N 33°34'26" W	7.47'
(54)	N 38°09'39" E	38.48'
(55)	S 53°57'54" E	51.61'
(56)	S 36°02'06" W	38.50'
(57)	Rad: 55.50'	A: 16.68'
	Tan: 8.39'	CA: 17°12'09"
	Chd: N 48°01'56" W	16.60'
(58)	S 39°19'02" W	35.71'
(59)	N 54°36'02" W	46.07'
(60)	N 54°36'02" W	40.00'
(61)	N 54°36'02" W	26.06'
(62)	Rad: 158.00'	A: 11.85'
	Tan: 5.98'	CA: 2°33'37"
	Chd: N 59°54'31" W	11.85'
(63)	Rad: 267.50'	A: 34.59'
	Tan: 17.32'	CA: 7°24'35"
	Chd: N 60°33'37" W	34.57'
(64)	N 64°36'14" W	5.59'
(65)	N 64°36'14" W	40.00'
(66)	N 64°36'14" W	40.00'
(67)	N 64°36'14" W	40.00'
(68)	N 25°03'11" E	80.50'
(69)	S 64°36'14" E	40.00'
(70)	S 64°36'14" E	40.00'
(71)	S 64°36'14" E	40.00'
(72)	S 64°36'14" E	8.01'
(73)	Rad: 350.00'	A: 45.28'
	Tan: 22.68'	CA: 7°24'35"
	Chd: S 60°33'37" E	45.25'
(74)	Rad: 350.00'	A: 15.64'
	Tan: 7.82'	CA: 2°33'37"
	Chd: S 55°34'51" E	15.64'
(75)	S 54°36'02" E	26.08'
(76)	S 54°36'02" E	40.00'
(77)	S 54°36'02" E	21.98'
(78)	Rad: 3.00'	A: 7.91'
	Tan: 5.06'	CA: 90°40'08"
	Chd: S 09°17'58" E	7.11'
(79)	N 89°02'06" W	77.45'
(80)	N 21°27'39" E	34.98'
(81)	N 21°27'39" E	34.40'
(82)	S 65°11'47" E	33.66'
(83)	S 65°11'47" E	51.44'
(84)	S 21°27'39" W	38.06'
(85)	N 64°36'14" W	45.11'
(86)	N 64°36'14" W	9.76'
(87)	N 64°36'14" W	5.76'
(88)	N 25°03'46" E	38.55'
(89)	S 65°11'47" E	3.48'
(90)	N 65°11'47" W	1.90'
(91)	S 65°11'47" E	34.09'
(92)	Rad: 201.00'	A: 76.83'
	Tan: 38.79'	CA: 21°50'38"
	Chd: S 54°16'28" E	76.37'
(93)	Rad: 286.00'	A: 87.07'
	Tan: 46.91'	CA: 17°50'03"
	Chd: S 52°16'11" E	92.69'
(94)	Rad: 14.00'	A: 22.89'
	Tan: 15.04'	CA: 94°05'23"
	Chd: S 06°55'13" E	20.49'
(95)	Rad: 158.00'	A: 98.59'
	Tan: 49.86'	CA: 35°01'36"
	Chd: S 27°33'41" W	95.06'
(96)	Rad: 158.00'	A: 5.01'
	Tan: 2.50'	CA: 1°48'57"
	Chd: N 37°39'06" W	5.01'

C/L DATA

Course	Bearing	Distance
(C1)	N 25°03'57" E	123.59'
(C2)	N 25°03'57" E	97.58'
(C3)	Rad: 114.00'	A: 7.17'
	Tan: 3.59'	CA: 3°36'18"
	Chd: N 23°15'48" E	7.17'
(C4)	N 21°27'39" E	155.17'
(C5)	N 21°27'39" E	78.85'
(C6)	N 21°27'39" E	33.11'
(C7)	S 64°36'14" E	34.00'
(C8)	S 64°36'14" E	157.69'
(C9)	Rad: 250.00'	A: 43.50'
	Tan: 21.81'	CA: 9°58'12"
	Chd: S 59°37'08" E	43.45'
(C10)	S 54°38'02" E	156.26'
(C11)	Rad: 38.00'	A: 31.51'
	Tan: 16.72'	CA: 47°30'13"
	Chd: S 30°52'56" E	30.61'
(C12)	S 07°07'49" E	92.29'
(C13)	N 65°06'19" W	66.15'
(C14)	S 66°32'21" E	34.92'

LEGEND

AIF	ANGLE IRON FOUND
AMF	ALUM. MONUMENT FOUND
BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CMH	CABLE HOLE
℄	CENTERLINE
CMF	CONC. MONUMENT FOUND
CO	CLEANOUT
CONC.	CONCRETE
CTF	CRIMPED TOP FOUND
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DI	DROP INLET
DW	DOUBLE WING CATCH BASIN
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FH	FIRE HYDRANT
GM	GAS METER
GMA	GEORGIA MILITIA DISTRICT
HM	HANDHOLE
IPF	1/2" REBAR SET
JB	JUNCTION BOX
LL	LAND LOT
LLL	LAND LOT LINE
LP	LIGHT POLE
MH	MANHOLE
MNS	MAG NAIL SET
N/F	NOW OR FORMERLY
OHP	OVERHEAD POWER
OTF	OPEN TOP FOUND
PB	PLAT BOOK
PP	POWER POLE
PTL	PROPERTY LINE
POB	POINT OF BEGINNING
PP	POWER POLE
PS	PLAT SLIDE
RBF	REBAR FOUND
R/W	RIGHT OF WAY
S/D	SUBDIVISION
SF	SERVICE POLE
SW	SINGLE WING CATCH BASIN
UTIL	UTILITY MANHOLE
WM	WATER METER
WV	WATER VALVE
YWP	YARD WELL*

A: ARC LENGTH
CA: CENTRAL ANGLE

NAIL HOOK IS LOCATED AT 29 ARNOLD POPLAR LANE (PHASE 1).

STORMWATER DETENTION IS POND "A" OF THE MASTER PLAN.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) #13013C0040G, BARROW COUNTY GEORGIA, DATED 12/1/2020.

THE COD DISTRICT WAS CREATED BY THE CITY OF AUBURN TO COORDINATE ZONING AND DEVELOPMENT OF THE AUBURN MUNICIPAL COMPLEX WITH THE HARMONY COMMUNITY. THE SPECIFIC ORDINANCE DESCRIBES IN DETAIL THE ZONING REQUIREMENTS. PHASE 3A IS THE 25th PLAT RECORDED IN THE HARMONY COMMUNITY UNDER THE COD ORDINANCE.

ZONING CASE 20-015 APPROVED JANUARY 7, 2021.

THE CLOSURE PRECISION OF THE FIELD SURVEY IS ONE FOOT IN 30,861 FEET, ANGULAR ERROR IS 1" PER POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 277,371 FEET.

EQUIPMENT USED: LEICA TS12 P50 ANGULAR & LINEAR MEASUREMENTS.
LEICA GS 14 – FREQUENCY RTK ROVER FOR HORIZONTAL REFERENCE POINTS USING THE LEICA SMARTNET RTK NETWORK.

ALL DEED REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF BARROW COUNTY, GEORGIA.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR, THEREFORE EXCEPTION IS MADE TO ANY SUCH ITEMS.

THE TERM "EXEMPTION#1" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(15) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67. IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) RECORDED IN DEED BOOK 7884, PAGE 3850-3888 ATTACHED HERETO DATED 8/11/2020, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

NOTICE: THE CITY OF AUBURN ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF OUTLETS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

STREAM BUFFER ENCROACHMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

PHASE 3A CONTAINS 3.15 ACRES, 20 LOTS.

SINGLE FAMILY (DETACHED): LOTS 21-26, 54-100; MIXED-USE: LOTS 39-43, 101, 102.

OVERALL SITE ADDRESS IS 1350 ATLANTA HWY, AUBURN, GA 30011.

HARMONY NEIGHBORHOOD ASSOCIATION, INC. IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL PROPOSED STORMWATER INFRASTRUCTURE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY.

NO STATE WATER BUFFERS, STREAMS OR WETLANDS EXIST FOR THIS PHASE.

OWNER'S CERTIFICATION
STATE OF GEORGIA, COUNTY OF BARROW
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTIONS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

SIGNATURE OF OWNER — DATE SIGNED

CERTIFICATE OF DEDICATION
THE OWNER DEDICATES TO THE PUBLIC USE FOREVER THE STREET RIGHT OF WAY(S) AND/OR OTHER PUBLIC DEDICATIONS SHOWN ON THIS PLAT, AS FOLLOWS:

STREET RIGHT-OF-WAY(S): COLLEGE STREET 509 LINEAR FEET AND 0.22 ACRES.
OTHER: HYDRANGEA LANE 434 LINEAR FEET AND 0.15 ACRES.

A DEDICATION IS NOT FINAL UNTIL ACCEPTANCE OF THE WARRANTY DEED BY RESOLUTION OF THE CITY COUNCIL.

SIGNATURE OF OWNER — DATE SIGNED

NOTARY — DATE SIGNED

UTILITY DEDICATION
THE OWNER HEREBY DEDICATES TO THE CITY OF AUBURN WITHIN THE WATER LINES WITHIN EASEMENTS OR WITHIN STREET RIGHTS-OF-WAY(S) SHOWN ON THIS PLAT, AS FOLLOWS:

WATER LINES 951 LINEAR FEET

SIGNATURE OF OWNER — DATE SIGNED

NOTARY — DATE SIGNED

"THE CITY OF AUBURN ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF OUTLETS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT."

FINAL PLAT APPROVAL
THE MAYOR OF THE CITY OF AUBURN, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF AUBURN ZONING ORDINANCE, AND THE CITY OF AUBURN DEVELOPMENT REGULATIONS, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY, COUNTY, OR STATE DEPARTMENTS, AS APPROPRIATE, AND THE CITY COUNCIL OF THE CITY OF AUBURN, THE MAYOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF AUBURN THE DEDICATION OF ALL PUBLIC RIGHT-OF-WAY AND EASEMENTS, AND PUBLIC WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON, SUBJECT TO RATIFICATION BY THE CITY COUNCIL OF THE CITY OF AUBURN. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF AUBURN.

DATED THIS _____ DAY OF _____, _____

MAYOR, CITY OF AUBURN

FINAL PLAT APPROVAL
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE CITY OF AUBURN FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BARROW COUNTY.

CITY OF AUBURN PLANNER/ENGINEER

ENGINEER'S UTILITY CERTIFICATE
THE CIVIL ENGINEER RESPONSIBLE FOR THE DESIGN AND OVERSIGHT OF CONSTRUCTION OF WATER AND/OR SEWER LINES WITHIN THIS SUBDIVISION TO BE DEDICATE, HEREBY CERTIFIES THAT SAID WATER AND/OR SEWER LINES HAVE BEEN CONSTRUCTED AND INSPECTED AS BEING IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE UTILITY PROVIDER(S) AND THE REQUIREMENTS OF THE CITY OF AUBURN (OR BARROW COUNTY AS APPLICABLE).

HARMONY NEIGHBORHOOD ASSOCIATION, INC.

REFERENCES:
1. ALTA SURVEY FOR SCHMIT + ASSOCIATES, LLC BY FALCON DESIGN CONSULTANTS, DATED MARCH 30, 2020.

SURVEYOR'S CERTIFICATE
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved signatures, dates, and/or seals. Unless believed to be in error as to the survey shown or any opinions or affirmations stated or endorsed with this certification, I further certify that the survey depicted on this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

W. SHANE FLOYD
GA RLS #3001

5/14/2026
DATE

GEORGIA REGISTERED LAND SURVEYOR NO. 3001 W. SHANE FLOYD

NOTES:
1. SIDEWALK PERFORMANCE BOND PROVIDED WITH FINAL PLAT. INSTALLATION WILL BE COMPLETE WITH EACH INDIVIDUAL LOT PRIOR TO HOME CO.
2. THERE IS NO LAND RESERVED, DONATED, OR DEDICATED FOR PUBLIC USE OTHER THAN SHOWN ON THIS PLAT.

FLOYD & ASSOCIATES, INC.
2060 BUFORD HWY., SUITE 105
BUFORD, GEORGIA 30518
PHONE (770) 831-0900 FAX (770) 831-0905
LAND SURVEYING & PLANNING

SCALE: 1" = 40 FT.
0' 40' 80'
40'

FINAL PLAT FOR:
HARMONY- PHASE 3A
G.M.D. 316
CITY OF AUBURN
BARROW COUNTY, GEORGIA
PARCEL AU11 068

JOB NO: JN2022-61
DATE: 5/14/2026
FIELD DATE: 10/20/2025
SCALE: 1"=40FT
DRAWN BY:
CHECKED BY:
REVISIONS:

SHEET 1 OF 2

CERTIFICATE OF DEVELOPMENT CONFORMANCE (CDC) (ATTACHMENT "A")

TO: CITY OF AUBURN DEPARTMENT OF PLANNING AND DEVELOPMENT

DEVELOPMENT NAME: (1) HARMONY PHASE 3A

FINAL PLAT/DEV. PERMIT NO. (2&3) _____

DISTRICT:(4) FULL LAND LOT/PARCEL:(5) 068

Forwarded herewith are the recorded drawings, prepared by a Registered Land Surveyor, which include all storm water detention facilities and approved modifications to the 100-year floodplain (if any) and the "as-built" of the detention facilities and structures. Also submitted and attached hereto is the "as-built" Hydrology Study prepared, signed, sealed, and dated by a Registered Professional Engineer. This is to request final inspection of the forenamed development and approval of Development Conformance.

THIS IS TO CERTIFY that all site work or construction authorized under the Development Permit first noted above, including:

- ✓ clearing, grubbing, grading and installation of soil erosion and storm water detention facilities as required under said permit;
- ✓ the location of structures, access, parking, or loading areas or other private improvements as approved under said permit;
- ✓ the installation and planting of required landscaping, trees or other plant material to satisfy tree protection/replacement or buffer or other landscape regulations as required under said permit;
- ✓ all facilities, including storm sewer (if applicable), road widening, new roads, water lines, etc. intended for maintenance or operation by or dedication to the City of Auburn or Gwinnett County;

are in compliance with all plans, specifications, and other conditions approved under the Development Permit and all applicable standards, regulations, codes and ordinances adopted by the City of Auburn as may have been amended by Waiver, Variance, or other relief provided through formal appeal procedures for the subject property, with the sole exception of those improvements so described in the attached DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT.

Date: February 5 2026

Casey Tucker
Notary Public or Corporate Secretary

CASEY TUCKER NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires September 14, 2029 No. HH 703422

Owner: KINGSETT HARMONY LLC

Signature (Corporate Seal)

Name: GREG STOFLETT
Address: 3374 GATTS RD
ACWORTH, GA 30102

Phone: 770-318-9945

DEVELOPMENT NAME:

_____

FINAL PLAT/DEV/PERMIT NO. _____

The record drawings were prepared by:

REGISTERED LAND SURVEYOR: (8)_____
Name

REGISTRATION NO._____DATE OF EXPIRATION_____

FINAL INSPECTION HAS BEEN COMPLETED AND
APPROVAL IS RECOMMENDED

_____
CITY PLANNER

_____
DATE

NOTE: After the date of this approval, alteration of the site, the structures herein or the public utilities thereunder by the owner listed herein not in accordance with the Development Permit first noted herein or a subsequently approved Development Permit, shall without further provision immediately nullify the effect of this approval and cause this document to be NULL AND VOID.

Auburn
GEORGIA · EST 1892

March 11, 2026

Greg Shiflett
Kinglett Harmony LLC
3374 Galts Road
Acworth, GA 30102

Subject: Harmony Phase 3A
Infrastructure Completion Letter

The City of Auburn has approved the Harmony Phase 3A infrastructure Improvements pursuant to the Land Disturbance Permit issued by the city. This completion letter is provided as evidence of completion such that a Maintenance Bond can be issued.

The road topping will be installed at a later date when home construction is nearing completion.

Should you have any questions, please contact the city at 770-963-4002.

Sincerely,
Ben Mooney
Public Works Superintendent

Joe Moravec
Stormwater and Roads Superintendent

DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT (ATTACHMENT "B")

TO: CITY OF AUBURN COMMUNITY DEVELOPMENT DEPARTMENT

DEVELOPMENT NAME:(1) HARMONY PHASE 3A

DEVELOPMENT PERMIT NO.(2) _____

DIST:(3) AU11 LAND LOT/PARCEL:(4) 068

A final inspection of this development has been completed and the Certificate of Development Conformance has been approved and accepted by the Director of Community Development. This is to provide assurance that the below-signed owner of this development agrees to the following as a condition precedent to the approval of any applicable Final Subdivision Plat or the issuance of any Certificate of Occupancy for the development.

PERFORMANCE

- The topping course on all streets and the installation of sidewalks, as listed on Exhibit "A" and attached hereto, shall be provided prior to (5) AUGUST, 20 27.

- Final landscaping, as shown on the approved Buffer and Landscape Plan or Tree Protection Plan, as applicable, shall be provided in accordance with the schedule attached hereto Exhibit "B".

- All street shoulders and all easements shall be grassed and all of the improvements listed on Exhibit "C" and attached hereto, shall be completed on or before (6) AUGUST, 20 26, said date being no more than three (3) calendar months from the date of Certificate of Development Conformance approval.

PERFORMANCE SURETY

In guarantee of the faithful completion of all improvements listed under Section 1, PERFORMANCE, the owner agrees to furnish to the City a letter or letters of credit or other acceptable security with good and sufficient surety acceptable to the City in the sums of:

$ 46,612 (7), representing 110 percent of the estimated cost of completing the final street topping and sidewalks;

$_____(8), representing 115 percent of the estimated cost of materials, and other attendant costs incidental to the installation of the final landscaping; and,

$_____(9), representing 110 percent of the estimated cost of completing all other improvements listed.

The owner further agrees and acknowledges his responsibility to make this condition known to any party to whom any interest in the subject property is conveyed.

MAINTENANCE

The owner hereby warrants to the City that all street improvements, drainage facilities and required landscaping within the development shall be maintained in compliance with the minimum standard requirements of the City in force as of the date of this agreement. Provided that this warranty shall apply only in such instances of non-compliance with such standard requirements as to which the City shall have given written notice to the owner on or before the date of (10) , 20 , said date being calendar months from the date of Development Approval for streets and drainage facilities and calendar months from the date of development approval for required landscaping.

MAINTENANCE SURETY

A. STREET IMPROVEMENTS AND DRAINAGE FACILITIES

The owner agrees to furnish the City a letter of credit or other good and sufficient surety acceptable to the City in the sum of $ (11), representing twenty (20%) percent of the estimated cost of the street improvements and drainage facilities, in guarantee of the faithful maintenance required under Section 3, MAINTENANCE, above.

B. LANDSCAPING

The owner agrees to furnish the City a letter of credit or other good and sufficient surety acceptable to the City in the sum of $ (12), in guarantee of the faithful maintenance required under Section 3, MAINTENANCE, above.

INDEMNIFICATION

The owner hereby agrees to indemnify the City and hold the City harmless from any and all damages which the City may suffer and from any and all liability, claims including interest thereon, demands, attorney's fees and costs of defense, or judgment against it, arising from errors or omissions in the design or construction of the development or from the effects of storm water flows onto, from, or across any and all lands as a result of the development, and owner expressly agrees to defend against any claims brought or actions filed against the City where such claim or action involves in whole or in part, the subject of the indemnity contained herein whether such claims or actions are rightfully or wrongfully brought or filed. This indemnification shall commence upon the date of this agreement and shall continue in full force and effect for a period of ten (10) years thereafter.

SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this agreement shall be declared or otherwise adjudged unconstitutional or void, the validity of the remaining portions of this agreement shall not be affected thereby, it being the intent of the City of Auburn in adopting this agreement that no portion or provision of this agreement shall become inoperative or fail by reason of the unconstitutionality or invalidity of any section, subsection, sentence, clause, phrase, or provision of this agreement.

ASSIGNMENT OF LIABILITY

The owner hereby agrees that any assignment or transfer of the provisions of Section 5, INDEMNIFICATION, above, in whole or in part, to any successor in title or other person, shall be recorded with the Clerk of the Superior Court of Gwinnett County and a copy of said legal instrument, as recorded, shall be filed with the Community Development Department.

Date: February 5 2026

Casey Tucker

Notary Public or Corporate Secretary

CASEY TUCKER NOTARY My Comm. Expires September 14, 2029 No. HH 703422 PUBLIC STATE OF FLORIDA

Owner: KINGLETT HARMONY LLC

Signature (Corporate Seal)

Name: GREG SHIPLETT

Address: 3314 GALTS RD
ACWORTH, GA 30102

Phone: 770-318-9945

Kinglett Harmony LLC

3374 Galts Road
Acworth, GA 30102

January 15, 2026

City of Auburn
1 Auburn Way
Auburn GA 30011

Subject: Harmony Phase 3A
Maintenance Bond

Below are the construction costs associated with publicly dedicated infrastructure improvements for the purpose of calculating the maintenance bond amount.

Storm	$239,150	
Water	$225,000	
Curb & Gutter		$ 63,800
Paving		$ 80,949
Total Construction Costs	$581,899	
Maintenance Bond @ 20%	$116,380	

Below are costs associated with completing infrastructure for the purpose of calculating the performance bond.

Topcoat paving	$34,449
College St sidewalk	$12,163
Total Performance Bond costs	$46,612

Greg Shiflett
Manager

Arch | Insurance

Bond Number: SU 1214482

Arch Insurance Company
865 South Figueroa St.
Suite 2700
Los Angeles CA 90017

MAINTENANCE/PERFORMANCE BOND (ATTACHMENT "F")

KNOW ALL MEN BY THESE PRESENTS: That we, Kinglett Harmony, LLC, of Cherokee County, State of Georgia as Principal and Arch Insurance Company as Surety, are held and bound unto the City of Auburn, Georgia in the sum of $46,612.00-- Forty Six Thousand Six Hundred Twelve and No/100's lawful money of the United States of America, for the payment whereof well and truly to be made, we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents.

The condition of the foregoing obligation is such that Completing Topcoat Paving and College St. sidewalk

WHEREAS, said Final Plat is to be approved by the Director of Community Development and the City Engineer under the terms that a bond is required of said Principal and good and sufficient surety payable to the City of Auburn and conditioned that the Principal shall well and truly maintain all streets, right-of-ways, and drainage facilities shown on said Final Plat in accordance with standard requirements of the City of Auburn in force as of the date of said approval; and

WHEREAS, the Principal has entered into a Development Performance and Maintenance Agreement with the City of Auburn, dated the _____ day of _____, 20 _____, in which Principal agrees and warrants, that as a condition precedent to approval of the plat subdividing certain property of the Principal entitled Harmony Phase 3A, all streets shown on said plat and all drainage facilities shall be maintained in accordance with the standards aforesaid for a period of months; and

WHEREAS, this agreement shall be governed by the laws of the State of Georgia.

NOW THEREFORE, if the Principal shall well and truly perform the terms and conditions of said contract, then this obligation shall be void, otherwise, to remain in full force and effect. Upon failure of the Principal in the performance of the terms and conditions of said contract, then the Surety shall be liable in payment to the City of Auburn of a sum not to exceed $46,612.00-- Forty Six Thousand Six Hundred Twelve and No/100's, for the cost of completing the terms and conditions set forth under the contract entered by the Principal with the City of Auburn.

SIGNED, SEALED AND DELIVERED THIS 12th day of March, 2026 in the presence of:

Attest:

Corporate Secretary

Kinglett Harmony, LLC

_____(Seal)
Principal

Arch Insurance Company

_____(Seal)
Surety Marvala Erinkitola, Attorney-In-Fact
Oakbridge Insurance Agency, LLC
8358 Main Street
Woodstock, GA 30188

ARCH INSURANCE COMPANY CORPORATE SEAL 444 1971 MISSOURI

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

John David Potts, Marvala Erinkitola, Melissa R. Potts, Cindy Troxel and Robert L. Potts, Jr. of Woodstock, GA (EACH) Brandy Weaver, Brianna Leverette, Harold Foshee, Joseph Swaim, Kasey DeFore and Susan Wood of Macon, GA (EACH) Edward Smith of LaGrange, GA

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars ($150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 30th day of June, 2025.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company
CORPORATE SEAL 1971 Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania • Notary Seal
Michele Tripodi, Notary Public
Philadelphia County
My commission expires July 31, 2029
Commission number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2029

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated June 30, 2025 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 12th day of March, 20 26.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance Company Claims Department
Surety Claims
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com

ARCH INSURANCE COMPANY CORPORATE SEAL 1971 MISSOURI

Arch Insurance Company CORPORATE SEAL 1971 Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-In-Fact and the details of the bond to which the power is attached.

Auburn
GEORGIA • EST 1892

MAYOR
Richard E. Roquemore

CITY MANAGER
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

AGENDA ITEM: 1b

TO: City of Auburn Mayor and City Council

FROM: Sarah McQuade
City Planner

DATE: June 11, 2026

PURPOSE: Consider amendments to the text of Title 16, Chapter 16.43 of the municipal code.

BACKGROUND: City staff proposes text amendments to Title 16 Chapter 16.43 of the municipal code. This Chapter is titled "Trees and Landscaping" and governs tree preservation, protection, and plantings in the City during and following development activities. The proposed text amendments would introduce significant changes to the definitions of terms, personnel authorities, procedures, content structure, and technical specifications.

PLANNING COMMISSION RECOMMENDATION: N/A

STAFF RECOMMENDATION: Approval.

FUNDING: N/A

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF AUBURN
1 AUBURN WAY
AUBURN, GA 30011
PHONE: 770-963-4002
www.cityofauburn-ga.org

MEMORANDUM

TO: City of Auburn Mayor and City Council

FROM: Sarah McQuade, City Planner

DATE: June 11, 2026

RE: Text Amendments to Municipal Code Title 16, Chapter 16.43

Dear Mayor and City Council,

The staff of the City of Auburn proposes text amendments to Title 16 Chapter 16.43 of the municipal code. This Chapter is titled "Trees and Landscaping" and governs tree preservation, protection, and plantings in the City during and following development activities. The proposed text amendments would introduce significant changes to the definitions of terms, personnel authorities, procedures, content structure, and technical specifications.

When the text amendment was presented to Mayor and Council at the May 28, 2026, workshop meeting, Council requested that the Planning Commission continue to be included in the tree and landscaping process. In response, staff added language to the draft ordinance to provide the Planning Commission with copies of relevant applications, plans, corrective comments, tree bank contributions, and waiver or appeal requests.

The proposed language is intended to increase transparency and keep the Planning Commission informed of current and upcoming development projects within the City. However, the Planning Commission is not added as a reviewing or decision-making body under the ordinance. The proposed revision includes the Planning Commission for informational and observational purposes only, while preserving staff's administrative review role.

16.43.020 Planning Commission

A. It is the intent of this Section to involve the Planning Commission of the City of Auburn in the tree and landscaping processes. The involvement of the Commission is intended for the following reasons.
   1. Increase the transparency of the development submittal and review processes.

2. Inform the members of the Planning Commission of current and upcoming development projects within the City.

B. The Planning Commission shall be furnished with the following documents no greater than five (5) business days after the day the applicant first provides them to the City.
    1. Any application for a permit which involves work subject to the requirements of this Chapter.
    2. Any plan, document, or transmittal associated with the request for a permit subject of the requirements of this Chapter, including but not limited to tree surveys, tree protection plans, landscaping plans and tree replacement plans.
C. No greater than five (5) business days after finalization, all corrective comments created by the City for issuance to the application and/or their professional firm shall be transmitted to the Planning Commission.
D. The Planning Commission shall be notified of the details of any contributions of the City of Auburn tree bank no greater than five (5) business days following the deposit of funds.
E. Any request for waiver or appeal from the requirements of this Chapter shall be transmitted to the Planning Commission for their reference. This transmission shall include the entirety of the formal request. The Commission shall also be notified of the outcome of the subject waiver or appeal request no greater than five (5) business days afterward.
F. The Planning Commission shall not have the authority to approve, deny, reject, or otherwise decide upon any application, plan, report, or any other document provided to the City in accordance with the requirements of this Chapter.
    1. No input, advice, or direction provided by any member of the Planning Commission shall have binding authority upon any staff member, applicant, or other entity as it relates to the contents of this Chapter.

Council also requested information regarding tree clearing during the land disturbance process. Under current development practices, large portions of a site are often cleared and graded as part of the initial land development phase. While local governments may establish tree protection or landscaping requirements, the actual sequencing and extent of land disturbance is largely regulated through the state erosion and sedimentation control framework. Georgia EPD permits land disturbance of up to 50 acres at a time, provided the required erosion, sedimentation, and pollution control measures are installed and maintained.

The Georgia Soil and Water Conservation Commission's *Manual for Erosion and Sediment Control in Georgia* emphasizes that disturbance should be limited where possible and that natural vegetation should remain in place until areas are ready to be developed and proper Best Management Practices are installed. Specifically, the Manual states that "the disturbed area and the duration of exposure to erosion elements should be minimized," and that clearing of natural vegetation should be limited to those areas of the site being developed at a given time. The Manual further recommends that existing vegetation be retained and protected where feasible, and that construction scheduling be used to limit the length of time soils are exposed.

Accordingly, while state standards do not prohibit clearing and grading of a development site, they do support limiting the timing and extent of disturbance and retaining natural vegetation until it is necessary

to disturb the area for construction. Based on the state regulations, no revisions to the draft ordinance have been made in relation to tree clearing during the land disturbance process.

Additionally, no other changes were made to other components of the ordinance as presented on May 28. If adopted, the proposed text amendments would result in the following changes:

- The addition, removal, and adjustment of certain definitions of words and terms as it applies to this Chapter, in addition to format improvements.
    - See Code Section 16.43.012.
- Formal introduction of the "City arborist" role in place of the Planning Commission to promote technical expertise.
    - See Code Section 16.43.013.
- Transfer the tree protection plan review and approval process from the Planning Commission to the City arborist.
    - See Code Sections 16.43.017 and Sec. 16.43.019.
- Technical and formatting adjustments to tree protection requirements, in addition to the removal of graphics.
    - See Code Section 16.43.018.
- Technical and formatting adjustments to documentation requirements for tree and landscaping submittals and proposals.
    - See Code Section 16.43.101.
- Technical and formatting adjustments to requirements for tree replacement and revegetation.
    - See Code Section 16.43.102.
- The addition and adjustment of technical specifications for new tree plantings.
    - See Code Sections 16.43.103 and 16.43.107.
- Refinement of minimum site tree density standards.
    - See Code Section 16.43.104.
- Technical and formatting adjustments to alternative Code compliance standards.
    - See Code Section 16.43.106.

- Refinement of exemption standards as it relates to this Chapter.
    - See Code Section 16.43.108.
- Technical and formatting adjustments to enforcement procedures.
    - See Code Section 16.43.112.
- Technical and formatting adjustments, and the removal of "example" case studies, for tree density regulations.
    - See Code Section 16.43.115.
- Technical and formatting adjustments to acceptable and unacceptable tree species regulations.
    - See Code Sections 16.43.116 and 16.43.117.
- The addition of boundary tree regulations; boundary trees are trees located very near development sites that may be impacted by the nearby disturbance of land.
    - See Code Section 16.43.118.
- Technical and formatting adjustments, and the removal of "example" case studies, for tree bank requirements.
    - See Code Section 16.43.200.
- The deletion of Section 16.43.300 (Site plan review) and Section 16.43.301 (Validity period for site plan). This content would become obsolete if the proposed text amendments are adopted.
- Additional minor amendments regarding formatting, technical requirements, and clarity have been introduced throughout the Chapter.

The proposed text amendments have undergone legal review by the City Attorney.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:

Staff recommends **approval** of the proposed text amendments to Municipal Code Title 16, Chapter 16.43.

Chapter 16.43 TREES AND LANDSCAPING

~~Sections~~

16.43.010 ~~Tree protection plan~~Applicability.

All utility installation, subdivisions, single- and two-family residential, multifamily, commercial, industrial and institutional developments shall be subject to the ~~standards~~ requirements and procedures of this ~~title~~Chapter.

(Ord. No. 08-017, 8-7-08)

16.43.011 Intent.

The intent of this chapter is to promote preservation of trees during land development and on all property, public and private. Such preservation shall protect and enhance the city's greenery through tree protection and planting. Benefits include reduced soil erosion, stormwater management costs and flooding potential; moderation of microclimates; improved air and water quality; mitigation of noise and glare; energy conservation through reduced heating and cooling costs; and enhanced property values. These benefits are heightened by the scenic and psychological values associated with the tree canopy and are consistent with the city's emphasis on neighborhood quality and community revitalization. The further purpose of this article is to establish standards necessary to ensure that this objective will be reached and that the city will enjoy the benefits provided by an appropriate tree canopy. It is the objective of the city that there shall be no net loss of trees within the corporate boundaries of the city by creating a means to:

A. ~~A.~~ Provide standards for the preservation of trees as part of the land development process.

B. ~~B.~~ Prevent mass grading of land, both developed and undeveloped, without at least a minimum provision for protection and replacement of trees.

C. ~~C.~~ Protect trees during construction whenever possible in order to enhance the quality of life in the city.

D. ~~D.~~ Establish and maintain the maximum amount of tree cover on public and private property in the city by prohibiting destruction and removal of trees except in accordance with standards set forth as well as requiring the planting of trees on all development sites to achieve a specified minimum tree cover.

E. ~~E.~~ Maintain trees in the city in a healthy and nonhazardous condition through adoption and enforcement of professional arboricultural practices.

F. ~~F.~~ Establish, and revise as necessary, standards for planting and maintaining trees so as to improve the city's economic base by improving property values, to enhance the city's visual quality and its neighborhoods, and improve public health by reducing air pollution and the incidence of flooding.

G. ~~G.~~ Provide for the designation of specimen trees.

(Ord. No. 08-017, 8-7-08)

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16.43.012 Definitions.

As used in this chapter, unless specifically stated otherwise, the following terms shall be defined as indicated and where any definition herein conflicts with another definition in ~~the zoning ordinance~~this Municipal Code, the more restrictive definition shall prevail:

1. ~~a.1~~ "Applicant." Any person seeking approval to take action under this ~~article~~Title.
2. ~~b.1~~ "Basal area." The cross sectional area of a tree trunk at diameter breast height (DBH) expressed herein as "units" per acre.
3. ~~b.2~~"Boundary tree." A tree located on a property abutting a site subject to land clearing or development activities which has a critical root zone that extends into the soil of the site subject to land clearing or development.
4. ~~———~~"Buffer." A natural or planted landscaped area intended to separate and partially obstruct the view of adjacent land uses from one another or from a public right-of-way or for purposes of noise reduction or to provide a visual break.
5. ~~b.3~~ "Buildable area." The area of a lot that is outside the minimum required front, side or rear yard and which is not subject to the open space requirements or other environmental restrictions of this chapter or other laws, codes or ordinances.
6. ~~c.1~~ "Caliper." A measure of the diameter of a tree trunk performed at a point on the tree six inches above the natural, adjacent grade for trees up to and including four-inch caliper, and twelve inches above the natural, adjacent grade for trees larger than four-inch caliper. The caliper of multiple-stemmed trees, such as crape myrtle, shall be the sum of the individual stem diameters.
7. ~~c.2~~"City arborist." The arborist of the City of Auburn or their designee.
8. "City planner." The person or designee with the authority to issue permits and administer the ordinance in regards to zoning and development.
9. ~~c.3~~ "Clearing." Any activity which disturbs the vegetative cover of a parcel including trees.
10. ~~c.4~~ "Coniferous." Also referred to as "evergreen," any tree which retains its green foliage throughout the year.
11. ~~c.5~~ "Construction permit." A permit issued on-site by the city planner or designee to allow initiation of any clearing, grubbing and/or grading. This permit is issued only after a land disturbance permit has been issued, and all erosion control and tree protection measures have been installed in accordance with the approved plan.
12. ~~c.6~~ "Critical root zone" (CRZ). The minimum area beneath a tree, which must remain undisturbed during land development or construction activity to preserve a sufficient root mass, which will afford a reasonable chance of tree survival. CRZ is defined by a circle with a diameter dimension equal in feet to one and one-half the trunk diameter in inches and centered on the tree's trunk. For example, the CRZ of a twenty-inch diameter tree is thirty feet.
13. ~~c.7~~ "Crown." The upper portion of a tree comprised of branches and leaves.
14. ~~d.1~~ "Deciduous tree." Also referred to as "broad-leafed" trees, any tree which loses its leaves at the end of the growing season.
15. ~~d.2~~ "Density factor." A unit of measure used to prescribe the calculated tree coverage on a site. Site density factor for properties within the corporate limits of the city is one hundred units per acre.

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16. "Density factor deficient" (DFD). The volume of tree site density units which are unable to be planted on a given site, in the content of tree banking.

17. ~~d.3~~ "Drip line." A vertical line extending from the outermost branches of a tree canopy to the ground.

18. ~~d.4~~ "Drip line area." The total area underneath a tree, which would encompass all drip lines.

19. ~~d.5~~ "Diameter at breast height" (DBH)." A standard measure of tree size performed at a height of four and one-half feet above the natural, adjacent grade.

20. ~~d.6~~ "Development activity." Any alteration of the natural environment, which requires approval of a site plan, construction drawings or issuance of a development permit. Development activity shall also include the selective cutting, thinning or removal of trees from any undeveloped land, including that performed in conjunction with a forest management program, as well as removal of trees incidental to land development or to the marketing of land for development.

21. ~~d.7~~ "Development permit." Official, written authorization issued by the city planner or designee in accordance with provisions of this article.

22. "Existing density factor" (EDF). The density value or credit of existing trees to be preserved on a site.

23. ~~f.1~~ "Floodplain, 100-year." An area identified by the U.S. Army Corps of Engineers or other surveying agencies as subject to inundation by surface waters once every one hundred (100) years and deemed necessary for the unrestricted flow of floodwaters.

24. ~~g.1~~ "Growing season." A period of not less than twelve months during which there are at least three contiguous months of dormancy followed by a spring leafing.

25. ~~h.1~~ "Hardwood tree." Any leaf-bearing (not needle-bearing) tree that is not coniferous (cone-bearing). ~~This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.~~

26. ~~l.1~~ "Land disturbance permit" (LDP). ~~or "building construction permit."~~ A permit issued by the City Planner or designee that authorizes the clearance or alteration of any lot or lots, the installation of any public or private infrastructure and/or the commencement of any construction activities.

27. ~~l.2~~ "Land disturbing activity." Any land change which may result in soil erosion from water or wind and the movement of sediments into the waters or into land within the city, including but not limited to clearing, grubbing, stripping, dredging, grading excavating, transporting and filling of land.

28. ~~l.3~~ "Landscape area." An area reserved for installation and maintenance of ornamental plant materials.

29. ~~l.4~~ "Landscaping." Any addition to the natural features of a lot intended to restore construction disturbance or to enhance its attractiveness, as by adding trees, shrubs, ground covers or lawns.

30. ~~p.1~~ "Person." Any human being, firm, public agency, public utility, partnership, association, corporation, company, legal entity, organization or society.

31. ~~p.2~~ "Planted density factor" (PDF). The number or portion of tree density units that are satisfied through newly installed trees.

32. "Protection area." All land outside the buildable area of a lot designated as permanent open space; the drip line area beneath a tree or clusters of trees to be retained, and all areas required as landscaping strips or buffers by provisions of Title 17~~the city zoning ordinance~~ or as conditions of zoning approval.

33. ~~p.3~~ "Public utility." Any publicly, privately, or cooperatively owned line, facility or system for producing, transmitting or distributing communications, power, electricity, light, heat, gas, oil products,

water, steam, waste, storm water not connected with highway drainage and other similar services and commodities, including publicly owned fire, police, traffic signals and lighting systems, which directly or indirectly serve the public or any part thereof.

34. ~~r.1~~ "Radial trunk dieback." A measure of the amount of decay, which identifies the percentage of a tree's trunk, which is visibly damaged by decay.

35. "Replacement density factor" (RDF). The density value or credit of new trees proposed on a site.

36. ~~r.2~~ "Revegetation." Reestablishment of trees and other landscape materials within the minimum required landscape areas, according to standards and provisions of this chapter, or as determined by the zoning ordinance or conditions of zoning approval.

37. ~~s.1~~ "Shrub." A woody plant or bush, usually between one and six feet in height, and distinguished by multiple stems.

38. ~~s.2~~ "Site density factor" (SDF). The minimum tree density to be achieved and maintained on any developed site; 100 units per acre.

39. "Site density standard." The minimum number of trees, measured in average site density per acre that must be present on a lot following development not exempted from this chapter.

40. ~~s.3~~ "Softwood tree." Any coniferous (cone-bearing) tree, such as pine, spruce, hemlock, cedar, etc. ~~This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.~~

41. ~~s.4~~ "Specimen tree ~~or stand~~." Any tree ~~or grouping of trees,~~ which qualifies as being of high value because of its size, species, age, location or historical character. ~~Designation of such trees may be initiated by the city planner or designee, upon application by the city planner or any other interested person. such designation may occur only by resolution of council. The city planner or designee shall maintain and file with the city clerk a complete listing of the location and identifying features of all specimen trees. General criteria for the determination of specimen trees are:~~

    ~~1. Any deciduous tree with a diameter of thirty inches or greater;~~

    ~~2. Any coniferous tree with a diameter of twenty-four inches or greater;~~

    ~~3. Any understory tree with a diameter of ten inches or greater;~~

    ~~4. Any tree with significant historical value, documented through historical records or otherwise; and~~

    ~~5. Any tree which is rare or unique.~~

42. "Specimen tree stand." A contiguous grouping of trees which quality as being of high value due to their size, species, age, location or historical character.

~~t.1 "Thinning." Selective cutting or removal of timber.~~

43. ~~t.2~~ "Tree." Any self-supporting, woody perennial plant usually having a single trunk diameter of three inches or more which normally attains a mature minimum height of fifteen feet. Canopy trees are defined as any tree of greater or equal height and crown spread than surrounding trees. Examples include beech, hickory, maple, oak, pecan, pine and sycamore. Understory trees are defined as any tree or woody plant of lesser height and crown spread than surrounding trees. Understory species generally reach a mature height of less than forty feet. Examples include cherry, crab apple, dogwood, magnolia, pear, redbud, holly, sassafras, and red cedar.

44. ~~t.3~~ "Tree bank." An account of funds, maintained by the accounting department of the city, contributed by developers as an alternate form of compliance with this section. Funds from the tree bank

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are to be used solely for the purchase and planting of trees on public sites within the city as authorized by the city planner or designee.

45. ~~t.4~~ "Tree destruction." Any intentional or negligent act which will cause a tree to die within a period of two years, including, but not limited to, cutting or otherwise damaging the trunk, roots or other vital sections of the tree; damage inflicted upon the root system of a tree by the application of toxic substances; damage caused by the operation of heavy machinery or change of natural grade by excavation or filling of the cover area within the drip line; and damage from fire or other injury inflicted on a tree that results in pest infestation.

46. ~~t.5~~ "Tree protection permit." A written permit issued by the city planner or designee, to an individual, firm corporation or similar entity certifying that the tree protection plan, as submitted or revised, has been approved.

47. ~~t.6~~ "Tree protection plan ~~(TPP)~~." A scaled drawing depicting the location of all trees to be preserved by species and size. Tree save areas may be identified by a line defining their limits and trees within such limits need not necessarily be individually identified. Such plans shall indicate all planned construction improvements and trees to be retained. The method of protecting trees during land disturbance and construction shall also comprise the ~~TPP~~tree protection plan.

48. ~~t.7~~ "Tree removal permit." A permit issued by the city planner or designee allowing for removal of specified trees on a lot.

49. ~~t.8~~ "Tree replacement plan." A drawing which depicts the location, size, and species of existing and replacement trees on the lot for which a tree permit is sought.

50. ~~t.9~~ "Tree save area." As pertains to individual trees, the area surrounding a tree that is within the drip line. As pertains to property on which trees are to be preserved, an area designated for the purpose of complying with tree density requirements, saving natural trees, preserving the root system of natural trees and/or preserving natural buffers.

51. ~~t.10 "Tree species selection list." The species of trees recommended in subsection (z) of this section (appendix B [Section 16.43.117]) as suitable replacement species.~~ "Topping." The severe or significant pruning of limbs to stubs larger than three (3) inches in diameter within the crown of any tree, to a degree that removes the normal canopy and disfigures the tree.

52. ~~t.11~~ "Water quality buffer." A designated area of adequate width to provide for protection of the stream bank, channel soils and vegetative cover as determined by the city engineer, adjacent to any state waters, watercourses, or drainage areas, in which no land disturbing activities shall be undertaken unless approved in land disturbance application or other construction plans. Such activities may include stream crossings for transportation routes or utilities construction; sewer and waterline construction; and minor landscaping or channel improvement activities designed to stabilize critical areas.

53. ~~z.1~~ "Zoning buffer." Any area required to be maintained in an undisturbed state as a condition of zoning.

54. ~~z.2~~ "Zoning regulations." The city zoning ordinance however designated, as amended, and such other regulations subsequently adopted by the mayor and city council governing the development of land in the city.

(Ord. No. 08-017, 8-7-08)

16.43.013 ~~Planning commission~~City arborist.

The City shall designate an arborist to perform the following duties.

A. ~~A. The planning commission shall~~Review and approve tree and landscape plans.

B. ~~B. The planning commission shall~~Provide knowledge and expertise to City staff ~~assist the city planner or designee~~ in establishing and maintaining a record of historic trees, specimen trees and other unique or environmentally significant trees within the Cecity.

~~C. The planning commission shall hear and decide appeals of decisions of administrative officials as provided in this chapter.~~

~~D. The planning commission shall establish educational and other programs to encourage proper management and maintenance of trees on private property in the city.~~

~~E. The planning commission shall review and approve amendments to the city's preservation standards promulgated by the city planner or designee.~~

C. ~~F. The planning commission shall p~~Provide ~~consultation and assistance~~knowledge and expertise ~~to the city planner or designee~~ in the preparation of amendments ~~to the city's tree preservation standards~~ to this Title.

(Ord. No. 08-017, 8-7-08)

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16.43.014 Application requirements.

~~Developers and design professionals may meet with the city planner or designee to discuss the tree preservation planning process. The city planner or designee is available for field inspections of site conditions prior to submittal to give advice as to the relative value of trees, and to assist in the design process as it relates to preserving trees. Information may also be disseminated concerning preparation of a tree preservation plan.~~

Application Requirements. The terms and provisions of this article and these standards shall apply to any activity, which requires issuance of a development permit on all public and private property within the city. No development permit or grading permit shall be issued until it is determined that the proposed development is in conformance with the provisions of this article. No person shall remove, cause to be removed, poison, or damage any tree with a trunk diameter of six (6) inches or more without first obtaining a permit, as provided here in. Applications for development permits subject to this chapter must be accompanied by an application for a tree removal permit providing the following information:

A. ~~A.~~ A complete tree survey and inventory, as specified in ~~Section 16.43.015~~this Chapter.

B. ~~B.~~ A complete tree protection plan, as specified in ~~Section 16.43.016~~this Chapter. This plan shall be an integrated site plan showing specimen trees, tree protection areas, those trees to be saved and those to be removed, utilities to be installed, grading, approximate location of all structures, driveways and curb cuts, proposed tree planting and other landscaping;

C. ~~C.~~ A complete tree replacement plan as specified in ~~subsection Section 16.43.100~~this Chapter. Replacement trees used in the density calculation must be ecologically compatible with the site. ~~A list of acceptable replacement trees is provided in Section 16.43.117 of this title.~~

D. ~~D.~~ Minor additions to existing developments require only a sketch plan showing proposed changes submitted to the city planner or designee for review and approval. The city planner or designee shall determine whether or not an addition is "minor" based on building codes applicable in the city.

E. ~~E.~~ Single- and two-family (duplex) residential projects may include the tree survey, tree protection plan, and tree replacement plan together as a combined plan.~~any required replacement onsite plan.~~

(Ord. No. 08-017, 8-7-08)

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16.43.015 Tree survey and inventory.

A. ~~A.~~ A tree survey shall be prepared in the form of a scaled site plan sealed by a registered surveyor, professional engineer, landscape architect, certified arborist or registered forester noting the location of all specimen trees plus all other trees to be preserved and credited toward site density standards.

B. ~~B.~~ All specimen trees and their critical root zones shall be labeled, indicated on the survey and inventoried by size and species. This includes specimen trees to be preserved as well as those proposed for removal.

C. ~~C.~~ All other trees to be credited toward site density standards must be indicated on the survey and inventoried by size and species. Trees with a DBH measurement of three (3) inches or greater ~~are~~ shall be eligible for density compliance purposes.

D. ~~D.~~ Trees other than specimen trees that are proposed for removal, and thus, cannot be counted toward density requirements, are not required to be counted and shown individually on the plan. Such trees shall be identified as a stand provided estimated number; size and species are identified as part of the total site inventory.

E. ~~E.~~ Sampling methods may be used to determine tree densities for forested areas over two (2) acres.

F. ~~F.~~ All tree protection zones and tree save areas must be delineated on the tree survey. All buffers with existing trees must be delineated on plans as tree save areas. ~~Land disturbance within any buffer is subject to approval by the city planner or designee.~~

~~G.~~ The tree survey shall provide an accurate list of those trees to be saved and a total value of existing density factor units for the entire property.

(Ord. No. 08-017, 8-7-08)

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16.43.016 Tree protection plan.

A. ~~A.~~ A tree protection plan ~~(TPP)~~ shall be submitted to the ~~city planner or designee~~City ~~for review under this chapter~~ concurrent with the application for a land disturbance permit for development of any single-family or two-family residential subdivision lot in excess of one (1) acre and any multifamily, commercial, or industrial lot regardless of size. The ~~TPP~~tree protection plan must be approved prior to commencement of any site alteration, defoliation or land disturbing activity-requiring issuance of a development permit.

B. ~~B.~~ Tree protection plans shall be prepared by a professional landscape architect, registered forester, or certified arborist in accordance with the specifications for such plans contained herein. Performance of professional services in preparation of plans required herein shall comply with state law governing the practice of the applicable profession. Other licensed professionals (e.g., architects, engineers, surveyors, etc.) may be authorized by the ~~city planner or designee~~City to prepare tree protection plans, provided competency and knowledge in the principles and practices of arboriculture are demonstrated to the satisfaction of the city planner or designee. In the case of land disturbance permit applications for owner-occupied detached, single-family properties; the ~~TPP~~tree protection plan may be prepared by the owner or contractor applying for the land disturbance permit.

C. ~~C.~~ Prior to approval of the ~~TPP~~tree protection plan, the ~~city planner or designee~~City may require relocation or replacement of trees as uniformly as possible throughout the site, so that the entire property conforms to the site density standards or other tree coverage objectives are met.

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D. ~~D.~~ The tree protection plan shall be a detailed plan designed to protect and preserve trees before, during and for a period of two (2) years after, construction. The tree protection plan shall be submitted on a current survey of the proposed site, drawn to scale, and clearly depicting all required information as outlined by this section. The ~~TPP~~tree protection plan shall provide the following information:

1. ~~1.~~ Project name, district, land lot and parcel number; north arrow and scale (not to exceed one inch equals fifty feet).
2. ~~2.~~ Name, address and phone number of property owner, developer and any tenant of the property.
3. ~~3.~~ Name, address, and phone number of the professional landscape architect, forester, or arborist responsible for preparation of the plan, and the seal or statement of professional qualifications of said person (qualifications may be attached separately).
4. ~~4.~~ Total acreage of the site and acreage exclusive of all zoning buffer areas.
5. ~~5.~~ Delineation of all areas located within a 100-year floodplain and indication of acreage.
6. ~~6.~~ Location of all specimen trees and their critical root zones indicating those specimen trees proposed for removal or preservation. Any specimen tree proposed for removal is to be identified in terms of exact location, size and species.
7. ~~7.~~ The location, ~~size (~~DBH~~)~~ and species of all trees to be preserved and to be retained to fulfill site density requirements. Five or more trees the drip lines of which combine into one tree protection area may be outlined as a group and their number, size and species listed in a summary table. All tree protection areas are to be outlined and labeled.
8. ~~8. The TPP shall show all utility lines e~~Existing and proposed utility infrastructure, including but not limited to irrigation and electrical lines ~~existing and proposed~~. The developer shall coordinate the location of these utility lines with the utility companies in order to prevent root damage within the critical root zones of protected trees, and to minimize damage to trees located in protected zones.
9. ~~9. The TPP must state the location~~Location of any state waters and the limits of any proposed disturbance in a water quality buffer zone.
10. ~~10.~~ All tree protection zones, natural areas, landscaped areas, buffers and areas of revegetation. Specifications describing tree protection methods shall be indicated for all tree protection areas, including tree fencing, erosion control, retaining walls, tunneling for utilities, aeration systems, transplanting, staking, signs, etc.
11. ~~11.~~ Location, size and species of all new trees to be planted to fulfill site density standards. Trees grouped in tree planting areas may be listed in a summary table by total number in the grouping, by size and species.
12. ~~12.~~ A summary table indicating the number of existing trees to remain and trees to be planted, by caliper to the nearest inch, shall be shown along with calculations demonstrating showing the site density achieved. Additional credits shall be noted where applicable. Groupings of trees in tree protection areas and areas for tree planting may be keyed to the summary table by area rather than labeling each tree individually on the plan.
13. ~~13.~~ A delineation of tree save areas in which trees have been inventoried for site density standards.
14. ~~14.~~ Location and details for all permanent tree protection measures (tree wells, aeration systems, permeable paving, retaining walls, bollards, etc.).
15. ~~15.~~ Limits of clearing and land disturbance such as grading, trenching, etc., where these disturbances may affect tree protection zones.

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16. ~~16.~~ Grade changes or other work adjacent to a tree that could adversely impact its survival, with specifications as to how the grade, drainage and aeration will be maintained around the tree.

17. ~~17.~~ Boundaries of all required buffer, landscaped and vehicle use areas.

18. ~~18.~~ Location of all existing and proposed utility lines or easements; include location of any boring sites for underground utilities.

19. ~~19.~~ Indication of staging areas for vehicle and equipment parking, materials storage, concrete washout, debris burn and burial holes and other areas where tree protection may be affected.

20. ~~20.~~ Location of existing and proposed structures, paving, driveways, cut and fill areas, detention areas, etc.

21. ~~21.~~ Phase lines, if applicable.

22. ~~22.~~ Additional information as requested by the city planner or designee.

E. ~~E.~~ When a choice is available as to which existing trees to save, emphasis shall be given to the preservation of specimen trees, even isolated individual trees, over the retention of other trees. Non specimen trees, however, should be saved in stands rather than as individual trees scattered over a site.

F. ~~F.~~ The following notices shall ~~also~~ be shown on the ~~TPP~~tree protection plan:

~~Tree protection notices~~

1. TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. ~~CALL THE CITY ENGINEER~~CONTACT THE CITY FOR AN INSPECTION.

2. TREE PROTECTION SHALL BE ENFORCED ACCORDING TO STANDARDS ESTABLISHED IN THE MUNICIPAL CODE OF THE CITY OF AUBURN, GEORGIA.

3. TREE DENSITY REQUIREMENT SHOWN ON THE PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CONTACT THE CITY ~~CALL THE CITY ENGINEER~~ FOR AN INSPECTION.

G. The following notice shall be shown on the tree protection plan unless the site is less than one (1) acre and is intended for single-family or two-family (duplex) residential development.

1. ~~WITH THE EXCEPTION OF SINGLE OR TWO FAMILY RESIDENTIAL DEVELOPMENTS ON LESS THAN ONE ACRE,~~ A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

(Ord. No. 08-017, 8-7-08)

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16.43.017 Permit procedures.

A. ~~A.~~ A tree protection plan must be submitted to the ~~city planner or designee~~City concurrent with submission of site grading plans. No land disturbance permit shall be issued prior to approval of ~~the TPP~~a tree protection plan upon the subject site.

B. ~~B.~~ All tree protection plans and related documentation shall be reviewed by the city ~~planner or designee~~arborist for conformance to the provisions of this Cchapter ~~and either recommended for approval to the planning commission or returned for revision. If recommended for approval, the plan shall be forwarded to the next available meeting of the planning and zoning commission, as determined submittal date and commission agenda.~~

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C. ~~C.~~ All tree protection measures shall be installed prior to any land disturbance, and the ~~city planner or designee~~ City shall be contacted for a preconstruction conference prior to land disturbance. Land disturbance may proceed only after a permit is obtained and tree protection measures have been installed and approved ~~by the city planner or designee~~.

D. ~~D.~~ The ~~city planner or designee~~City shall make unscheduled inspections prior to and during development to ensure protection of trees, critical root zones and buffer zones.

E. ~~E.~~ Upon completion of a development, the ~~city planner or designee~~City shall conduct an inspection to ensure compliance with the tree protection plan.

(Ord. No. 08-017, 8-7-08)

16.43.018 Tree protection requirements.

Minimum Tree Density Standard Guidelines. The following guidelines and standards shall apply to trees ~~proposed to be~~ retained for credit toward the minimum tree density standard.~~:~~

A. ~~A.~~ Tree Protection Areas. ~~Tree root systems are the most critical factor in tree preservation throughout the development process. The root system can easily extend beyond the drip line of the tree canopy (Figure 2). Disturbance of the root system can directly affect a tree's survival~~. The following guidelines and standards shall apply to trees proposed to be retained for credit toward the minimum site density standard and to protect the critical root zones:

1. ~~1.~~ The root system within the drip line is generally considered to be the critical root zone. To protect these critical root zones, a tree protection area shall be established around each tree or group of trees to be retained.~~;~~

2. ~~2.~~ The tree protection area shall include no less than the total area beneath the tree canopy as defined by the drip line of the tree or group of trees, collectively. In some instances, an area greater than the drip line area may be required to be designed as a tree protection area as determined by the city planner or designee.~~;~~

3. ~~3.~~ Layout of the project site utility and grading plans shall avoid disturbance of tree protection areas. Whenever utilities must be installed within a tree protection area and such installation will encroach into the drip line of any tree to be saved, the utility shall be installed by tunneling at a minimum depth of thirty-six inches. Reasonable efforts shall be made to save as many trees as possible, including avoiding utility routing which would endanger the taproot of certain species.~~;~~ ~~and~~

4. ~~4.~~ Construction site activities such as vehicle or equipment parking, materials storage, concrete washout, burn pit placement, etc., shall be arranged so as to prevent damage to trees within tree protection areas.

~~B. Reserved.~~

B. ~~C.~~ Protective Barriers.

1. ~~1.~~ Prior to any land disturbance, all protective tree barriers shall be installed and maintained until completion of site landscaping. Authorization to remove protective barriers shall be in writing by the building inspector or by issuance of a final certificate of occupancy. Inspection of tree protection barriers is required prior to any land disturbance or development activity and the building inspector shall be contacted to schedule an inspection. ~~Signs requesting subcontractor cooperation and compliance with tree protection standards are recommended for site entrances.~~

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2. ~~2.~~ Tree fencing shall be a minimum four feet high, constructed in a post and rail configuration. ~~A two-inch by four-inch wooden post and a double one-inch by four-inch rail, painted orange is recommended. Four-foot orange, polyethylene laminar safety fencing is also acceptable.~~

3. ~~3.~~ Where approved, other forms of tree protection may be utilized to delineate tree save areas, which are remote from areas of land disturbance. These areas must be completely surrounded with continuous rope of flagging (heavy mil. minimum four inches wide).

4. ~~4.~~ All tree protection areas must be protected from soil sedimentation intrusion through the use of silt fencing or other acceptable measures placed upslope from tree protection areas. No construction of any structure or improvement, or any construction activity, shall encroach or place solvents, materials, construction machinery or temporary soil deposits within six feet of the drip line, as defined herein, of any specimen tree or any tree within a tree protection zone.

5. ~~5.~~ All protective tree measures must be maintained throughout land disturbance and construction, and shall not be removed until final landscaping is installed.

C. ~~D.~~ Encroachment. ~~Most trees can tolerate only a small percentage of critical root zone loss.~~ If encroachment is anticipated within the critical root zones of exceptional trees, stands of trees, or otherwise designated tree protective zones, the following preventive measures shall be ~~employed~~utilized:

1. ~~1.~~ Clearing Activities. ~~Roots often fuse and tangle among trees. Tree removal adjacent to tree save areas can cause inadvertent damage to the protected trees. Where possible, it is advisable to cut~~ Establish minimum two-foot trenches ~~(e.g., using a "ditch witch")~~ along the limits of land disturbance, so as to cut rather than tear roots. Trenching may be required for the protection of exceptional specimen trees.

2. ~~2.~~ Soil Compaction. No parking, material storage or traffic shall be permitted within the designated tree protective zones.

3. ~~3.~~ Utility Installation. The installation of utilities through a protective zone ~~should~~ shall occur by way of tunneling ~~rather than trenching (Figure 3)~~.

4. ~~4.~~ Grade Changes. A decrease in grade is best accomplished with the use of retaining walls or through terracing ~~(Figure 5)~~.

5. ~~5.~~ Removal and Replacement Due to Damage. Where the ~~city planner or designee~~City has determined that irreparable damage has occurred to trees within tree protective zones, the trees shall be removed and replaced.

D. ~~E.~~ Trees to be Retained.

1. ~~1.~~ Canopy trees with a drip line area within twenty feet of a proposed structure ~~should~~ shall be removed and replaced with an appropriate tree species. When such canopy trees are to be saved, special attention shall be given to protection of the drip line area. ~~The state forestry commission should be contacted for technical assistance.~~

2. ~~2.~~ Where design constraints require placement of paved surfaces within ten feet of the drip line area of a canopy tree, such trees ~~should~~ shall be removed and replaced with an appropriate tree species. ~~Alternately, the state forestry commission may be contacted to provide technical assistance concerning precautions that may be used to protect the tree and pavements.~~

3. ~~3.~~ All reasonable efforts shall be made to save specimen trees. Reasonable effort shall include, but not be limited to, alteration of building design; alternate location of building, parking area, water retention drainage pipes; or relocation of utilities.

(Ord. No. 08-017, 8-7-08)

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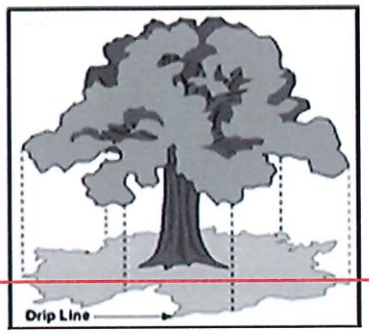


Figure 2
Tree Drip Line

City of Auburn Tree Ordinance

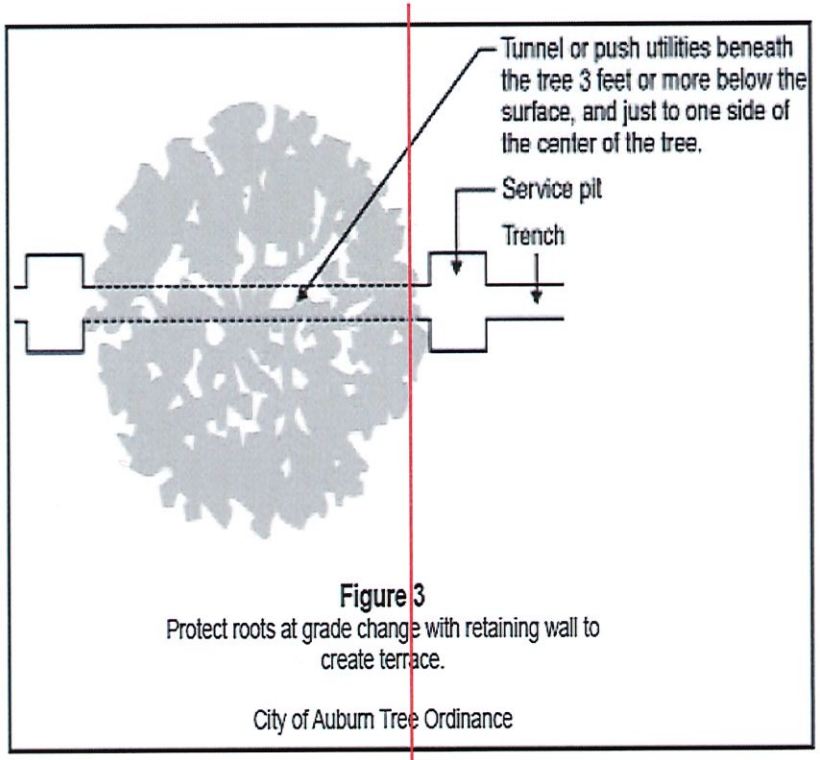


Figure 3
Protect roots at grade change with retaining wall to create terrace.

City of Auburn Tree Ordinance

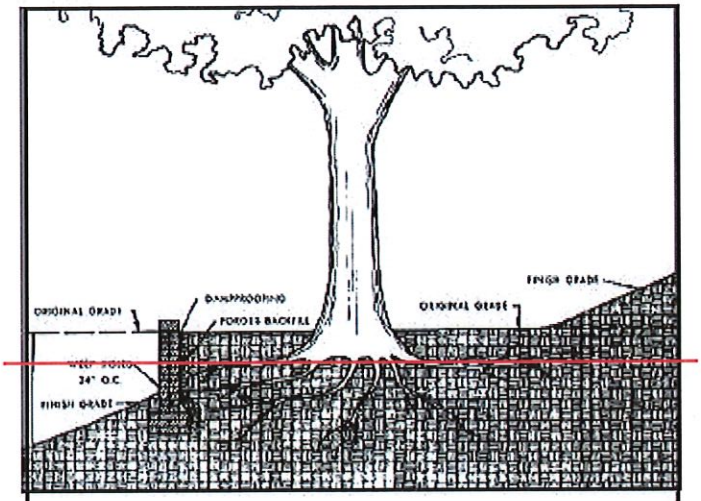


Figure 5
Protect roots at grade change with retaining wall to create terrace.

City of Auburn Tree Ordinance

16.43.019 Tree protection plan ~~approval, fees and appeals~~.

The following standards shall govern the review, approval, and issuance for tree protection plans.~~:~~

A. ~~A.~~ No land disturbance permit shall be issued until the tree protection plan (~~TPP~~tree protection plan) has been reviewed and approved~~, in writing, by the planning commission~~.

B. ~~B.~~ The ~~planning and zoning commission~~City shall ~~approve, deny or approve the~~approve or provide feedback for a tree protection plan no greater than thirty (30) days following receipt ~~TPP with conditions within 30 business days of submittal~~. Upon approval of the ~~TPP~~tree protection plan, a permit shall be issued to the applicant. If no action is taken within thirty (30)~~business~~ days of the submission of the ~~TPP~~tree protection plan, it shall be considered approved ~~and the land disturbance permit issued~~. In the event the ~~TPP~~tree protection plan is ~~denied~~not issued within the thirty (30) day window following submittal, the reasons therefore shall be reported, in writing, to the applicant.

C. ~~C.~~ The fee for a land disturbance permit shall be twenty-five dollars per acre or any portion of an acre and shall be paid at the time of application for the permit. Said fee shall be nonrefundable.

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D. ~~D.~~ All tree preservation and/or replacement plans must be approved and stamped by a certified arborist~~the planning and zoning commission~~ prior to the issuance of any permits. The review fee shall afford no more than two plan reviews, one pre-grading, one site visit, and a final inspection without incurring additional cost. All other reviews and/or inspections shall ~~be based upon the city planner or designee's normal hourly fee, which fee shall be paid by applicant~~be paid at-cost per incurred City expenses.

E. ~~E.~~ The ~~city planner or designee~~City shall conduct a final inspection of the property to ensure compliance with the ~~TPP~~tree protection plan prior to granting a certificate of occupancy. The city planner or designee shall have the authority to revoke, suspend or void and land disturbance permit, stop all work on a site or any portion there, or withhold a certificate of occupancy in the event of a violation of any provision of this chapter.

~~F. Any applicant for a land disturbance permit who is aggrieved by a decision of the city planner or designee relating to the application of this chapter shall have the right to appeal said decision as provided to the zoning board of appeals.~~

F. ~~G.~~ Any revisions to the proposed development of a property, and any changes reflected in a subsequently submitted tree protection plan, shall be shown on a revised tree protection plan and be approved as a part of the new or revised tree protection plan prior to commencement of site work.

(Ord. No. 08-017, 8-7-08)

16.43.020 Planning Commission.

A. It is the intent of this Section to involve the Planning Commission of the City of Auburn in the tree and landscaping processes. The involvement of the Commission is intended for the following reasons.

1. Increase the transparency of the development submittal and review processes.
2. Inform the members of the Planning Commission of current and upcoming development projects within the City.

B. The Planning Commission shall be furnished with the following documents no greater than five (5) business days after the day the applicant first provides them to the City.

1. Any application for a permit which involves work subject to the requirements of this Chapter.
2. Any plan, document, or transmittal associated with the request for a permit subject of the requirements of this Chapter, including but not limited to tree surveys, tree protection plans, landscaping plans and tree replacement plans.

C. No greater than five (5) business days after finalization, all corrective comments created by the City for issuance to the application and/or their professional firm shall be transmitted to the Planning Commission.

D. The Planning Commission shall be notified of the details of any contributions of the City of Auburn tree bank no greater than five (5) business days following the deposit of funds.

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E. Any request for waiver or appeal from the requirements of this Chapter shall be transmitted to the Planning Commission for their reference. This transmission shall include the entirety of the formal request. The Commission shall also be notified of the outcome of the subject waiver or appeal request no greater than five (5) business days afterward.

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F. The Planning Commission shall not have the authority to approve, deny, reject, or otherwise decide upon any application, plan, report, or any other document provided to the City in accordance with the requirements of this Chapter.

1. No input, advice, or direction provided by any member of the Planning Commission shall have binding authority upon any staff member, applicant, or other entity as it relates to the contents of this Chapter.

16.43.100 Tree replacement plan.

A. ~~A.~~ Tree replacement plans shall be prepared by a professional landscape architect, registered forester, or certified arborist in accordance with specifications for such plans contained herein. Performance of professional services in preparation of plans required herein shall comply with state law governing the practice of the applicable profession.

B. ~~B.~~ The tree replacement plan shall be shown on a site plan, as appropriate to the proposed development, drawn to the same scale as other plan documents prepared for a land disturbance permit application on the property, and shall cover the same area.

C. ~~C.~~ Following submission of the plan, the city ~~engineer~~ arborist ~~will~~ shall perform a site inspection. The tree replacement plan shall provide sufficient information and detail to clearly demonstrate that all applicable requirements and standards of this chapter will be fully satisfied.

(Ord. No. 08-017, 8-7-08)

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16.43.101 Documentation.

A. ~~A.~~ A tree replacement plan shall include the following information~~:~~.

1. ~~1.~~ All tree protection zones, and areas of revegetation.

2. ~~2.~~ Approximate location of all specimen trees or stands of tree.

3. ~~3.~~ Exact location of all specimen trees ~~when their preservation is questionable, or might result in a change~~that may impact ~~of~~ site design.

4. ~~4.~~ Indication of those specimen trees to be removed~~. Removal of specimen trees is subject to city planner or designee approval.~~

5. ~~5.~~ Limits of clearing and land disturbance ~~such as grading, trenching, etc.,~~ where these disturbances may affect tree protection zones.

B. ~~B.~~ Methods of tree protection shall be indicated for all tree protection zones, including but not limited to tree fencing, erosion control, retaining walls, tunneling for utilities, aeration systems, transplanting, staking, and signs~~, etc~~.

C. ~~C.~~ Staging areas for parking, material storage, concrete washout, and debris burn and burial holes where these areas might affect tree protection.

~~D.~~ Compliance ~~to~~with the required site tree density factor shall be demonstrated on the tree replacement plan. Existing trees ~~or stands of trees~~ used in the density calculation must be indicated.

D. ~~E.~~ ~~Ornamental replacement trees may not be used in density calculation without prior approval from the city planner or designee.~~

E. ~~F.~~ Replacement trees used in density calculations must be ecologically compatible with the intended growing site rather than ornamental.~~.~~

F. ~~G.~~ Planting schedule showing the type (common and botanical names), size, and quantity of trees to be planted, and any special planting notes.

G. ~~H.~~ The locations of all trees to be planted on the site to meet density requirements.

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H. ~~I.~~ Indication of the type of irrigation to be used.

I. ~~J.~~ Additional information as required by the ~~city planner or designee~~City.

J. ~~K.~~ The following notices shall ~~also~~ be shown on the tree replacement plan.~~:~~

~~Tree replacement notices~~

1. TREE DENSITY REQUIREMENTS SHOWN ON THE TREE REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. ~~CALL~~ CONTACT THE CITY ~~PLANNER~~ FOR AN INSPECTION.

~~WITH THE EXCEPTION OF PREVIOUSLY PLATTED SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.~~

2. ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK 1980 EDITION AMERICAN ASSOCIATION OF NURSERYMEN.

K. The following notice shall be shown on the tree replacement plan unless the site is approved for single-family residential development.

1. A TREE MAINTENANCE INSPECTION WILL BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

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(Ord. No. 08-017, 8-7-08)

16.43.102 Standards and revegetation.

A. ~~A.~~ Tree replacement plans ~~should~~ shall be prepared with appropriate consideration given to the function of trees in the landscape~~. Every effort should be made to maximize~~maximizing the environmental benefit of the plant material.

~~B.~~ A tree replacement plan indicating the location of all trees proposed for re-vegetation is required. This plan may be included as part of the tree protection plan or may be submitted as a separate drawing.

B. ~~C.~~ ~~The tree replacement plan shall include planting schedules with proposed tree names (botanical and common), quantity, size, spacing and any special planting notes.~~

C. ~~D.~~ Trees proposed for replanting shall be an acceptable species pursuant to this Chapter. ~~must be on the tree species selection list found in subsection (z) of this section (appendix B (Section 16.43.117)), unless otherwise approved by the city planner or designee.~~ Trees selected must be free from injury, pests, disease, nutritional disorders or root defects, and must be in good vigor ~~in order~~ to ensure a reasonable expectation of survival. Standards for transplanting shall be consistent with those established in the International Society of Arboriculture publication, Tree and Shrub Planting Manual, or similar publication.

D. ~~E.~~ Spacing and the potential size of species chosen shall be compatible with spatial limitations of the site.

E. ~~F.~~ Replanted trees shall be ecologically compatible with the site and neighboring sites. Accordingly, the replanted trees shall be of the same or similar species as those removed whenever practical.

F. At minimum, sixty percent (60%) of minimum required replanted trees shall be of a canopy species.~~G. Trees must be replaced with at least sixty percent canopy tree species.~~

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G. ~~H. The t~~Trees shall ~~must~~ be compatible ~~in extent~~with the extent of crown and root systems at maturity with nearby utilities.

H. ~~I.~~ Where trees must be added to achieve the one hundred-tree density units per acre, ~~pines~~ pine trees ~~may~~ shall not comprise ~~more~~ greater than fifty percent (50%) of the minimum required density units. Where preexisting ~~pines~~ pine trees ~~already~~ comprise ~~more~~ greater than fifty percent (50%) ~~or more~~ of the minimum required density units, ~~no more pines may be credited toward the required units~~no pine trees shall be planted for the purpose of satisfying density unit requirements.

I. ~~J.~~ The use of flowering ornamental trees or plants classified as tree-form shrubs may be included in the tree replacement plan, but shall not be used for the purpose of fulfilling density requirements ~~unless approved by the city planner or designee~~.

J. ~~K.~~ All replanted canopy trees shall ~~be~~ measure, at minimum, ~~a minimum height of~~ eight (8) feet ~~a~~tall ~~nd a minimum trunk of~~and two and one-half (2.5) caliper inches at the time of planting. All replanted understory trees shall measure, at minimum, ~~be a minimum height of~~ six (6) feet tall and ~~a minimum trunk of~~ one and one-half (1.5) caliper inches at the time of planting. The following minimum criteria must be observed ~~in order~~ to provide sufficient growing area for planted trees~~, unless otherwise approved by the city planner or designee~~:.

1. ~~1.~~ For canopy trees, two hundred square feet of pervious root zone.
2. ~~2.~~ For understory trees, seventy-five square feet of pervious root zone.

K. ~~L.~~ Planting and staking details must be provided on the plan.

L. ~~M.~~ Trees must be relocated or replaced on site in accordance with the provisions of this action.

(Ord. No. 08-017, 8-7-08)

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16.43.103 Tree planting specifications.

Applicants for permits under this chapter shall submit tree planting specifications. Generally, these specifications shall conform to those established by the International Society of Arboriculture, as included in the Tree and Shrub Transplanting Manual, latest edition, or similar publication as determined by the city arborist.

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A. ~~A.~~ Tree species selected for replacement plantings shall consist of an appropriate mix of tree species native to the region.~~;~~

B. ~~B.~~ Trees shall not be planted ~~within~~ less than ~~twenty~~ fifteen feet ~~of~~ from any structure nor within ten (10)~~fifteen~~ feet of any paved driveway~~;~~. This requirement shall not be construed as to prohibit tree plantings less than ten (10) feet from paved parking or loading spaces.

C. Trees shall not be planted less than fifteen feet from any freestanding sign that has a maximum height greater than three (3) feet above ground level.

D. Trees shall not be planted less than fifteen feet from the base of any power utility pole, including streetlights and similar illumination fixtures.

~~C.~~ The National Arbor Day Foundation (NADF) recommends that conifers (evergreens) be planted closely together on the northwestern and northern perimeters of buildings to buffer structures from northern, winter winds.~~; and~~

E. ~~D. NADF also recommends that d~~Deciduous (broad leaf) canopy trees shall be planted along the southwestern and eastern perimeters of buildings to shade structures in the summer and allow sunlight ~~to pass through~~penetration in the winter.

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F. ~~E.~~ Specimen trees ~~are classified as any tree in fair or better condition as determined by the city planner or designee or state forestry commission which equals~~shall meet one or more of the following criteria, as determined by the city arborist or state forestry commission ~~or exceeds the following diameter sizes.~~:

1. Minimum ~~1.~~ ~~t~~Twenty-four (24) -inch DBH: large hardwood trees~~s~~, such as beech, oaks, hickories, and yellow poplars~~., etc.~~

2. Minimum ~~2.~~ ~~Twenty~~-twenty-eight- (28) inch DBH: large softwood trees~~s~~, such as cedars, pines, and spruce~~, etc.; and~~s.

3. Minimum thirty (30) inch DBH: other deciduous trees.

4. Minimum twenty-four (24) inch DBH: other coniferous trees.

~~1.~~ Minimum ~~3.~~ ~~Eight-inch~~eight (8) inch DBH: smaller tree species, such as crab-apples, dogwoods, red buds, and sourwoods~~, etc~~.

5.

6. Minimum ten (10) inch DBH: other understory trees.

7. ~~B. Trees not fully conforming to these sizes may be considered specimen trees in the case~~Any tree of a rare or unusual species, of exceptional aesthetic or unique quality, or of historical significance.

8. ~~Such trees may also be considered specimen trees when~~Any tree specifically used by a builder, developer, or design professional as a focal point in ~~a landscape~~landscape design.

G. Specimen trees ~~are also characterized as any tree in fair or better condition meeting the following minimum standards~~shall satisfy all of the following conditions:

1. ~~1. A~~A life expectancy ~~of ove~~greater than~~r~~ fifteen (15) years~~.;~~

2. ~~2. A~~A structurally sound trunk, not hollow and having no extensive decay; not to exceed twenty percent radial dieback~~.;~~

3. Contain ~~3. N~~no more than one major or several minor dead limbs (hardwoods only)~~; and~~.

4. ~~4. N~~No major insect or pathological ~~problem~~challenges.

H. ~~C.~~ Specimen tree stands ~~are a contiguous grouping of trees that~~shall ~~have been determined to be of high value by the city planner or designee based on the following criteria~~satisfy all of the following conditions as determined by the city arborist or state forestry commission.~~:~~

1. ~~1.~~ A relatively mature, even-aged stand~~.;~~

2. ~~2.~~ A stand with purity of species composition or of a rare or unusual nature~~.;~~

3. ~~3.~~ A stand of historical or cultural significance~~; and~~.

4. ~~4.~~ A stand with exceptional aesthetic quality.

I. The designation of a specimen tree or specimen tree stand may be initiated by the city arborist or designee, upon application by the city planner or any other interested person. The City shall maintain and file with the city clerk a complete listing of the location and identifying features of all specimen trees.

J. ~~D. In order to~~To encourage the preservation of specimen trees and incorporation of these trees into the project design, additional density credits shall be awarded ~~will be given~~ for successful preservation of specimen trees. Credit assigned for any specimen tree ~~saved~~ preserved shall~~will~~ be ~~two times~~double the density unit value ~~shown in subsection (y) of this section (appendix A [Section 16.43.116])~~.as provided in

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this Chapter. ~~Specimen trees shall be identified by the city planner or designee, and shall be located on the tree protection plan.~~

(Ord. No. 08-017, 8-7-08)

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16.43.104 Minimum site density standards.

A. ~~A.~~ A minimum site density of one hundred (100) units per acre~~, exclusive of any acreage within a zoning buffer area and any trees needed to meet buffer requirements as set forth in this chapter or as conditions of zoning approval, mus~~shall~~t be maintained on all properties subject to this ~~c~~Chapter. Trees contained in the following areas shall not be counted towards site density standard satisfaction.

1. Located in a minimum required zoning buffer pursuant to Zoning Ordinance Chapter 17.110.
2. Located in a minimum required buffer pursuant to any conditions of approval adopted as part of a rezoning, variance, or other land use decision.
3. Located in a minimum required buffer pursuant to the contents of this Chapter.

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B. ~~The term "unit" is an expression of basal area, and is not synonymous with "tree." T~~Tree~~he~~ density requirements ~~must be met as a condition of the development permit issuance, whether or not a property contained trees prior to development~~shall be satisfied regardless of prevailing site conditions. Trees, both existing and planted, shall be reasonably distributed throughout the site where feasible, with an emphasis on tree groupings to achieve aesthetic results in conformance with professional landscaping standards.

1. Trees ~~may~~ may be planted for credit within a public right-of-way at the discretion of the City~~, subject to approval by the city planner or designee~~.

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C. ~~This d~~Density ~~may~~ shall be ~~achieved~~ satisfied through credits for preserving existing trees, by planting new trees according to the minimum standards of this article or through a combination of both.

D. ~~Notwithstanding the foregoing, all~~All reasonable efforts ~~must~~ shall be made to save specimen trees~~,~~. ~~Reasonable efforts shall~~ includinge~~,~~ but not be limited to~~,~~ the following.

1. ~~a~~Alteration of building design~~; a~~
2. Alternate location of building, parking area, water retention, or drainage pipes
3. ~~; or r~~Relocation of utilities. ~~Minimum site density shall be calculated and established pursuant to the formula and analysis set forth in appendix A [Section 16.43.116] of this article.~~

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E. Property owners shall be subject to the minimum site density requirement set forth in this section. The density calculation shall be based on the net site area, excluding infrastructure improvements, such as roads, utility easements, detention ponds, etc. ~~In no event, shall o~~Off-street parking areas shall not be considered ~~an~~ as infrastructure improvements.

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F. ~~B.~~ Credit shall be given for existing trees to be retained which are a minimum diameter of three (3) inches and/or~~; credit shall be given for trees to be planted which are~~ a minimum caliper of two and one-half (2.5) caliper inches. Additional credits shall be granted under the following circumstances:

1. ~~1.~~ A total tree density credit, not to exceed twice the normal credit, may be granted by the ~~city planner or designee~~City for existing trees to be retained which have greater value as outstanding specimen trees, trees having historic value or being a rare or unique species; and
2. ~~2.~~ Existing trees to be retained within a 100-year floodplain shall be granted a bonus credit of fifty percent (50%) of the normal credit unless the trees are located within a required zoning buffer.

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G. ~~C.~~ Trees replanted to achieve density requirements shall be an acceptable species pursuant to this Chapter~~are to be species selected from the tree species selection list in appendix B (Section 16.43.117) or as otherwise approved by the city planner or designee~~.

H. No fewer than twenty-five percent (25%) of replated trees shall be canopy trees. ~~Replanting shall be at a minimum ratio of one canopy tree for every three understory trees. Minimum density may be met by planting all canopy trees, however, such density shall not be met by planting only understory trees.~~

~~D. In addition, no~~No ~~more~~ greater than forty percent (40%) of any one genus may comprise the trees proposed in any replanting plan.

I. ~~E. Minimum size requirements for replacement trees are contained in table 2 of appendix A (Section 16.43.116).~~

~~F. Tree planting requirements may be amended by the city planner or designee in cases where minimum site densities are not evenly distributed on the net site area and aesthetic appearances are an issue.~~

(Ord. No. 08-017, 8-7-08)

16.43.105 Tree survey inspection.

A. Following receipt of a complete tree removal application, development plan, or tree survey and supporting data, the ~~city planner or designee~~City shall conduct an inspection of the proposed development site within ten (10) working days. The applicant shall be notified ~~by telephone~~no less than forty-eight (48) hours in advance of the date and time of the inspection.

B. ~~Following~~ After the inspection is completed, the ~~city planner or designee~~City shall advise the applicant of any recommended changes ~~in the applicant's~~to the proposed tree removal, protection or replanting plans, consistent with the purposes of this ~~c~~Chapter.

(Ord. No. 08-017, 8-7-08)

16.43.106 Alternative compliance ~~to site standards~~.

~~The intent of this chapter is to ensure that minimum tree density is maintained on all developed sites. In limited cases, this intent cannot be realized, as a particular site will not bear the required density.~~

~~A. Two methods of alternate compliance may be acceptable, at the discretion of the city planner or designee:~~

~~1. Planting at a location other than the project site; or~~

~~2. Contributing to the city tree bank.~~

A. The following methods of alternate compliance may be accepted at the discretion of the city arborist:

1. Planting at a location other than the project site.
2. Contributing to the city tree bank.

B. ~~B.~~ The following standards have been established for administering these alternative compliance methods.~~:~~

1. ~~1.~~ The city ~~planner~~ arborist ~~or designee~~ must review and approve all requests for alternative compliance. In no instance ~~shall one hundred percent of the required~~ site density be met exclusively through alternative compliance. As many trees as can reasonably be expected to survive must be

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planted on the site proposed for development. No development permit shall be issued unless the ~~city planner or designee~~City has approved the request and received the necessary documentation and~~/or~~ funds.

~~1.~~ ~~2.~~ Whenever trees are to be planted at an alternate location, a tree replacement plan, meeting all applicable standards, must be reviewed and approved. The following note must be shown on the approved plan.~~:~~

2.

a. A TREE REPLACEMENT PLAN ADDENDUM FOR THIS PROJECT SHALL BE SUBMITTED TO THE CITY PLANNER OR DESIGNEE FOR THE CITY OF AUBURN AT A MINIMUM OF 30 DAYS PRIOR TO REQUESTING A FORMAL INSPECTION. THIS PLAN SHALL INCLUDE THE SPECIES, SIZE AND LOCATION OF TREES TO BE PLANTED OFF-SITE TO CONFORM TO TREE DENSITY STANDARDS OF THIS ARTICLE. RELEASE OF THIS PROJECT IS SUBJECT TO APPROVAL OF THIS PLAN, AS WELL AS VERIFICATION OF THE INSTALLATION OF THE TREES.

C. ~~C.~~ The following conditions apply when a tree is ~~to be~~ removed under the provisions of this ~~chapter~~Section:

1. ~~1.~~ The Ceity may, with the consent of the property owner, relocate the tree at the ~~c~~City's expense to city-owned property for replanting, either for permanent use at the new location, or for future use on other Ceity property.~~;~~

2. ~~2.~~ Credit may be given to the property owner for each relocated tree as though the tree was proposed to remain on the property, provided the tree is relocated to a site designated by the ~~city~~ City at the owner's expense.

3. ~~3.~~ As an alternate method of compliance, the ~~city~~ City ~~will~~ may accept monetary donations to the Ceity tree bank. These donations ~~will~~ shall be used for the sole purpose of planting trees on public property within ~~the c~~City limits. ~~Methods of calculating contributions to the city tree bank are contained in appendix C [Section 16.43.200] to this section.~~

D. ~~D.~~ The city tree bank ~~will~~ shall be administered by the ~~city planner or designee~~city arborist or designee. A quarterly report shall be submitted to the mayor and city council indicating monies collected, funds expended, and the species, number, size and location of trees planted.

(Ord. No. 08-017, 8-7-08)

~~16.43.107 Unacceptable tree species.~~

~~A tree species selection list providing recommended canopy and understory tree species for replanting is contained in appendix B [Section 16.43.117]. The city planner or designee shall review all landscape plans and tree protection plans to ensure tree species selected are appropriate, native species. The following species are considered inappropriate and shall not be used to comply with the requirements of this section:~~

~~A. Eastern White Pine;~~

~~B. Lombardy Poplar;~~

~~C. Mimosa;~~

~~D. Silver Maple;~~

~~E. Spruce;~~

~~F. Box Elder~~

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~~G. Black Willow;~~

~~H. Royal Paulownia; and~~

~~I. Tree of Heaven.~~

~~(Ord. No. 08-017, 8-7-08)~~

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16.43.~~108~~107 Planting and removal sequence.

A. ~~A.~~ All tree protection devices shall be installed prior to any clearing, grubbing or grading. The city engineer must inspect the installation of the protection and erosion and sedimentation control devices prior to issuance of the land disturbance permit or other development or construction permit. Tree protection must remain in functioning condition throughout all phases of development.

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B. ~~B.~~ Tree removal shall be prohibited ~~in~~ under any of the following circumstances.~~:~~

1. ~~1.~~ When soil erosion or runoff problems ~~will result~~are anticipated due to topography, soil type, or proximity to floodplain areas, expected to~~; and the removal will substantially and adversely~~ impact the existing soils relative to runoff and/or erosion as determined by City officials. ~~Information provided by the city engineer or other environmental specialist may be used by the city planner or designee in evaluating such impacts.~~

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2. ~~2.~~ When specimen trees are located on site and cannot be adequately protected or replaced. Additionally, removal may be prohibited if reasonable accommodations can be made to alter the proposed project to save specimen trees and such accommodations have not been made.

~~3. The removal will have a significant, adverse impact on property values of any adjoining property.~~

~~4. Specimen trees removed with prior approval from the city planner or designee must be replaced in addition to the minimum site density factor to compensate for their removal. Specimen trees must be replaced on an inch-by-inch basis by species with the potential for comparable size and quality. For example, the removal of a thirty-inch DBH tree would require replacement of fifteen two-inch caliper trees of a comparable species. This tree replacement is in addition to the minimum site density.~~

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C. ~~5.~~ Specimen trees removed absent City approval shall be ~~Any specimen tree removed without the appropriate review and approval of the city planner or designee must be~~ replaced by trees with a total density equal to twice the unit values of the tree removed. Specimen trees must be replaced on an inch-by-inch basis by species with the potential for comparable size and quality. ~~Size alone will determine whether a tree was of specimen quality if the tree is removed without approval and there is not evidence of its condition.~~

~~6. Removal of specimen trees ten inches DBH or greater shall be permitted only in conjunction with an approved preliminary tree protection plan, an approved grading plan, and an approved site development plan.~~

D. ~~7.~~ No person shall directly or indirectly remove or destroy any tree with a DBH no less than six (6) inches ~~having a diameter of six inches or greater which is located on property subject to the provisions of this article without first obtaining a permit as provided herein.~~absent ~~-~~an approved preliminary tree protection plan, an approved grading plan, and an approved site development plan.

E. ~~8.~~ Permits shall be obtained through application in a form prescribed by the ~~city planner or designee~~City. Each application shall include a written, signed statement citing the necessity for the removal or destruction of any tree, and the criteria set forth in ~~subsection D. of this section~~this Section that the applicant contends have been met.

F. ~~9.~~ Upon receipt of a complete application, the city planner or designee shall review said application pursuant to the requirements of this chapter. The city planner or designee shall either approve, deny or approve per conditions consistent with this section. An applicant may submit a new application at any time following denial of an application made pursuant to this section.

1. All applications not acted upon within thirty (30) days of the date of receipt of a complete application by the city planner or designee shall be deemed approved. ~~An applicant may appeal the denial of a permit to the planning commission (serving as tree preservation commission).~~

G. ~~10.~~ ~~No p~~Permit ~~shall be issued for removal or destruction of any tree unless~~may be issued for the removal of a tree pursuant if all following conditions are satisfied~~:~~.

1. ~~(a)~~A tree replacement plan ~~meeting the requirements of subsection C. of this section~~pursuant to this Chapter has been approved.~~;~~

2. ~~(b)~~All other applicable requirements of this ~~section~~ Chapter are met~~; and~~.

3. ~~(c)~~One or more of the following conditions exists:

a. ~~(1)~~The tree is located within the buildable area of the lot and the applicant has concurrently filed an application for a building permit to make improvements otherwise permissible under all applicable ordinances of the Cеity.

b. ~~(2)~~The tree is diseased or injured to the extent that death is imminent within two (2) years, is in imminent danger of falling, is so close to existing or proposed structures as to endanger them, physically interferes with utility services in a manner that cannot be corrected by anything less than destruction or removal of the tree, or creates a hazardous traffic condition.

H. ~~11.~~ Each applicant shall, to the maximum extent feasible, minimize the removal of trees from the site. In any request for a permit for tree removal in which the resulting tree density present on the site will be less than one hundred density units per acre, the ~~city planner or designee~~City shall require replacement such that the average number of trees on the site is equal to not less than one hundred caliper inches per acre. Where tree removal is unavoidable, trees replanted shall be an appropriate species mix considered native to the region.

I. ~~12.~~ It shall be unlawful, as a normal practice, ~~for any person~~ to top any tree. ~~. Topping is defined as the severe pruning of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this provision of this chapter at the determination of the city planner or designee.~~

(Ord. No. 08-017, 8-7-08)

16.43.10~~8~~9 Exemptions.

A. ~~This section shall not apply to so-called "grandfathered" projects, that is, any portion of a property included within the limits of a valid land disturbance permit issued prior to the effective date of this article, provided that all time constraints relating to the permit issued shall be observed. In no event shall any grandfathered project be extended for a time period greater than twelve months from the date of enactment of this chapter.~~ Certain exemptions to the contents of the Chapter shall be afforded if any of the following conditions exist.

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1. ~~A.~~ The county extension service, state forestry commission, a certified arborist or registered forester shall examine trees believed to be dead, diseased, structurally unsound or infested which constitute a danger to human life or property and submit a report of their findings prior to their removal.

2. ~~B.~~ No more than five (5) non-specimen trees ~~totaling~~ with a combined ~~twenty-four inches~~ DBH not exceeding twenty-four (24) inches ~~or less~~ may be removed from any lot containing a single-family dwelling, and not greater than ~~an owner-occupied, single-family lot of less than~~ two (2) acres within a single calendar year.

3. ~~C.~~ Provisions of this section only in relation to those trees which are planted and are being grown for sale or intended sale to the general public in the ordinary course of business.

4. ~~D.~~ Removal of trees from horticultural properties such as farms, nurseries or orchards.

5. ~~E.~~ Necessary removal of trees by a utility company within dedicated utility easements.

6. ~~F.~~ Removal of trees on public rights-of-way conducted by, on behalf of, or for any activity to be dedicated to a federal, state, county, municipal or other government agency in pursuit of its lawful activities or function in the construction or improvement of public rights-of-way, including public streets, drainage and utilities.

7. ~~G.~~ Removal of trees, other than specimen trees, from detention ponds and drainage easements.

8. ~~H.~~ Activities which do not require a land disturbance permit (LDP) upon the subject site. ~~issuance of a building permit but do not require or authorize land disturbance.~~

9. ~~I.~~ None of the above exemptions shall be interpreted to include tree removal or timber harvesting incidental to development of the land. Notwithstanding the foregoing, all reasonable efforts shall be made to save specimen trees.

B. This contents of this Section shall not apply to any portion of a property included within the limits of an issued land disturbance permit issued prior to the effective date of this Chapter, provided that all time constraints relating to the permit issued shall be observed. In no event shall any such project be extended greater than twelve (12) months from the date of enactment of this Chapter.

(Ord. No. 08-017, 8-17-08)

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16.43.1~~0~~09~~10~~ Land disturbance and building construction permits.

A. ~~A.~~ Compliance With Site Density Factor. When seeking a limited land disturbance permit (i.e., clearing, clearing and grading, or grading only), it is necessary for applicants to show compliance with the required site density factor. Trees existing on site ~~should~~ may be used to meet the required tree density. ~~Tree removal and replacement shall be subject to city planner or designee approval.~~ A tree replacement ~~tree~~ plan must be a part of the approved clearing and/or grading plan.

B. ~~B.~~ Phased Projects and Reduced Net Site Areas. Where development is scheduled to occur in phases, density calculations must be based on the site area defined by an established phase line. Similarly, a reduced net site area may be achieved by using only the area of actual site disturbance, provided that a limit of construction line is clearly shown on the plan.

C. ~~C.~~ Criteria. ~~In the instances of section 16.43.012, the~~The following criteria are applied ~~regarding~~ to existing trees:

1. ~~1.~~ Existing trees to be counted toward meeting the density requirements ~~should~~ shall be within the phase line or limits of construction.~~;~~

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2. ~~2.~~ If the tree save areas must be established outside these areas, they shall be proven to be reasonably safe from future and anticipated development~~must be located where future development will not impact them; and~~.

3. ~~3.~~ Trees located in such saved areas outside the phase line or limits of construction ~~may~~ shall not be counted toward the density requirement of subsequent phases or new projects.

(Ord. No. 08-017, 8-7-08)

16.43.11~~1~~0 Tree removal by utility and construction companies.

All provisions of this section shall apply to any person removing trees on behalf of any other person, including all tree removal companies, utility companies or persons in the business of removing trees or construction.

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A. ~~A.~~ It shall be unlawful for any person or company to remove or cause to be removed any tree, or undertake any work for which a development permit is required pursuant to this section, unless a valid permit thereof is in effect and displayed ~~according to subsection 16.43.113~~(jpursuant to this Chapter). If any such work or removal is performed without the permit being displayed as required, such removal or work shall constitute a violation of this ~~article~~ Chapter and shall subject the person or company violating this section to all penalties provided herein.

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B. ~~B.~~ Utility companies may provide emergency work without formal approval; provided, however, that such emergency work is reported in writing to the ~~city planner or designee~~City within three (3) business days following completion of all emergency work. Further, the permit taken by any person, company or utility under this section shall include defined areas of tree cutting and trimming under a single permit.

C. ~~C.~~ All tree removal companies, utility companies or persons in the business of removing trees or construction shall remove from the site any trees, stumps, limbs or debris caused by activities allowed by the issuance of a permit under this ~~chapter~~Chapter.

D. ~~D.~~ All utility companies shall be required to obtain an annual City-issued permit ~~issued by the city planner or designee~~. All applications for an annual permit shall include a list of subcontractors with names, addresses, telephone numbers and ~~city~~ business license~~s numbers~~. Periodic work schedules indicating the location and extent of tree work shall~~are to~~ be submitted to the ~~city planner or designee~~City ~~showing the proposed location and extent of tree work to be performed~~.

E. ~~E.~~ All tree trimming and pruning to be performed by public utilities, public agencies, and their subcontractors on trees growing on private or public rights-of-way shall be done according to the National Arborist Association Standards for Pruning of Shade Trees.

F. ~~G.~~ The routing of all public and private utility easements shall be subject to review and comment by the city ~~planner or designee~~arborist.

(Ord. No. 08-017, 8-7-08)

16.43.~~112~~111 Debris disposal ~~requirements~~.

A. Any land disturbing activity, including clearing, grading or logging, all biodegradable debris, including but not limited to tree stumps, trunks, limbs or brush, shall be hauled off-site to an appropriate disposal location.

B. All debris from trees cut shall be removed from the site in a timely manner, including the removal of any portion of the tree stump above the original natural grade~~, unless excepted by the city planner or designee for a specific reason such as, but not limited to, unusually large size or access considerations~~.

C. Under no circumstances shall such materials be stored or buried on-site.

(Ord. No. 08-017, 8-7-08)

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16.43.~~113~~ 112 Enforcement.

The ~~city's code enforcement officer or city planner~~City shall enforce this section, and may withhold issuance of a certificate of occupancy, or permits and inspections, for any development as required until the provisions of this chapter have been fully met. For purposes of enforcement of this section, the ~~city planner or~~City code enforcement officer is hereby clothed with police power to perform all acts necessary to ensure that the provisions of this section are not violated, including, but not limited to, the issuance of citations for violation of any provision of this section.

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A. ~~A.~~ Preconstruction Inspection. Prior to or concurrent with the issuance of a permit for clearing, grubbing and grading, site development or road construction, the ~~c~~City ~~planner or designee~~arborist or code enforcement officer must inspect all tree protection devices for compliance with the approval plans. Failure to adhere to the standards set forth in this section will constitute noncompliance and will subject the project to enforcement procedures found in this ~~subsectio~~Code~~n~~.

B. ~~B.~~ Construction Inspection. During construction, the ~~city planner or designee will~~City arborist or code enforcement officer may periodically inspect all projects to assure the adequacy of tree protection fencing. Failure to adhere to ~~the city's standards for tree protection will~~applicable regulations shall constitute ordinance noncompliance and will subject the project to enforcement procedures found in this ~~subsection~~Code.

C. ~~C.~~ Final Inspection. Prior to the release of the project for final platting or certificate of occupancy, or other form of the city's acceptance, the ~~city's city planner or designee~~City arborist or code enforcement officer ~~-~~shall inspect for compliance with all the requirements of this section. Any disturbances in tree save areas or deficiencies in the required site density factor (SDF) will be cited at this time. Tree save area disturbances and/or SDF deficiencies must be corrected with new tree plantings prior to project release. Existing trees which are not expected to survive will not be counted toward meeting density requirements. Conversely, any existing trees not shown to remain on plans but which have been preserved, utilizing all tree preservation standards through field adjustments to the project may be counted toward density requirements, provided that all changes are recorded ~~on the city's file plans~~.

D. ~~D.~~ Maintenance Inspection. One full growing season after the date of the inspection of new tree installations, the ~~city planner or designee will~~City arborist or code enforcement officer shall inspect all trees on the project site. Any trees planted to meet the required site density factor which are dead or near death must be replaced. Trees preserved to meet the required site density, which are dead or near death at the time of the maintenance inspection, must be replaced if there is evidence that the demise of such trees was due to construction injury. Project owners at the time of the maintenance inspection are responsible for compliance ~~to this chapter~~. Trees which count toward ~~are used to meet the~~ site density requirements ~~in this section~~ shall be maintained for fewer than ~~for~~ two (2) years ~~after~~ following the date of final inspection. ~~The property owner shall maintain the required tree density.~~ The developer or builder will be responsible for identifying newly planted trees to any entity to which they sell a subject property ~~the homeowner~~ and ~~to~~ inform ~~the homeowner as to their proper maintenance~~them of maintenance procedures and best practices. Any trees to be replaced by this inspection must be planted within thirty (30) days of receipt of notification by the current owner. New tree plantings may be postponed for up to six (6) months by posting a performance bond in the amount of one hundred ten percent (110%) of the

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planting cost. Failure to plant new trees in accordance with these provisions will constitute ordinance noncompliance, and will subject the project to possible civil penalties found ~~in the city's tree preservation ordinance~~in this Code.

E. ~~E.~~ Issuance of Certificate of Occupancy.

1. ~~1.~~ All trees used to fulfill the site density standard shall be planted prior to issuance of a certificate of occupancy (CO).

2. ~~2.~~ Upon final installation of new trees planted under the requirements of this section, and following acceptance by the ~~city planner or designee~~City, the owner shall warrant the new trees and provide for replacement of those that do not survive for ~~a minimum two-year period~~less than two (2) years.

3. ~~3.~~ In the event that new trees proposed to be planted to achieve the site density standard are not installed upon application for a CO or final plat approval, as appropriate, a performance bond or other acceptable surety in an amount equal to one hundred ten percent (110%) of the value of the new trees and their installation shall be posted in accordance with performance bonding requirements. The term of the bond shall not exceed one (1) year.

4. ~~4.~~ An inspection of all tree plantings shall be made by the ~~c~~City ~~engineer~~ arborist to assure compliance with plan requirements prior to release of the performance bond. The bond will be drawn upon by the C~~c~~ity at the time of expiration if the planting requirements have not been fulfilled, or if the owner has not requested an extension. One six (6) -month extension is permitted with documented justification. Any inspections performed after the final inspection (for project release) are subject to re-inspection fee schedules.

F. ~~F.~~ Restoration of Disturbed Tree Save Areas. Once a tree save area has been established ~~through the city planner or designee plan approval process~~, any destruction of trees in that area must be mitigated by planting new trees to restore the required site density or to achieve the intended effect of the buffer as appropriate.

~~G.~~ Remedial Care. Trees in the tree save areas which have been adversely impacted by the construction process may be subject to remedial care. Remedial care will be performed at the discretion of ~~city~~ City ~~engineer~~ arborist and may include tree pruning, soil aeration, fertilization, and supplemental watering.~~, but not limited to, the following:~~

~~1. Pruning;~~

~~2. Soil aeration;~~

~~3. Fertilization; and~~

~~4. Supplemental watering.~~

G. ~~H.~~ ~~Appeals. Any person adversely affected by a decision of the city planner in the enforcement or interpretation of any of the terms or provisions of this section may appeal the decision to the planning commission. Such appeal shall be made by filing written notice thereof with the city planner within ten business days following the decision being appealed.~~

H. ~~I.~~ Administrative Variances. Front, side and rear yard setbacks may be reduced by an amount not to exceed fifty percent where it is determined by the city planner or designee to be necessary in order to preserve existing specimen or significant trees. Appropriate conditions to said administrative variances shall be imposed so as to ensure the continued health of said trees following the granting of such variances, including mandatory replacement requirements. Such administrative variances shall be considered and decided consistent with the procedures and criteria contained in this section. Appeals of final decisions regarding administrative variances may be made to the mayor and city council~~zoning board of appeals~~.

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I. ~~J.~~ Display of Permit and Inspections. The applicant shall prominently display the permit in a conspicuous location on the job site. Such permit shall be displayed continuously while trees are being removed or replaced or work done as authorized on the permit. As a condition for issuance of a permit, the applicant shall agree in writing to entry onto their premises by representatives of the city as designated by the city planner or designee to inspect the permit and activities at any time, and such entry shall be lawful. Failure to allow such entry shall be unlawful and shall constitute a violation of this chapter.

J. ~~K.~~ Stop Work Orders. Upon notice from the issuing authority, work on any project that is being done contrary to the provisions of this section shall be immediately stopped. Such notice shall be in writing; shall state the specific violations; shall be given to the applicant, his authorized agent, or the person or persons in charge of the activity on the subject property; and shall state the conditions under which work may resume. Where an emergency exists, no written notice shall be required.

K. ~~L.~~ Emergencies. During the period of any emergency, such as a hurricane, windstorm, ice storm, flood or other disaster, the requirements of this section may be waived by the mayor, or other designated official, upon a finding that such waiver is necessary so that public and/or private work to restore order in the city will not be impeded.

(Ord. No. 08-017, 8-7-08)

16.43.~~114~~ 113 Fees.

A. Each applicant requesting a permit under the provisions of this section shall deposit with the city a fee of two hundred dollars, which shall be nonrefundable. Provided, however, no fee shall be charged on any application filed solely for work within a public right-of-way. ~~Provided, further, that no fee shall be charged on any application where the city planner determines that the trees meet the exception/exemption criteria contained in section 16.43.109.~~

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(Ord. No. 08-017, 8-7-08)

16.43.~~115~~ 114 Violations and penalty.

A. Any person, firm or corporation violating a provision of this section shall be deemed guilty of violating a duly adopted ordinance of the city and, upon conviction by a court of competent jurisdiction, may be punished as provided in this Municipal ~~e City~~ Code, as amended, and in addition thereto may be enjoined from continuing the violation.

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B. The court shall have the power and authority to place any person found guilty of a violation of this section on probation, and to suspend or modify any fine or sentence. As a condition of said suspension, the court may require payment of restitution or impose other punishment allowed by law which may include mandatory attendance at an educational program concerning tree preservation. Each day's continuance of a violation may be considered a separate offense. Each tree cut, damaged or poisoned shall constitute a separate offense.

C. The owner of any property wherein a violation exists, and any architect, developer, builder, contractor, tenant or agents who commits or may have assisted in the commission of any such violation, shall be guilty of a separate offense.

(Ord. No. 08-017, 8-7-08)

16.43.~~116~~115 Density factor.

All properties subject to this article must maintain a minimum ~~tree density~~ of one hundred (100) tree density units per acre. ~~. The term "unit" is an expression of basal area, and is not synonymous with "tree." The~~Tree density requirements ~~must be met as a~~ shall be satisfied regardless of prevailing site conditions~~condition of development permit issuance, whether or not a property contained trees prior to development. This d~~Density requirements may be achieved through credits for preserving existing trees, by planting new trees according to the minimum standards of this section or through a combination of both.

The site density factor (SDF) of a site shall be the sum of the existing density factor (EDF) and the replacement density factor (RDF); ~~A. The following formula shall apply to site density factor (SDF) analysis:~~

SDF = EDF + RDF.

~~SDF is the minimum tree density to be achieved and maintained on all developed sites, 100 units per acre.~~

~~EDF (existing density factor) is the density value or credit of existing trees to be preserved on a site.~~

~~RDF (replacement density factor) is the density value of new trees to be planted on a site.~~

A. The minimum required tree preservation or tree replacement density shall be calculated pursuant to the following sequence. ~~B. The following steps are used to calculate the required tree preservation or replacement density:~~

1. ~~Step 1.~~ Calculate the Site Density Factor (SDF).

2. SDF is calculated by multiplying the gross site acreage~~number of site acres~~ by one hundred (100) (i.e. a 2.5-acre site has an SDF of 250; 2.5 x 100 = 250).

~~EXAMPLE: A 2.5-acre site has an SDF of 2.5 × 100 = 250~~

~~Step 2.~~ Calculate the ~~Existing Density Factor (EDF).~~

~~EDF is determined~~EDF by adding the DBH of each tree on the premises ~~converting the diameter of individual trees to site density units as indicated in~~ Table 1. ~~These units are then totaled to determine the site EDF.~~

3. ~~EXAMPLE: Seven trees will remain on the 2.5-acre site. This includes four 6-inch trees, two 7-inch trees and one 8-inch tree. The following site density units are associated with the trees to be preserved: The total site density units, 98, is the Existing Density Factor (EDF). TABLE INSET:~~

~~Number of Trees~~	~~Size Class~~	~~Density Units~~	~~Site Density~~
~~4~~	~~6 inch~~	~~12~~	~~48~~
~~2~~	~~7 inch~~	~~15~~	~~30~~
~~1~~	~~8 inch~~	~~20~~	~~20~~
		~~TOTAL~~	~~98~~

4. ~~Step 3.~~ Calculate the ~~Replacement Density Factor (~~RDF~~). RDF is determined~~ by subtracting the EDF from the SDF (i.e. a SDF of 250 minus an EDF of 98 results in a RDF of 152, which exceeds the minimum required SDF of 100).~~.~~

~~EXAMPLE: 250 (SDF) - 98 (EDF) = 152 (RDF)~~

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~~This indicates that 152 tree density units are required on this site as replacements conform to the site density factor requirement of 100 units per acre.~~

~~Step 4.~~ Calculate a sample plan for achieving the required ~~Replacement Density Factor (~~RDF.~~).~~

5. ~~EXAMPLE: Plant eight 2½ inch, nine 3 inch, seven 4 inch, five 5 inch and three 6 inch diameter trees as presented below:~~

~~Number of Trees~~	~~Size Class~~	~~Density Units~~	~~Site Density~~
~~8~~	~~2½ inch~~	~~2.5~~	~~20~~
~~9~~	~~3 inch~~	~~3.5~~	~~31.5~~
~~7~~	~~4 inch~~	~~6~~	~~42~~
~~5~~	~~5 inch~~	~~7~~	~~35~~
~~3~~	~~6 inch~~	~~8~~	~~24~~
		~~TOTAL~~	~~152.5~~

~~The tables below shall~~~~Table 1 is~~ be used to calculate site density for existing trees by diameter.

B. ~~TABLE 1. CONVERTING EXISTING TREE DIAMETERS TO SITE DENSITY UNITS~~

Diameter (inches)	Density Units	Diameter (inches)~~Diameter~~	Density Units
3	4	18	50
4	7	20	55
5	9	22	60
6	12	24	65
7	15	28	70
8	20	32	75
9	25	36	80
10	30	40	85
12	35	44	90
14	40	48	95
16	45	≥ 50~~+~~	100

The density factor credit for each replacement tree, by caliper size, ~~caliper size of replacement (new) tree is shown in Table 2~~is provided in the table below. An identical credit schedule applies to existing trees which are to be transplanted within the site. ~~Such tree relocation is subject to city planner or designee approval.~~

C. ~~TABLE 2. CONVERTING REPLACEMENT TREES TO SITE DENSITY UNITS~~

Diameter (inches) ~~Diameter~~	Density Units
2½	2.5
3	3.5
3½	4.5
4	6
5	7
6	8
7	9

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D. Basis of Site Density Tables. Site density is based on a reservation of ~~25~~ twenty-five percent (25%) of the total area of each development site as open space. ~~This is the Atlanta Regional Commission minimum standard for impervious ratios in groundwater recharge areas. It is accepted here as a reasonable standard for minimizing flooding potential and preserving the city's tree canopy. For a one-acre lot, this represents an area of 10,890 square feet~~. Tree planting quantity and caliper standards shall also satisfy the provisions of Title 17 of this Municipal Code. ~~The city zoning ordinance requirement for landscaped areas is one tree per 250 square feet. The minimum planting size is 2½ caliper. This results in 43.56 trees for the 10,890 square foot area.~~

1. The basis for replacement tree diameter conversion shall be ~~Accordingly,~~ a total of 40 trees in the 2.5-inch ~~½~~ size class ~~is the basis of the tree diameter conversion for replacement trees. As the ordinance favors preservation of existing trees, the density credits are substantially skewed in favor of such preservation.~~

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(Ord. No. 08-017, 8-7-08)

16.43.~~117~~ 116 Acceptable tree species.

A. The tree species provided in the table below shall be acceptable overstory tree species to plant. Any overstory tree species not referred to by scientific name or common name therein shall not be considered an acceptable tree species unless otherwise provided pursuant to this Code.

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	Scientific Name	Common Name
1.	Acer floridanum	Florida Maple or Southern Sugar Maple
2.	Acer rubrum	Red Maple
~~3.~~	~~Fagus~~	~~European Beech~~
3.~~4.~~	Betula nigra	River Birch
4~~5~~.	Carya ~~species~~	~~Hickories,~~ Pecan, Hickorys
5~~6~~.	Castanea mollissima	Chinese Chestnut
6~~7~~.	Celtis occidentalis	Hackberry
7~~8~~.	Cercidiphyllum japonicum	Katsura Tree
8~~9~~.	Cladrastis ~~lutea~~ kentukea	American Yellowwood
9.~~10.~~	Cunninghamia lanceolata	Common Chinafir
10.	Fagus sylvatica	European Beech
11.	Fagus grandifolia	American Beech
12.	Fraxinus americana	White Ash
13.	Fraxinus pennsylvanica	Green Ash
14.	Ginkgo biloba	Ginkgo
15.	Halesia carolina	Carolina Silverbell
~~16.~~	~~Juniperus virginiana~~	~~Eastern Red Cedar~~
1~~7~~6.	Betula Papyrifera	~~River~~ Paper Birch
17~~18~~.	Liriodendron tulipifera	Yellow, Tulip Poplar
1~~9~~8.	Magnolia grandiflora	Southern Magnolia
19~~20~~.	Metasequoia ~~G~~glyptostroboides	Dawn Redwood
2~~1~~0.	Nyssa sylvatica	Black Gum, Black Tupelo

21. ~~22.~~	Pinus elliottii	Slash Pine
22. ~~23.~~	Pinus virginiana	Virginia Pine
23. ~~24.~~	Platanus occidentalis	American Sycamore
24. ~~25.~~	Robinia pseudoacacia ~~Quercus species~~	Black Locust ~~Oaks, except Live Oaks~~
25. ~~26.~~	Styphnolobium japonicum~~Robinia pseudoacacia~~	Japanese Pagoda Tree ~~Black Locust~~
26. ~~27.~~	Taxodium distichum ~~Sophora japonica~~	Bald Cypress ~~Japanese Pagoda Tree~~
27. ~~28.~~	Ulmus parvifolia ~~Taxodium distichum~~	Chinese Elm ~~Bald Cypress~~
28. ~~29.~~	Zelkova serrata ~~Ulmus parvifolia~~	Japanese Zelkova ~~True Chinese Elm~~
29. ~~30.~~	~~Zelkova serrata~~ Thuja occidentalis	~~Japanese Zelkova~~ American arborvitae
29.	Picea	Spruce
30.	Cryptomeria	Japanese Cedar

B. In addition to the content provided in this Section, all oak tree species, excluding live oaks, shall be acceptable canopy trees to plant, unless otherwise provided in this Code.

C. The tree species provided in the table below shall be acceptable understory tree species to plant. Any understory tree species not referred to by scientific name or common name therein shall not be considered an acceptable tree species unless otherwise provided pursuant to this Code.

	Scientific Name	Common Name
~~1.~~	Acer buergerianum	Trident Maple
2.	Amelanchier arborea	Serviceberry
3.	Carpinus caroliniana	American Hornbeam~~n~~
4.	Cercis canadensis	Eastern Redbud
~~5.~~	~~Cornus species~~	~~Dogwoods~~
5~~6~~.	Crataegus phaenopyrum	Washington Hawthorn~~e~~
6~~7~~.	Oxydendrum arboreum	Sourwood
~~8.~~ 7.	~~Myrtles.~~ Chionanthus virginicus	American White Fringe
~~9.~~	~~Hollies~~	

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D. In addition to the content provided in this Section, all myrtle, dogwood, and holly tree types shall be acceptable understory trees to plant, unless otherwise provided in this Code.

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(Ord. No. 08-017, 8-7-08)

16.43.117 Unacceptable tree species.

The following tree species are considered inappropriate and shall not be used to comply with the requirements of this Chapter. This Section shall not be construed as to deem any tree species not listed herein as acceptable.

A. Eastern white pine.

B. Lombardy poplar.

C. Mimosa.

D. Silver ~~M~~maple.

E. Spruce.

F. Box Elder.

G. Black willow.

H. Royal paulownia.

I. Tree of heaven.

J. Leyland Cypress.

~~I.~~K. Bradford Pear.

(Ord. No. 08-017, 8-7-08)

16.43.118 Boundary Trees

A. The City finds that land clearing and development activities may have negative impacts on the health and viability of trees that exist nearby on adjacent properties. These land clearing and development activities may damage the roots of trees whose trunks are fully located on adjacent property, but that have root systems that cross the property boundary underground.

B. It is the intent of this chapter to protect trees located immediately adjacent to sites which are being cleared or developed, and to provide property owners with compensation for those boundary trees which cannot be reasonably protected.

C. Prior to the approval of any land clearing or development activities that require a tree survey, the applicant must provide documentation as to any boundary trees on abutting sites that may be destroyed or negatively impacted as a result.

1. If the documentation provides that substantial impacts to any boundary trees are possible, the owners of all properties that contain boundary tree roots shall complete and sign a Boundary Tree Agreement form.

2. The Boundary Tree Agreement form shall be kept by the City of Auburn Community Development Department.

3. Upon competition of a Boundary Tree Agreement form by all applicable parties, the form must be provided to the City for recordkeeping purposes. The City shall not accept incomplete or inaccurate Boundary Tree Agreements.

16.43.1198 Waivers and appeals.

A. Administrative authority. The city planner is authorized to issue waivers from the requirements of this Chapter. No public hearing or public meeting is required as part of the administrative waiver procedure. An administrative waiver may only be granted in individual cases of hardship, pursuant to all conditions existing as provided in subsection C herein. All waivers issued by the city planner shall be within the following scope.

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1. Use of ornamental trees to satisfy minimum site tree density requirements, at a rate not to exceed ten (10) tree density units per acre.

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2. Use of tree-form shrubs to satisfy minimum site tree density requirements, at a rate not to exceed ten (10) tree density units per acre.

3. The planting and replanting of trees that are not an acceptable tree species pursuant to this Chapter, at a rate not to exceed ten (10) tree density units per acre.

4. Reduction of the minimum required pervious root zone area for canopy or understory trees by no greater than twenty percent (20%).

5. The topping of a tree that is damaged or may cause an obstruction to infrastructure.

6. Retention of a tree stump above the normal grade.

B. Mayoral authority. The mayor of the City of Auburn is authorized to waive the enforcement procedures of this Chapter during a period of emergency or natural disaster.

C. Waiver criteria. A waiver from the requirements of this Chapter may only be granted upon finding that all of the following conditions exist.

1. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.

2. The application of this Chapter to this particular piece of property would create an unnecessary hardship.

3. Said conditions are particular to the piece of property involved.

4. Said conditions are not the result of any actions of the property owner.

~~D.~~5. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this Chapter.

D. Appeals. Any person adversely affected by a decision of city staff in the enforcement or interpretation of any of the terms or provisions of this Chapter may appeal the decision to the mayor and city council. Such appeal shall be made by filing written notice thereof with the city planner or city arborist within ten (10) business days following the issue date of the decision being appealed.

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16.43.200 Tree bank.

A. In any circumstance where the city arborist ~~When it is determined~~determines ~~that~~ the minimum required replacement trees cannot be feasibly accommodated on the project site, the applicant shall deposit funds in the designated tree bank account ~~according to the following value calculation method:~~.

1. ~~A. Tree Bank Calculation for Contribution Determination.~~ Calculations for valuing contributions to the tree bank ~~are~~ shall be based on two and one-half (2.5) -inch caliper replacement trees. Values may be ~~with a value~~ updated semi-annually as recorded by~~, and on file in the~~ the parks and recreation department, as determined by ~~representing the average~~the cost of materials, labor, and guarantee for trees planted in the ~~city area~~City.

2. The density factor deficient (DFD) shall be calculated by subtracting the sum of the EDF and the PDF from the SFD; DFD = SFD – (EDF + PDF).

3. The tree bank contribution dollar amount shall be calculated by dividing the DFD by the density unit credit amount (per 2.5-inch caliper trees), multiplied by two hundred (200); contribution dollar amount = (DFD / 2.5) x 200. No less than the contribution dollar amount shall be contributed to the tree bank pursuant to the circumstances provided in this Section.

B. The tree bank shall not effectively reduce the minimum number of trees required on any development site by greater than forty percent (40%).

~~The table below provides unit costs and compliance costs pursuant to tree caliper size.~~

~~Example calculation: To determine the appropriate contribution to the tree bank, calculate the density factor deficient (DFD) or number of site density units which cannot be planted on the site. Divide the DFD by 2.5 (the density unit value of a two and one-half inch caliper replacement tree from Table 1), multiply the result by two hundred dollars (cost of a two and one-half inch caliper replacement tree).~~

~~A 2.5-acre site has a required site density factor (SDF) of 250 units (2.5 × 100 = 250).~~

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As specified in the approved tree protection plan and tree replacement plan, following development, four six-inch trees, two seven-inch trees and one eight-inch tree will be preserved, totaling ninety-eight site density units (existing density factor). Due to site limitations, only one hundred twenty density units may be planted as replacement trees, the planted density factor (PDF).

The density factor deficient (DFD) is determined using the formula: DFD = SFD - (EDF + PDF).

In this example, DFD = 250 - (98 + 120) = 32 units. A total of 72 density units, as calculated using Table 2, must be planted at an alternate location or the developer may elect to contribute the dollar value of these units to the city tree bank.

The contribution amount is calculated by dividing the density factor deficient (DFD) by the number of density units credited for a two and one-half-inch tree, multiplied by two hundred dollars.

That is, 32 (DFD) ÷ 2.5 (density units) × 200 (cost per tree) = $2,560.00.

This value represents the total developer contribution to the tree bank in lieu of added trees planted or preserved.

Site density credits bear a relationship to the cost of planting the respective tree sizes, favoring planting of larger trees, which bears a relationship to survival rate, through a certain size class, as reflected below:

C. Table A: Calculations for Compliance Cost by Tree Planting Size Classes

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Caliper Size (inches)	Unit Cost	Compliance Cost
2½	$200.00	$8,000.00
3	$250.00	$7,142.00
3½	$300.00	$6,666.00
4	$350.00	$5,833.00
5	$450.00	$6,428.00
6	$600.00	$7,500.00
7	$775.00	$8,611.00
8	$1,000.00	$10,000.00

(Ord. No. 08-017, 8-7-08)

16.44.300 Site plan review.

The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of side planning and design resulting in quality development in the city.

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A. Application. An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the city planner for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

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B. Submission Requirements. Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

~~1. Site and Landscape Plan. Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:~~

~~(a) The location, size and height of all existing and proposed structures on the site.~~

~~(b) The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.~~

~~(c) The locations, area and number of proposed parking spaces.~~

~~(d) Existing and proposed grades at an interval of five feet or less.~~

~~2. The location and general type of all existing trees over six inch caliper and, in addition, an identification of those to be retained~~

~~3. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section.~~

~~4. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).~~

~~5. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.~~

~~6. The identification and location of all refuse collection facilities, including screening to be provided.~~

~~1. 7. Provisions for both on-site and off-site storm water drainage and detention related to the proposed development.~~

~~8. Location and size of all signs.~~

~~C. Project Data.~~

~~1. Site area (square feet and acres).~~

~~2. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.~~

~~3. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.~~

~~4. Floor area in nonresidential use by category.~~

~~5. Total floor area ratio and/or residential density distribution.~~

~~6. Number of parking spaces and area of paved surface for parking and circulation.~~

~~D. Project Report. A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc., of the proposed development.~~

~~E. Review Procedure.~~

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1. All applications for site plan review shall be submitted at least thirty working days in advance of the planning commission meeting at which it is considered.

2. Upon receipt, the city planner shall place the application on the appropriate planning commission agenda. The planning commission shall consider the merits of the application at one or more public meetings.

3. The city planner or designee may submit written reports to the planning commission containing recommendations regarding the application.

4. The planning commission shall have thirty days after its initial consideration of the site plan to make a decision regarding the application, unless the matter is continued with the consent of the applicant. All conditions of approval or denial shall be clearly defined in the motion of approval or denial, and duly and precisely recorded in the minutes of the meeting. A failure to act on an application within the period specified above shall constitute approval of the application.

5. The planning commission shall evaluate the site plan application, and approve the application provided the commission determines that the proposed development will be of high quality and of such design that the development will not adversely impact the city or the immediately surrounding area. In the absence of such determination, the planning commission shall conditionally approve or disapprove the application.

6. The application shall revise any conditionally approved site plan as necessary to address any and all conditions placed on it by the planning commission to the satisfaction of the chairman of the planning commission and the building official. Upon approval and verification by the dated signatures of the chairman of the planning commission and the building official, a site plan shall be accepted and filed by the building official.

7. A building permit will be issued, subject to development being carried out in full accord with the approved site plan. In the event that any of the features, terms or conditions of the approved site plan are not complied with, the city planner or designee shall suspend or revoke any permits which have been issued pursuant to said site plan or take such other action as necessary to insure compliance.

(Ord. No. 08-017, 8-7-08)

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16.43.301 Validity period for site plan.

No site plan shall be valid for a period longer than twelve months from the date it is approved by the fixing of the signature of the chairman of the planning commission and the building official, unless within such period a building permit is obtained and construction commenced.

The planning commission may grant extensions not exceeding twelve months each upon written request of the original applicant and resubmission of the application, if the application as submitted is substantially the same as the initially approved application. However, the planning commission has the power in such cases to attach new conditions to its re-approval, or to disapprove the request for an extension.

Where an application for extension contains changes which the planning commission concludes materially alter the initial application, it shall refer the application to the building official, who shall initiate a new site plan review procedure.

(Ord. No. 08-017, 8-7-08)

MAYOR
Richard E. Roquemore

CITY MANAGER
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

AGENDA ITEM: 1c

TO: City of Auburn Mayor and City Council

FROM: Sarah McQuade
City Planner

DATE: June 11, 2026

PURPOSE: Consider amendments to the text of Title 16, Chapter 16.20 of the municipal code.

BACKGROUND: City staff proposes text amendments to Title 16 Chapter 16.20 of the municipal code. This Chapter is titled "Procedures, Plan and Plat Specifications" and governs the process by which development plans and plats are accepted, reviewed, and approved by the City.

PLANNING COMMISSION RECOMMENDATION: N/A

STAFF RECOMMENDATION: Approval.

FUNDING: N/A

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF AUBURN
1 AUBURN WAY
AUBURN, GA 30011
PHONE: 770-963-4002
www.cityofauburn-ga.org

MEMORANDUM

TO: City of Auburn Mayor and City Council

FROM: Sarah McQuade, City Planner

DATE: June 11, 2026

RE: Text Amendments to Municipal Code Title 16, Chapter 16.20

Dear Mayor and City Council,

The staff of the City of Auburn proposes text amendments to Title 16 Chapter 16.20 of the municipal code. This Chapter is titled "Procedures, Plan and Plat Specifications" and governs the process by which development plans and plats are accepted, reviewed, and approved by the City. The proposed text amendments target specific subsections within the Chapter, and would clarify and refine existing regulations rather than substantially revise them.

If adopted, the proposed text amendments would result in the following changes:

- The transfer of concept plan, preliminary plat/subdivision plan, site development plan, and final plat reviews and considerations from the Planning Commission to City staff. These amendments are intended to consolidate and streamline the review, approval, and recordkeeping process.
    - See Code Sections 16.20.030.A.8, 16.20.040.A.8, and 16.20.070.A.12.

- The elimination of public meeting requirements for the approval of final plats; the Auburn final plat approval process would become fully administrative and conclude with the Mayor's signature. The Mayor would still be able to request a memorandum from staff summarizing final plat requests prior to approval. These amendments are intended to reinforce plat approvals as administrative rather than discretionary.
    - See Code Section 16.20.070.A.2.

- Additional minor adjustments for clarity throughout the Chapter.

The subject case was discussed at the May 28, 2026, Mayor and City public meeting. No adjustments have been made to the proposed text amendments compared to the version provided for the May 28 meeting.

The proposed text amendments have undergone legal review by the City Attorney.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:
Staff recommends **approval** of the proposed text amendments to Municipal Code Title 16, Chapter 16.20.

Chapter 16.20 PROCEDURES, PLAN AND PLAT SPECIFICATIONS

~~Sections:~~

16.20.010 Pre-application conference.

Whenever any subdivision of a tract of land, whether for residential or nonresidential, is proposed to be developed, or whenever a single parcel of land (other than in a subdivision of a one- or two-family dwelling) is proposed, the developer shall present to the city preliminary documents and graphic exhibits to allow early evaluation of the developer's intentions and coordination with the comprehensive plan, zoning ordinance, etc. The conference is intended as an informational session between the subdivider and City staff prior to formal submittal.~~will inform and provide the subdivider with the necessary regulations in order to properly accomplish the proposed project.~~

(Ord. 05-004 (part), 2005: Ord. 122-01 (part), 2001)

16.20.020 Concept plan approval.

A. Concept Plan Procedures.

1. Application for concept plan approval shall be submitted to the city using an application form and in a number of copies to be determined by the city;
2. The concept plan shall include the entire property being developed. Properties which adjoin the subject property and which are under the same ownership or control as the subject property shall be so indicated.
3. Following the preapplication conference on a proposed subdivision of land not allowed as an exemption as described in Section 16.12.040 of these regulations, the subdivider shall submit the appropriate number of copies of the concept plan, and a letter requesting concept plan approval. The subdivider shall indicate the name and address of the owner and developer of the proposed subdivision and pay a fee, set by the city council.
4. The city shall send copies of the concept plan to the city planner/engineer, (consultant: planner/engineer), who shall forward or direct copies to other appropriate county or state agencies, for review and comment and approval, prior to approval by the city planner/engineer.
5. The city planner/engineer shall review the concept plan submitted by the applicant for conformance to these regulations. The city planner/engineer shall notify the applicant within thirty days of the formal submittal of the concept plan plat as to the comments and/or corrections that will be applied to the plan to gain approval. When comments have been addressed by the applicant and corrections made to the plans to meet these regulations; and all city, county, or state of Georgia agencies, identified to approve the concept plan have approved the plan; the city planner/engineer shall approve the concept plan and forward the plan to the city clerk for administrative approval and the city records.
6. The city planner/engineer shall forward to the city clerk a list of concept plan approvals, which shall be forwarded to the ~~city planning commission~~City staff for recordkeeping~~planning commission for reporting purposes and their records~~.

7. Following concept plan approval for a subdivision of land by the city planner/engineer, a clearing and grubbing permit shall be issued at the developer's request for the clearing of street rights-of-way, based on a soil erosion and sediment control plan approved by the appropriate agency.

8. Following concept plan approval by the city planner/engineer for a single parcel of land not involving a subdivision or recombination, ~~nonsubdivision (site plan),~~ a grading permit may be issued at the developer's request based on the requirements for a clearing and grubbing permit and in addition a stormwater management report (hydrology study) shall be submitted and approved.

9. Copies of the approved concept plan shall be provided to the city for permanent record, in a number as determined by the city.

B. Concept Plan Specifications. The concept plan will include a scale of the proposed improvements, right-of-way and lot lines, shown on a boundary survey or other property outline map of the property.

(Ord. 05-004 (part), 2005; Ord. 122-01 (part), 2001)

16.20.030 Preliminary plat/subdivision development plan.

A. Procedure for Subdivision Development Plans Approval.

1. An application for development plans approval and issuance of a development permit shall be submitted to the city using an application form and in a number of copies as determined by the city. The development plans may encompass a portion of a property included within an approved concept plan. The application shall include the preliminary plat, and construction drawings. All construction drawings and other engineering data shall be prepared and sealed by a professional engineer, land surveyor, or landscape architect currently registered in the state of Georgia, in accordance with provisions of Georgia law.

2. The city planner/engineer shall indicate on a review copy of the drawings or in a written memorandum all comments related to compliance of the development plans with these regulations, principles of good design, the zoning ordinance, conditions of zoning approval, and the regulations of Auburn, Barrow and/or Gwinnett and state agencies as appropriate. The city planner/engineer shall notify the applicant within thirty days of the formal submittal of the Preliminary Plat as to the comments and/or corrections that will be applied to the plan to gain approval.

3. The city planner/engineer may not approve any preliminary plat whereon is shown a lot which would present particularly unusual difficulties for construction of a building, which would clearly require a variance to be reasonably usable, or which is otherwise unbuildable ~~because of its unusability~~, whether due to the presence of floodplain, unusual configuration, lack of public utilities or for any other reason. A house location plan (HLP) may be required to be filed as a part of the preliminary plat approval to substantiate the ability to build on any such difficult or unusual lot.

4. The subdivider shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the noted and written comments of the city.

5. Should an applicant disagree with the findings or final review comments of the city or its designee, concluding that factual or interpretive errors have been made, the following appeal procedure shall be followed to resolve the issues.

   a. Submit to the city a written statement clearly defining the nature of the disagreement with ~~, the~~ specific reference to the sections of the regulations (i.e., development regulations, etc.) at issue, and the applicant's own opinion.

b. The city clerk shall automatically forward a copy of the appeal to the city council for final action in their normal course of business.

6. When the city planner/engineer has determined that the plat and other development plans are in compliance with all applicable city regulations and zoning requirements and approval has been received from the city, Barrow and/or Gwinnett County, and state Departments, the city planner/engineer and the city clerk shall approve the development plans, sign, and date a "CERTIFICATE OF DEVELOPMENT PLANS APPROVAL" stamped or printed on a reproducible copy of the plat. The prescribed number, which the city establishes from time to time, of approved copies of the approved plat and development plans shall be transmitted to the city for its records and retained by the applicant.

7. Following the above approval by all affected city, Barrow and/or Gwinnett County, and state departments, a development permit shall be issued at the developer's request to begin construction activities based on the approved development plans.

8. The city planner/engineer shall forward to the city clerk a list of preliminary plat approvals, which shall be forwarded to the ~~city planning commission~~ City staff for ~~reporting purposes and their records~~recordkeeping.

B. Preliminary Plat Subdivision Development Plan Specifications.

1. An application for a development permit for a subdivision shall consist of the preliminary plat, a certified boundary survey, associated slope or construction easements (if any), and such other development plans as may be required by these regulations.

2. The development plans shall generally conform to the concept plan, if any, and may constitute only that portion of the approved concept plan which the subdivider proposes to construct at one time as a single unit, provided that such portion conforms to the requirements of these Rules and regulations. If no concept plan was approved on the property, the development plans shall include the entire property being developed within the same zoning category.

3. Scale. The development plans shall be clearly and legibly drawn at a scale of not less than one hundred feet to one inch. Sheet size shall not exceed twenty-four inches by thirty-six inches. plan and profile sheets shall have a horizontal scale of no less than one inch represents one hundred feet and a vertical scale of no less than one inch represents ten feet.

4. Certified boundary survey. The preliminary plat shall be drawn on, accompanied by, or referenced to a certified boundary survey delineating the entirety of the property contained within the preliminary plat, and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than one in ten thousand, and shall meet all requirements of Georgia Law regarding the recording of maps and plats.

5. The preliminary plat shall contain the following:

a. Proposed name of subdivision;

b. Name, address, and telephone number of the owner of record, and of the subdivider (if not the owner);

c. Name, address and telephone number of each professional firm associated with the development plans (engineer, surveyor, landscape architect, etc.);

d. Date of survey, north point, and graphic scale, source of vertical datum, date of plat drawing, and space for revision dates;

e. Proposed use of the site, such as single-family detached residences, duplexes, townhouses, office park, industrial subdivision, etc. For residential, indicate total number of dwelling units within plat;

f. Land district, land lot and parcel number(s), Georgia militia district, acreage, and density, if applicable;

g. Location sketch locating the subdivision in relation to the surrounding area with regard to well known landmarks such as major thoroughfares or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than one inch represents two thousand feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch;

h. Name of former subdivision, if any, or all of the land in the preliminary plat that has been previously subdivided, showing boundaries of same;

i. Boundary lines of the perimeter of the tract indicated by a heavy line giving lengths in feet and hundredths of a foot, and bearings in degrees, minutes, and seconds. Bearing and distance to designated tie point;

j. Directional flow arrows for street drainage;

k. Contour lines based on sea level datum, or other datum acceptable to the city. These shall be drawn at intervals of not more than two feet. Contour lines shall be based on field surveys or photogrammetric methods from aerial photographs. The basis for the topographic contour shown shall be specified and dated;

l. Natural features within the proposed subdivision, including drainage channels, bodies of water, and other known significant features such as extensive exposed rock. On all water courses leaving the tract, the direction of flow shall be indicated. The FEMA one hundred-year floodplain shall be outlined and the source of the depicted floodplain information shall be indicated. For those lots containing floodplain, a floodplain lot chart shall be provided showing the area (in square feet) of each lot lying inside and outside of the floodplain as though the land disturbance activity were completed;

m. Man-made and cultural features existing within and adjacent to the proposed subdivision including existing right-of-way measured from centerline, pavements widths, and names of existing and platted streets; all easements, city, and county jurisdiction lines; existing structures on the site and their disposition, and other significant information. Location and dimensions of existing bridges; water, sewer, and other existing utility lines and structures; culverts and other existing features should be indicated;

n. Proposed layout including lot lines, lot numbers, and block letters; proposed street names, roadway and right-of-way lines; and, sites reserved through covenants, easement, dedication, or otherwise for public uses. Lots shall be numbered in numerical order and blocks lettered alphabetically. The minimum building setback line from all streets. Streets shall be dimensioned to show right-of-way and roadway widths, central angles, intersection radii, and cul-de-sac roadway and right-of-way radii. Centerline curve data shall be provided for all roadway curves (radius, length, amount of superelevation (if any), point of curvature (P.C.), point of tangency (P.T.),etc.) if not shown separately on construction drawings.

o. Identify unit number, division or stage of development, if any, as proposed by the subdivider;

p. Existing zoning of the property. Rezoning and variance case numbers, dates of approval and conditions (as applicable). Note minimum lot size and minimum yard setback requirements, and

other applicable zoning requirements. Show the dimension of required buffers, landscape strips, no-access easements, etc. Note any approved waivers from these regulations;

q. All adjoining property owners, subdivision names, lot numbers and lot lines, block letters, and zoning;

r. Location of all known existing or previously existing landfills.

s. Proposed recreation area, if any; area of the site; area and percent of site within the one hundred-year floodplain; proposed disposition of the site (public ownership, homeowners association, etc.).

t. Such additional information as may be reasonably required to allow an adequate evaluation of the subdivision;

u. Each preliminary plat shall carry the following certificate printed or stamped thereon:

ALL REQUIREMENTS OF THE CITY OF AUBURN DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED; SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED CITY, COUNTY OR STATE DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS; AND THE CITY ENGINEER/PLANNER OF AUBURN HAVING APPROVED SAID APPLICATION ON _____; APPROVAL IS HEREBY GRANTED, ON THIS PRELIMINARY PLAT AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS SUBDIVISION, SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER EXISTING CITY REGULATIONS.

_____

PLANNER/ENGINEER, CITY OF AUBURN

_____

CITY CLERK, CITY OF AUBURN

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

NOTE: The boundaries of the lots shown on this Plat have not been surveyed and this Plat is not for recording.

6. The preliminary plat shall be accompanied by other development plans showing the following information when same is not shown on, or evident from the preliminary plat. The various plans may be combined where appropriate, and where clarity can be maintained.

   a. Erosion control plan prepared in accordance with the requirements of the soil erosion and sediment control ordinance. Erosion control measures may be shown on the grading plan, if desired.

   b. Grading Plan prepared in accordance with the requirements of Chapter 16.36 of these regulations if grading is proposed beyond the street right-of-way.

   c. Stormwater Drainage Construction Data:

      i. Location and size of all proposed drainage structures, including detention ponds, catch basins, grates, headwalls, pipes and any extensions thereof, energy dissipaters, improved channels, and all proposed drainage easements to be located outside of existing or proposed street rights-of-way.

      ii. Profiles of all storm drainage pipes and slope of receiving channels. On storm drainage profiles a pipe chart will be shown which will include pipe numbers, pipe size, pipe material, pipe slope, pipe length, contributing drainage area, design flow, design storm

frequency, runoff coefficient and velocity. The hydraulic grade line will be shown on all pipes for the required design flow.

iii. Profiles of all open channels and ditches including Mannings' twenty-five-year storm normal depth and velocity. On storm drainage profiles, an open channel chart will be shown which will include open channel numbers, conveyance size, lining material, length, channel slope, contributing drainage area, design storm frequency, runoff coefficient and velocity.

iv. Hydrological study used in determining size of structures, including map of all contributing drainage basins and acreage.

c. If sanitary sewers are required by the city of Auburn, Barrow and/or Gwinnett County Department of Public Utilities; or the Barrow and/or Gwinnett County Health Department; sanitary sewer plans, including the location and size of all proposed sewer lines, manholes, and any easements required therefore, together with sufficient dimensions to locate same on the ground; shall be shown.

d. Public water system plans. Potable water plans, including the location, size, valve and hydrant location as required by the adopted requirements of the city of Auburn and the state of Georgia Department of Natural Resources, Environmental Protection Division.

e. Construction data for new streets and street widenings.

i. Centerline profiles and typical roadway sections of all proposed streets, as well as plans and profiles for all proposed major thoroughfares. Typical roadway sections shall be provided for street widenings.

ii. Where sanitary or storm sewers are to be installed within a street, the grade; size, location, and bedding class of pipe; location and invert elevation of manholes shall be indicated on the road profile.

iii. Profiles covering roadways that are extensions of existing roadways shall include: elevations of the existing street at fifty foot intervals for such distance as may be adequate to provide continuity consistent with the standards required by the regulations for street improvements, but the existing street profile shall be no less than two hundred feet.

iv. All elevations shall be coordinated and tied into U.S. Coast and Geodetic Survey, or Department of Transportation benchmarks where feasible, or into reference monuments established by the Federal Emergency Management Agency, or other elevation method which must be approved by the city.

v. Stub streets shall be profiled at least two hundred feet onto adjoining property (no tree cutting).

f. Floodplain Management Plans. If any floodplain areas are located on the property, such data as is required by these regulations shall be submitted.

7. Encroachments. Where construction is proposed on adjacent property, an encroachment agreement or easement shall be submitted to the city.

(Ord. 122-01 (part), 2001)

16.20.040 Site development plans.

A. Site Development Plan Approval Procedure.

1. An application for development plan approval and issuance of a development permit shall be submitted to the city using an application form and in a number of copies as determined by the city. The development plans may encompass a portion of a property included within an approved concept plan. However, if no concept plan has been approved, the development plans must include the entire property being developed and having similar zoning. The application shall include the site plan and construction drawings, as appropriate to the project. All construction drawings and other engineering data shall be prepared and sealed by a professional engineer or landscape architect currently registered in the state of Georgia, in accordance with the provisions of Georgia law.
2. The city planner/engineer shall indicate on a review copy of the drawings or in a written memorandum all comments related to compliance of the development plans with these regulations, principles of good design, the zoning ordinance, conditions of zoning approval, and the regulations of other city and Barrow and/or Gwinnett departments, and state agencies as appropriate. The city planner/engineer shall have final staff authority to determine the applicability of any and all comments under these development regulations, the zoning ordinance or conditions of zoning approval. The city planner/engineer shall notify the applicant within thirty days of the formal submittal of the site development plan as to the comments and/or corrections that will be applied to the plan to gain approval.
3. The developer shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the noted and written comments of the city and county or state agency.
4. Deeds to lands dedicated to city in fee simple, shall be submitted to the city for review by the city attorney prior to acceptance, approval and recording.
5. Should an applicant disagree with the findings or final review comments of the city planner/engineer, concluding that factual or interpretive errors have been made, the following appeal procedure shall be followed to resolve the issues.
    i. Submit to the city, a written statement clearly defining the nature of the disagreement, the specific reference to the sections of the regulations (i.e., development regulations, etc.) at issue, and the applicant's own opinion.
    ii. The city clerk shall automatically forward a copy of the appeal to the city council for final action in their normal course of business.
6. When the city planner/engineer has determined that the site plan and other development plans are in compliance with all applicable city regulations and zoning requirements, and approval has been received from Barrow and/or Gwinnett County departments, or state departments, as required, the city planner/engineer and city clerk shall approve the development plans and shall sign and date a "Certificate Of Development Plans Approval" on a reproducible copy of the plan. Approved copies of the approved development plans shall be transmitted to the city for its record.
7. Following the above approval by all affected governmental agencies, a development permit shall be issued at the developer's request to begin construction activities based on the approved development plans. Said permit may include clearing, grubbing, and grading as appropriate and approved as part of the project. A building permit may also be issued on the basis of the approved development permit under the provisions contained in this chapter. A certificate of occupancy may not be issued, however, until Section 16.20.060, site plan project closeout and continuing maintenance, of these regulations has been completed.
8. The city planner/engineer shall forward to the city clerk a list of site development plan approvals, which shall be forwarded to the city ~~planning commission~~staff for recordkeeping~~planning commission for reporting purposes and their records~~.

B. Site Development Plan Specifications.

1. An application for a development permit for a multi-family or nonresidential site shall consist of the site plan, a certified boundary survey or final plat reference, associated slope or construction easements (if any), and such other development plans as may be required by these regulations.

2. The development plans shall generally conform to the concept plan, if any, and may constitute only that portion of the approved concept plan which the developer proposed to construct at one time as a single phase, provided that such portion conforms to the requirements of these rules and regulations and all setbacks, maximum density, and other zoning restrictions. If no concept plan was approved on the property, the development plans shall include the entire property being developed having the same zoning category.

3. Scale. The development plans shall be clearly and legibly drawn at an engineering scale convenient to illustrate the details of the project. Sheet size shall not exceed thirty-six inches by twenty-four inches. Plan and profile sheets, if any, shall have a horizontal scale of no less than one inch represents one hundred feet and a vertical scale of no less than one inch represents ten feet.

4. Project boundary data. The site plan shall be drawn on, accompanied by, or referenced to a boundary survey of a lot as recorded on a final subdivision plat or on a certified boundary survey delineating the entirety of the property contained within the project, and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than one in ten thousand, and shall meet all requirements of Georgia law regarding the recording of maps and plats.

5. The site plan shall contain the following (on one or more sheets):

   a. Proposed name of development. If the project is located within a subdivision, the name of the subdivision, lot, and block number must also be shown;

   b. Name, address and telephone number of the owner of record, and of the developer (if not the owner);

   c. Name, address, and telephone number of each professional firm associated with the development plans (engineer, surveyor, landscape architect, etc.);

   d. Date of survey, north arrow and graphic scale, source of datum, date of plan drawing, and space for revision dates;

   e. Proposed use of the site, including gross square footage for each different use type or building;

   f. Location (tax map page and parcel number(s) and G.M.D.), acreage or area in square feet, and density (if applicable);

   g. Location sketch locating the development in relation to the surrounding area with regard to well known landmarks such as major thoroughfares or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than one inch equal to two thousand feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch;

   h. Size and location of all buildings, building setback lines, minimum yard lines, and distances between buildings and from buildings to property lines; location of outdoor storage areas; parking and loading areas, driveways, curb cuts and designated fire lanes. Each building shall be identified with a number or letter;

   i. Boundary lines of the perimeter of the tract indicated by a heavy line giving lengths to the nearest one-hundredth of a foot and bearings to the nearest second. Bearing and distance to designated tie point;

j. Directional flow arrows for street drainage;

k. Contour lines based on sea level datum. These shall be drawn at intervals of not more than two feet and shall include the entire site and all abutting public streets. Contour lines shall be based on field surveys or photogrammetric methods from aerial photographs. The basis for the topographic contours shown shall be specified and dated.

l. Natural features within the proposed development, including drainage channels, bodies of water, and other known significant features such as extensive exposed rock. On all water courses leaving the tract, the direction of flow shall be indicated. The one hundred-year floodplain shall be outlined and the source of the depicted floodplain information shall be indicated. The acreage or area in square feet within the floodplain shall be indicated;

m. Man-made and natural features existing within and adjacent to the proposed development including existing right-of-way measured from centerline, pavement widths, and names of jurisdiction lines; existing structures on the site and their disposition, and other significant information. Location and dimensions of existing bridges; water, sewer, and other existing utility lines and structures; culverts and other existing features should be indicated;

n. Proposed street names, roadway and right-of-way lines and widths and sites reserved through covenants, easement, dedication or otherwise for public uses;

o. Identify unit number, division or stage of development, if any, as proposed by the developer;

p. Show all adjoining property owners, subdivision names, lot numbers, lot lines and block letters and zoning;

q. Show the location and number of parking spaces according to the size of the building on the plans. Show factors used in determining number of spaces as required in the zoning ordinance. Handicapped parking spaces must be shown as required by the Georgia handicap law;

r. Zoning district, rezoning case number, date of approval and conditions as applicable. Variances obtained on the property should be shown with the case number, date of approval and conditions (if applicable). Note any approved waivers from these regulations;

s. If buffers or other landscaping or screening treatments are required, show the location, size, and type (natural or planted) on the plans;

t. Location, height, and size of all freestanding signs to be erected on the site, and an indication whether lighted or unlighted;

u. Location of all known existing landfills and proposed on-site bury pits (state EPD permit and city special use permit or other approval may be required);

v. Such additional information as may be reasonably required to permit an adequate evaluation of the project.

6. Certificate of development plans approval. Each site plan shall carry the following certificate printed or stamped thereon:

ALL REQUIREMENTS OF THE CITY OF AUBURN DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A SITE PLAN DEVELOPMENT PERMIT APPLICATION ~~HAVING BEEN FULFILLED; SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED CITY, COUNTY OR STATE DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS; AND THE CITY COUNCIL OF AUBURN HAVING APPROVED SAID APPLICATION ON _____;~~ HAVE BEEN SATISFIED. APPROVAL IS HEREBY GRANTED~~, ON THIS SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS SITE PLAN,~~ SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER EXISTING CITY REGULATIONS.

PLANNER/ENGINEER, CITY OF AUBURN

CITY CLERK, CITY OF AUBURN

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

7. Public Notice—Drainage. Every site plan shall contain the following statement:

   NOTE: THE CITY OF AUBURN ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF AUBURN DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE STREET RIGHT-OF-WAY.

8. The site plan shall be accompanied by other development plans showing the following information when same is not shown on, or evident from the site plan. The various plans may be combined where appropriate and clarity can be maintained.

   a. Erosion control plan prepared in accordance with the requirements of the Auburn soil erosion and sediment control ordinance. Erosion control measures may be shown on the grading plan, if desired.

   b. Grading plan, prepared in accordance with the requirements of Chapter 16.36.

   c. Storm water drainage construction data:

      i. Location and size of all proposed drainage improvements, and all proposed drainage easements to be located outside existing or proposed street rights-of-way.

      ii. Profiles of all storm drainage pipes and slope of receiving channels. Hydraulic grade line is to be shown for all pipes (except roof drains) for the required design flow. On storm drainage profiles a pipe chart will be shown which will include pipe numbers, pipe size, pipe material, pipe slope, pipe length, contributing drainage area, design flow, design storm frequency, runoff coefficient and velocity. On all pipes, the hydraulic grade line shall be shown. Profiles of all open channels and ditches including the design flow normal depth and velocity.

         On storm drainage profiles an open channel chart will be shown which will include open channel numbers, conveyance size, lining material, length, channel slope, contributing drainage area, design flow, design storm frequency, runoff coefficient and velocity for the required design flow.

      iii. Acreage of drainage areas and hydrological study used in determining size of structures, including map of all contributing drainage basins and acreages.

   d. Public water system plans.

      i. Potable water plans, including the location, size, valve and hydrant location as required by the adopted requirements of the city and the state of Georgia Department of Natural Resources, Environmental Protection Division.

      ii. Private water system plans, if any, indicating proposed water main size and location, with fire hydrants, on the site. The distance and direction to all other fire hydrants within five

hundred feet of the site or buildings along existing streets or other access drives shall also be indicated.

e. Sewage disposal plans.

i. Sanitary sewer plans, including the profiles and other information as may be required by the Barrow County water and sewer authority, Gwinnett County public utilities department, or the city adopted waste-water (sewer) collection system construction standards and the state of Georgia Department of Natural Resources, Environmental Protection Division.

ii. For projects proposed to be served by on-site sewage disposal systems, location and extent of septic tank, drain field and attendant structures, and other information required by the Barrow and/or Gwinnett County health department.

f. Street widening and construction data.

i. Centerline profiles and typical roadway sections of all proposed streets, as well as plans and profiles for all proposed major thoroughfares. Profiles (and plans, where required) shall be drawn on standard plan and profile sheet with plan section showing street layout, pavement and right-of-way width, curvature, and required drainage facilities. Typical roadway sections shall be provided for street widenings.

ii. Where sanitary or storm sewers are to be installed within a street, the grade, size, location and bedding class of pipe; location and invert elevation of manholes shall be indicated on profiles.

iii. Profiles covering roadways that are extensions of existing roadways shall include: elevations of the existing street at fifty foot intervals for such distance as may be adequate to provide continuity consistent with the standards required by the regulations for street improvements, but the existing street profile shall be no less than two hundred feet.

iv. All elevations shall be coordinated and sighted into U.S. Coast and Geodetic Survey, or Department of Transportation benchmarks, or, where feasible, into reference monuments established by the Federal Emergency Management Agency, or other elevation method which must be approved by the city.

g. Buffer and landscape plan, if any such areas exist within the site.

h. Floodplain management plans; if any floodplain areas are located on the property.

i. Private water system plans, if any, indicating proposed water main size and location, with fire hydrants, on the site. The distance and direction to all other fire hydrants within five hundred feet of the site or buildings along existing streets or other access drives shall also be indicated.

j. Street striping plan, showing striping in accordance with the manual on uniform traffic control devices, for any street newly constructed to four or more lanes, and all newly constructed or widened major thoroughfares.

9. Encroachments. Where construction is proposed on adjacent property, an encroachment agreement or easement shall be submitted to the city.

(Ord. 122-01 (part), 2001)

16.20.050 Initiation of development activities.

A. Initial Activities. Following the issuance of any permit authorizing clearing and grading of a site:

1. Required erosion control measures must be installed where practical by the developer and inspected and approved by the city prior to actual grading or removal of vegetation. All control measures shall be in place as soon after the commencement of activities as possible and in coordination with the progress of the project.
2. Soil sedimentation facilities must be installed and operational prior to major grading operations.
3. Areas required to be undisturbed by the zoning ordinance, conditions of zoning approval, or other ordinance or regulation shall be designated by survey stakes, flags, or other appropriate markings and shall be inspected and approved by the city prior to the commencement of any clearing or grading activities .
    a. For those trees which are not to be removed, all protective fencing, staking, and any tree protection area signs shall be in place. These barriers must be maintained throughout the land disturbance process and should not be removed until landscaping is begun.
    b. The buffers or tree protection areas shall not be utilized for storage of earth and other materials resulting from or used during the development process.
    c. Construction site activities such as parking, materials storage, concrete washout, burning, etc. shall be arranged to prevent disturbances within the buffer or tree protection areas.

B. Development Inspections. Oral notification shall be made by the developer or contractor to the city or appropriate agency at least twenty-four hours prior to commencement of activity for each of the following phases as authorized by any permit for site work or development. Inspections shall be made by the city and passed prior to continuation of further activity or proceeding into new phases.
1. Clearing or clearing and grubbing of the site or any portion included under the permit.
2. Grading. Installation of slope stakes shall be required. Upon completion of roadway grading, the water certificate shall be submitted to the city certifying that the centerline of the road and the offset centerline of the water line is within six inches of that shown on the approved plans or revised plan submittal. Inspection and approval shall be required prior to trenching or continuation with sub-base preparation.
3. Installation of storm drainage pipe, detention or other storm water facilities.
4. Curbing of roadways, if required. Inspection should be requested before the forms have been set (if used). Roadway width will be spot checked by string line between curb stakes.
5. Sub-base or sub-grade of streets. After compaction, the sub-grade will be string-lined for depth and crown. The sub-grade shall be roll tested and shall pass with no movement, to the satisfaction of the city.
6. Street base. The base will be string-lined for depth and crown, and shall pass a roll test with no movement to the satisfaction of the city.
7. Paving. A city inspector shall be on site during the paving process to check consistency, depth, and workmanship, as applicable. For asphalt paving, the temperature of the material will be spot-checked, and the roadways may be cored after completion to check thickness, at the owners expense.

C. Responsibility for Quality and Design. The completion of inspections by city officials or employees and authorization for work continuation shall not transfer responsibility for the quality of the work performed or materials used from the contractor or developer, and shall not imply or transfer acceptance of responsibility for project design or engineering from the professional corporation or individual under whose hand or supervision the plans were prepared.

D. Stop Work Orders. Work which is not authorized by an approved permit, or which is not in conformance to the approved plans for the project, or which is not in compliance with the provisions of these regulations or any other adopted code, regulation or ordinance of city, and/or the state of Georgia, shall be subject to immediate stop work order by the city. Work which proceeds without having received the necessary inspections by the city shall be halted until all inspections of intervening work is completed.

E. Stabilization for Erosion Control. If for any reason a clearing and grubbing, grading, or development permit expires after land disturbance activities have commenced, the developer shall be responsible for stabilizing the site for erosion control, under the direction of the appropriate state of Georgia agency or city.

(Ord. 122-01 (part), 2001)

16.20.060 Site plan project closeout and continuing maintenance.

A. Development Performance and Maintenance Agreement. The owner shall file a final development performance and maintenance agreement with the city, along with any required certificate of corporate ordinance and performance or maintenance surety, as a prerequisite to the issuance of a certificate of occupancy for any part of a project included in the development permit, except for single-family and two-family residential structures. The development performance and maintenance agreement shall be in a form as required by the city, and shall include the following:

1. A list of required improvements yet to be completed (e.g., grassing, topping, sidewalks, required landscaping) and performance bonding. Final landscaping shall be provided in accordance with a schedule acceptable to the city. The developer may be allowed up to three months in which to finish the other designated improvements, after the date of approval of the certificate of occupancy.

2. Maintenance of the public streets and drainage facilities within public streets or easements for the bonding period. Repairs shall be made for any deficiencies identified within the bonding period or the bonds shall be called to complete same.

3. Indemnification of the city against all liability for damages arising as a result or errors or omissions in the design or construction of the development for a period of ten years. If liability is subsequently assigned or transferred to a successor in title or other person, a copy of such legal instrument shall be filed with the clerk to Superior Court, Barrow and/or Gwinnett County.

B. Maintenance and Performance Surety.

1. The development performance and maintenance agreement shall be accompanied by a bond, letter of credit or other acceptable surety providing for the maintenance of all public improvements and installation required by these regulations in the development for a period not to exceed twenty-four months (two years) following the date of approval of development conformance. The Maintenance Bond period of application may be extended by the city at the request of the Developer, provided it is in the best interest of the health, safety and welfare of the public.

2. The city shall further determine that either:

   i. All public improvements required to be constructed and dedicated under the rules and regulations of city have been completed in accordance with the appropriate specifications;

   ii. For those required public improvements not yet completed, within areas to be dedicated (grassing, pavement topping, required landscaping, sidewalks, etc.), a performance bond shall have been filed by the developer with the development performance and maintenance agreement, which performance bond shall:

(A) Be conditioned upon the faithful performance by the Developer of all work required to complete all public improvements and installation required to be dedicated for the development, or approved portion thereof, in compliance with these rules and regulations within a specified time, not to exceed three months;

(B) Be payable to, and for the indemnification of, the city;

(C) Be in an amount equal to the cost of construction of the required public improvements required to be dedicated not yet completed plus an additional ten percent of said costs, as calculated by the city on the basis of yearly contract prices or city contracts, where available;

(D) Be with surety by a company entered and licensed to do business in the state of Georgia;

(E) Be in a form acceptable to the city council ~~or the city attorney~~.

3. Payment for materials for the installation of traffic control and street name signs shall be made to the city, prior to approval of the development performance and maintenance agreement with the city. Payment of the cost of striping major thoroughfares or required signalization if required and not completed by the developer shall also be received by the city prior to approval of the development performance and maintenance agreement with the city. A performance surety may be posted with the city covering the not completed requirements provided a schedule of completion is acceptable to the city.

4. Once the city has approved the performance and maintenance agreement and accepted the performance and maintenance bonds which may be required, and all other affected departments and agencies of government, as required, have certified compliance, the city shall issue a certificate of occupancy for the site for the use as proposed within the approved plans. The certificate of occupancy shall indicate all of the requirements of these regulations, the zoning ordinance, and the conditions of zoning approval have been met or what, if any, improvements shall be completed.

(Ord. 122-01 (part), 2001)

16.20.070 Approval of final subdivision plat.

The approval shall reflect the owner's certification that all site work and construction has been accomplished according to the terms of approved plans and permits, and that all facilities intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes and ordinances. Such approval shall be revoked in cases of fraud or whenever unauthorized changes are made to the site without the benefit of required permits.

A. Final Plat Submission and Approval Procedures.

1. Upon completion of the project as authorized for construction by the development permit, the owner shall submit a final plat, in a number of copies as determined by the city, along with record drawings of all storm water detention facilities and modifications to the limits of the one hundred-year floodplain (if any), and an application for final plat approval, using a form provided by the city. An "as-built" hydrology study shall be submitted for the project with the actual parameters from the record drawing of the detention facilities. A record drawing of the sanitary sewer facilities, if any were constructed, shall also be prepared, separately or included with the above. The final plat submittal shall be in a form as required by the city and shall be accompanied by a development performance and maintenance agreement completed in draft form. If the owner is a corporation, the documents shall be signed by the president or vice president, be

affixed by the corporate seal, and either the corporate secretary shall attest to the signature and affix the corporate seal, or a certificate of corporate resolution shall be submitted.

2. ~~The city planner/engineer shall notify the applicant within thirty days of the formal submittal of the final plat the date of the scheduled meetings of the city council of the city which may consider the approval of the final plat, and shall indicate on a review copy of the final plat or in a~~At the request of the Mayor, the city planner/engineer shall provide a written memorandum containing all comments and constructive feedback related to compliance of the final plat with this Municipal Code~~ese regulations, the zoning ordinance~~, conditions of zoning approval~~, and the regulations of the city~~, Barrow and/or Gwinnett County departments, and state agencies as appropriate.~~ The city council shall have final authority to determine the applicability of any and all comments under these development regulations, the zoning ordinance or conditions of zoning approval.~~

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3. The city ~~may~~ shall not approve any final plat whereon is shown or by which is otherwise created a lot which would present particularly severe and unusual difficulties for construction of a building, which would clearly require a variance to be reasonably usable, or which is otherwise "unbuildable" due to the presence of floodplain, unusual configuration, lack of health department approval, or for any other justified reason.

4. Lots which would appear to be buildable under certain circumstances and would require further study or additional information before a building permit could be issued, but which present problems or unusual difficulties which can reasonably be addressed or overcome by the lot owner, may be included in the Plat with the appropriate notation of the steps necessary to allow issuance of a building permit (See Chapter 16.24).

5. The subdivider shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the comments of the city.

6. Final approval by the city shall not be shown on the final plat, until all requirements of these and other applicable regulations have been met, and the city has received a completed request for approval of the final plat and an executed development performance and maintenance agreement. The agreement shall be accompanied by a bond, letter of credit or other acceptable surety providing for the maintenance of all installations and improvements required by these regulations in the subdivision for a period not to exceed twenty-four months following the date of approval of the final plat for subdivisions. The maintenance bond period of application may be extended by the city council at the request of the developer, provided it is in the best interest of the health, safety and welfare of the public.

7. The city shall further determine that either:

   i. The installation of all improvements within the subdivision, required for approval of the preliminary plat (construction plans), have been completed in accordance with the required or approved specifications; or

   ii. All of the storm water drainage and detention facilities, water and sewer utilities, street base and curbing construction required for approval of the final plat have been properly installed and completed and, for those required improvements not yet completed (grassing, pavement topping, required landscaping, sidewalks, etc.) a performance bond shall have been filed by the subdivider with the development performance and maintenance agreement, which performance bond shall:

      (A) Be conditioned upon the faithful performance by the subdivider or developer of all work required to complete all improvements and installations for the

subdivision, or approved portion thereof, in compliance with these rules and regulations within a specified time, not to exceed three months;

(B) Be payable to, and for the indemnification of, the city;

(C) Be in an amount equal to the cost of construction of the required improvements not yet completed plus an additional ten percent of said costs, as calculated by the city on the basis of yearly contract prices or city contracts, where available;

(D) Be with surety by a company entered and licensed to do business in the state of Georgia;

(E) Be in a form acceptable to the city council or their designee, or the city attorney.

8. Payment for materials for the installation of traffic control and street name signs shall be made to the city, prior to approval of the final plat. Payment of the cost of striping major thoroughfares or required signalization if required and not completed by the developer shall also be received by the city prior to approval of the final plat. A performance surety may be posted with the city covering the not completed requirements provided a schedule of completion is acceptable to the city.

9. Payment of the required plat recording fee shall be made to the city prior to approval of the final plat.

10. Once all other affected departments and agencies of government, as required, have certified compliance ~~and signed the route sheet, and the city council has approved the final plat,~~ the mayor shall certify, by his/her signature on the original of the plat, that all of the requirements of these regulations, the zoning ordinance, and the conditions of zoning approval have been met, and that all other affected departments have approved the plat. The final plat shall not be deemed approved until it has been signed by the mayor and where use of septic tanks is proposed, by a duly authorized representative of the Barrow and/or Gwinnett county health department.

11. Once the final plat has been so certified, the city shall authorize it to be recorded with the clerk of the Superior Court of Barrow County and/or Gwinnett County. The subdivider shall provide the city with an appropriate number of copies of the recorded plat, as determined by the city. Deeds to lands dedicated to city in fee simple, or to property owner associations for park or recreational use, shall be recorded simultaneously with the final plat.

12. The city planner/engineer shall forward to the city ~~planning commission~~staff for recordkeeping~~planning commission for reporting purposes and their records~~.

13. The final plat shall be clearly and legibly drawn in black ink on tracing mylar or other permanent reproducible material. The scale of the final plat shall be one inch represents one hundred feet (one inch represents one hundred feet) or larger. Sheet size shall not exceed forty-eight inches by thirty-six inches. (Any sheet that is larger than seventeen inches by twenty-two inches must be photographically reduced to no more than seventeen inches by twenty-two inches in order to be recorded with the clerk of Superior Court of Barrow and/or Gwinnett County).

14. The final plat shall be based on a certified boundary survey which delineates the entire property contained within the final plat, and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than one in

ten thousand, and shall meet all requirements of Georgia law regarding the recording of maps and plats.

15. The final plat shall substantially conform to the preliminary plat and it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record at any one time, provided that such portion conforms to the requirements of these regulations, and said portion is not inconsistent with the public health, safety, or welfare. Any substantial deviation from the preliminary plat shall require revision and re-approval of the preliminary plat.

16. The final plat shall contain the following information:

    i. Name of the subdivision, unit number, tax map page and parcel number(s) and/or Georgia militia district.

    ii. Name, address and telephone number of the owner of record, and the subdivider (if not owner).

    iii. Name, address and telephone number of each professional firm associated with the portion of the subdivision within the final plat (engineer, surveyor, landscape architect, etc.).

    iv. Date of plat drawing, graphic scale, north point; notation as to the reference of bearings to magnetic, true north or grid north, and indication whether bearings shown are calculated from angles turned.

    v. Location sketch of tract showing major surrounding features.

    vi. Name of former subdivision, if any or all of the final plat has been previously recorded.

    vii. Case number and date of approval for any applicable rezoning, special use permit, variance or waiver affecting the property.

    viii. Location and dimension of any buffer, landscape strip, special setback, no-access easement, etc., required by the zoning ordinance or these regulations.

    ix. Boundary lines of the tract, to be indicated by a heavy line, giving distances to the nearest one-hundredth foot and bearings to the nearest second. Bearing and distance to designated tie point shall be shown. The plat shall have a closure precision of one foot in no less than ten thousand feet.

    x. Municipal or county jurisdictional lines approximately tied to the lines of the subdivision by distance and angles when such lines traverse or adjoin the subdivision; land lot and district or Georgia militia district lines traversing or adjoining the subdivision shall also be indicated.

    xi. Locations, widths and names of all streets and alleys within and immediately adjoining the plat, the location and widths of all internal public crosswalks, and other public rights-of-way.

    xii. Street center lines showing angles of deflection and standard curve data including radii, length of arcs and tangents between curves, point of curvature (P.C.) and point of tangency (P.T.).

    xiii. Lot lines with dimensions to the nearest one-tenth of a foot and bearings to the nearest second, and radii of rounded corners, as necessary to delineate each lot.

    xiv. Building setback lines along streets with dimensions.

xv. When lots are located on a curve or when side lot lines are at angles other than ninety degrees, the lot width measured in accordance with the provisions of the zoning ordinance may be required to be shown, if deemed necessary by the city for clarity.

xvi. Lots numbered in numerical order and blocks lettered alphabetically.

xvii. Location and size of all drainage pipes, location and extent of detention ponds, the location and size of all public water mains and fire hydrants, and the location, dimensions and purpose of any easements, including construction or slope easements if required.

xviii. Location of any areas to be reserved, donated, or dedicated to public use with notes stating their purpose and limitations. Location of any areas to be reserved by private deed covenant for common use of all property owners, or dedicated to a homeowner's association.

xix. A statement of private covenants, if any, if they are brief enough to be put directly on the plat; otherwise, if covenants are separately recorded, a statement as follows:

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) RECORDED IN DEED BOOK _____ PAGE _____ ATTACHED HERETO DATED _____, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

xx. Accurate location, material, and description of monuments and markers (all monuments shall be in place prior to approval of the final plat.)

xxi. Certificates and statements specified in these regulations, below.

xxii. Extent of the one hundred-year floodplain and a floodplain chart showing the area within and outside the floodplain for each lot containing any portion of the one hundred-year floodplain. Origin of the floodplain data shall be indicated.

xxiii. Street address numbers and block number designations for street names signs on abutting streets, where appropriate.

xxiv. Individual lots shall be designated HLP (house location plan), RDP (residential drainage plan) and/or RDS (residential drainage study) if such are required by the city to be approved prior to issuance of a building permit.

xxv. All other notes or notations as may be required by the city.

17. If any lands are shown on the final plat for dedication to the city other than street rights-of-way or easements, a warranty deed transferring title to said land in fee simple, in a form acceptable to the city, shall be submitted with the final plat application.

18. If any lands are shown on the final plat for dedication to a property owners association, a copy of the deed of transfer for such dedication and a copy of the instrument of incorporation of the property owners association shall be submitted with the final plat application.

19. Each final plat shall carry the following certificates or statements printed or stamped thereon as follows:

i. Final surveyor's certificate.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT, AND WAS ADJUSTED USING _____ RULE. THIS PLAT

HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET, AND CONTAINS A TOTAL OF _____ ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS _____.

BY:_____

REGISTERED GA LAND SURVEYOR # _____ EXPIRES _____

ii. Owners acknowledgment and declaration.

(STATE OF GEORGIA)

(COUNTY OF BARROW AND/OR GWINNETT)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

SUBDIVIDER/
OWNER DATE
DATE

iii. Final plat approval.

THIS FINAL PLAT HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND IS ~~APPROVED FOR APPROVAL BY THE CITY COUNCIL.~~ DEEMED SATISFACTORY.

CITY OF AUBURN PLANNER/ENGINEER DATE

THE MAYOR OF THE CITY OF AUBURN, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF AUBURN ZONING ORDINANCE, AND THE CITY OF AUBURN DEVELOPMENT REGULATIONS, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY, COUNTY, OR STATE DEPARTMENTS~~, AS APPROPRIATE, AND THE CITY COUNCIL OF THE CITY OF AUBURN~~. THE MAYOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF AUBURN THE DEDICATION OF ALL PUBLIC RIGHT-OF-WAY AND EASEMENTS, AND PUBLIC WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON~~, SUBJECT TO RATIFICATION BY THE CITY COUNCIL OF THE CITY OF AUBURN~~. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF AUBURN.

DATED THIS _____ DAY OF _____, _____.

_____

MAYOR, CITY OF AUBURN

iv. Health department certification (for subdivisions served by septic tanks).

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE BARROW AND/OR GWINNETT COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS _____ ARE APPROVED FOR DEVELOPMENT.

EACH LOT IS TO BE REVIEWED BY THE BARROW AND/OR GWINNETT COUNTY HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED THIS _____ DAY OF _____, _____.

BY: _____

TITLE: _____

BARROW AND/OR GWINNETT COUNTY HEALTH DEPARTMENT

v. Public notice—drainage.

(A) Every residential final plat shall contain the following statement:

NOTE: THE CITY OF AUBURN ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

(B) Every nonresidential final plat shall contain the following statement:

NOTE: THE CITY OF AUBURN ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF AUBURN DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE STREET RIGHT-OF-WAY.

vi. House location plans (HLP).

On any final plat containing a lot for which a house location plan approval will first be required prior to issuance of a building permit, the following statement shall be included:

HLP—HOUSE LOCATION PLAN

A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF A REQUEST FOR A BUILDING PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE CITY OF AUBURN DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF AUBURN FOR FURTHER INFORMATION.

vii. Residential drainage plan (RDP) or study (RDS).

On any final plat containing a lot for which a Residential Drainage Plan (RDP) or Residential Drainage Study (RDS) will first be required prior to issuance of a Building Permit, the following statement shall be included, as applicable:

RDP—RESIDENTIAL DRAINAGE PLAN OR RDS—RESIDENTIAL DRAINAGE STUDY

A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE CITY, PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. PLEASE REFER TO THE CITY OF AUBURN DEVELOPMENT REGULATIONS AND CONTACT THE CITY OF AUBURN FOR FURTHER INFORMATION.

(Ord. 122-01 (part), 2001)

16.20.080 House location plan (HLP).

A. House Location Plan (HLP) Requirement. The city requires that a house location plan be approved by the city clerk prior to the issuance of a building permit. House location plans shall be drawn to scale and may be shown on a certified boundary survey of the lot or any other drawing showing the information required below. The city may accept a house location plan drawn to the same scale as shown on the final plat where sufficient detail can be shown to support an adequate review and approval. The house location plan may be combined with a residential drainage plan (RDP) if an RDP is required for the lot.

B. House Location Plan Preparation. It is not the intent of the city that the house location plan be prepared by a registered surveyor or engineer, but may be done by the individual proposing the improvements on the lot. It is the intent, however, to receive a drawing with sufficient readability and accuracy to ensure that the proposed improvements will be constructed on the lot in conformance with the requirements of these regulations, the zoning ordinance, or other regulations, as applicable.

C. House Location Plan Specifications.

1. Boundary lines of the lot, giving distances to the nearest one-tenth of a foot;
2. Location and names of all abutting streets or other rights-of-way;
3. Minimum required front, side and rear building setback lines with dimensions, and notation of the existing zoning on the property;
4. The approximate outline of all buildings, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures and other improvements existing or proposed on the property, and dimensions of buildings an distances between all structures and the nearest property lines;
5. All easements, public water, sewer or storm drainage facilities traversing or located on the property, septic tank, and septic tank drain field;
6. Subdivision name, lot designation, and Georgia militia district.
7. North arrow and scale;
8. Limit of the one hundred-year floodplain and any applicable buffers or special building setback lines;
9. All other applicable requirements of the zoning ordinance or conditions of zoning approval;
10. Name, address and telephone number of the owner and the person who prepared the HLP;
11. The house location plan shall contain the following signature block. If the HLP was required because of floodplain on the lot, the language contained within the brackets must be included; otherwise, it should be deleted from the signature block.

THIS HOUSE LOCATION PLAN HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND IS APPROVED FOR ISSUANCE OF A BUILDING PERMIT FOR THE RESIDENTIAL STRUCTURE AND OTHER IMPROVEMENTS SHOWN HEREON. [NO FRAMING INSPECTION WILL BE APPROVED UNTIL A CERTIFICATION OF THE ELEVATION OF THE LOWEST FLOOR, AS BUILT, PREPARED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, HAS BEEN RECEIVED BY THE CITY.] THIS APPROVAL IS GRANTED WITH THE PROVISION THAT NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR COMPLETION OF CONSTRUCTION UNTIL CONFORMANCE TO THIS HOUSE LOCATION PLAN HAS BEEN FIELD VERIFIED BY A FOUNDATION SURVEY PREPARED FOR THE BUILDER BY A REGISTERED LAND SURVEYOR.

CITY OF AUBURN DATE

D. Verification of House Location Plan Requirements. A certificate of occupancy shall not be issued for the structure or other improvements until conformance to the provisions or other requirements of the house location plan have been field verified by a foundation survey prepared for the builder.

(Ord. 122-01 (part), 2001)

16.20.090 Residential drainage plan (RDP) or study (RDS).

Refer to Section 16.40.020 for why a RDP or a RDS may be required. The city requires that a residential drainage plan be approved by a city official or city designee prior to the issuance of a building permit for the lot on which the residential drainage plan or residential drainage study requirement is noted. Residential drainage plans shall be drawn to scale on a certified boundary survey of the lot prepared by a registered land surveyor, having an error of closure not exceeding one in ten thousand. The residential drainage plan may be combined with a House Location Plan (HLP) if an HLP is required for the lot.

A. Residential Drainage Plan Specifications.

1. Boundary lines of the lot, giving distances to the nearest one-hundredth of a foot and bearings to the nearest second;
2. Location and names of all abutting streets or other rights-of-way;
3. The outline of all buildings, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures and other improvements existing or proposed on the property, and dimensions of buildings and distances between all structures and the nearest property lines as required to locate the major improvements on the lot;
4. All easements, public water or sewer facilities traversing or located on the property, and septic tank drain field;
5. Subdivision name, lot designation, land lot and district and/or Georgia militia district;
6. North arrow and scale;
7. Contour lines based on sea level datum. These shall be drawn at intervals of not more than two feet, and shall be based on a field survey. Proposed grading of the lot shall be shown along with the finished floor elevation of the lowest habitable floor of the house;
8. Storm water features, including swales, pipes, storm water detention and other structures, all drainage easements (D.E.), and directions of flow;
9. Floodplain features, including the limits of the flood hazard area, one hundred-year flood high water elevation, origin of the floodplain data, and any proposed modifications to the floodplain limits;
10. Sedimentation and erosion control measures to be taken or placed on the lot during construction;
11. Names, address and telephone number of the owner and person who prepared the RDP;
12. Seal, registration number, and date of expiration of the professional engineer, land surveyor, or landscape architect, registered and licensed in the state of Georgia, who prepared the drainage improvements or modifications shown on the RDP.

B. Site Visit by City Official Required for Residential Drainage Study (RDS). A residential drainage study (RDS) shall be conducted and submitted to the city for approval by the city planner/engineer or his

designee prior to issuance of a building permit on those lots so noted on the final plat. The residential drainage study shall be conducted on the lot after the following has been completed by the builder but prior to the building permit issuance:

1. Rough grading of the lot;
2. Staking of the corners of the proposed house and driveway location;
3. Flagging or staking of all property line corners;
4. Placement of erosion control devices.

C. Verification of Residential Drainage Plan or Residential Drainage Plan Requirements. A certificate of occupancy shall not be issued for the structure until the provisions or improvements required by the residential drainage plan or as a result of the residential drainage study have been field verified by a foundation survey giving spot elevations in relation to floodplain or ~~draingage~~drainage elevations on the lot or adjoining lots, prepared for the builder by a state of Georgia registered land surveyor.

D. Signature Block for Residential Drainage Plan (RDP). The residential drainage plan shall contain the following signature block. If the RDP was required because of floodplain on the lot, the language contained within the brackets must be included; otherwise, it should be deleted from the signature block.

THIS RESIDENTIAL DRAINAGE PLAN HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURN, GA, AND IS APPROVED FOR ISSUANCE OF A BUILDING PERMIT FOR THE RESIDENTIAL STRUCTURE AND OTHER IMPROVEMENTS SHOWN HEREON. [NO FRAMING INSPECTION WILL BE APPROVED UNTIL A CERTIFICATION OF THE ELEVATION OF THE LOWEST FLOOR, AS BUILT, PREPARED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, HAS BEEN RECEIVED BY THE CITY.] THIS APPROVAL IS GRANTED WITH THE PROVISION THAT NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR COMPLETION OF CONSTRUCTION UNTIL CONFORMANCE TO THIS RESIDENTIAL DRAINAGE PLAN HAS BEEN FIELD VERIFIED BY A FOUNDATION SURVEY PREPARED FOR THE BUILDER BY A STATE OF GEORGIA REGISTERED LAND SURVEYOR.

CITY OF AUBURN DATE

(Ord. 122-01 (part), 2001)

16.20.100 Exemption plat procedures and specifications.

A. Procedure for Exemption Plat Approval.

1. When an applicant for a subdivision has parcel of land which meets Section 16.12.040, a plat shall be submitted to the city in a number of copies as determined by the city.
2. This exemption plat shall be reviewed by the city planner/engineer for compliance with these regulations and the city planner/engineer shall indicate on a review copy of the plat or drawing, or in a written memorandum all comments related to compliance with these regulations.
3. The applicant shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the noted and written comments of the city.
4. When the city planner/engineer has determined that the exemption plat ~~is in compliance~~complies with all applicable city codes, ordinances or regulations, the exemption plat shall be approved. The city planner/engineer shall sign and date said approval of the exemption plat, and shall authorize by such

approval, recording of the exemption plat in the office of the clerk of the Superior Court of Barrow and/or Gwinnett County deed records.

B. Exemption Plat Specifications.

1. Name, address and telephone number of the owner(s) of record of the land to be subdivided;
2. Proposed name, total acreage of the subdivision and acreage of smallest lot;
3. Name, address and telephone number of the licensed land surveyor or registered professional engineer, registered in the state of Georgia;
4. North arrow, graphic scale and date;
5. Present zoning of property and adjacent property;
6. Names of adjoining property owners;
7. The location of streams, lakes, flood hazard or flood prone areas;
8. The location of proposed lots showing dimensions, front yard setbacks and side yard setbacks for corner lots as required by the city zoning ordinance, and total number of lots, with each lot being numbered;
9. Bearings and distances to the nearest existing street lines or bench marks or other permanent monuments (not less than three) shall be accurately described on the plat;
10. Municipal, county and land lot and district lines and/or Georgia militia district lines accurately tied to the lines of the subdivision by distances and angles when such lines traverse or are reasonably close to the subdivision;
11. Exact boundary lines of the tract, determined by a field survey;
12. Name of plat or subdivision;
13. Exact locations, right-of-way widths, and names of all streets adjoining or within the subdivision;
14. Required right-of-way to be dedicated according to the comprehensive plan which includes a thoroughfare plan - functional classification system map;
15. Lot lines with dimensions to the nearest one-tenth foot and bearings to the nearest minute;
16. Lots numbered in numerical order;
17. Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public use;
18. Accurate location, material, and description of monuments and markers;
19. A statement directly on the plat of any private covenants or reference to the deed book and page of recording of any covenants;
20. Subdivision classification (such as residential, no mobile homes, mobile homes, modular homes, commercial, industrial);
21. The following certifications:

    a. An engineer's or surveyor's certification directly on the plat as follows:

    "IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED 'FUTURE' AND THEIR LOCATION, SIZE, TYPE, AND

MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF AUBURN, GEORGIA, HAVE BEEN FULLY COMPLIED WITH."

BY_____REGISTERED P.E., NO._____

_____REGISTERED GEORGIA LAND

SURVEYOR, NO. _____

b. An owner's certification and dedication, directly on the plat as follows:

OWNER'S CERTIFICATION AND DEDICATION:

STATE OF GEORGIA, COUNTY OF BARROW AND/OR GWINNETT

"THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY CERTIFY THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, DRAINAGE EASEMENTS, AND OTHER SPACES TO PUBLIC USE AS NOTED."

_____ DATE _____

_____

_____

OWNER

c. Certification of individual private water and/or sewer system directly on the plat as follows:

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE BARROW AND/OR GWINNETT COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS _____ ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE BARROW AND/OR GWINNETT COUNTY HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED_____

_____

HEALTH OFFICER

d. Certification of community or public water system, directly on the plat as follows (if applicable):

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEMS ARE TO BE INSTALLED, SHOWN IN THE SUBDIVISION PLAT ATTACHED HERETO, MEET THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES WATER SUPPLY SECTION.

DATED

GEORGIA DEPARTMENT OF NATURAL RESOURCES
WATER SUPPLY SECTION

e. Certification of community or public sewer systems, directly on the plat as follows (if applicable):

I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC SEWERAGE COLLECTION AND DISPOSAL SYSTEMS INSTALLED OR TO BE INSTALLED, SHOWN IN THE SUBDIVISION PLAT ATTACHED HERETO, MEETS THE REQUIREMENTS OF THE PUBLIC SEWER SYSTEM TO SERVE THESE LOTS.

DATED

OFFICIAL OF THE PUBLIC SEWER SYSTEM PROVIDING SERVICE TO THE SUBDIVISION

f. Certificate of approval for recording directly on the plat as follows:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE CITY OF AUBURN FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BARROW AND/OR GWINNETT COUNTY, GEORGIA.

DATED

PLANNER/ENGINEER OF THE CITY OF AUBURN

(Ord. 122-01 (part), 2001)

MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggelston

CITY OF AUBURN
SPECIAL CALLED MEETING
MEETING May 14, 2026
5:00 PM
Council Chambers
1 Auburn Way
Auburn, GA 30011

Present: Mayor:	**Richard Roquemore**
Council Member:	**Taylor J. Sisk**
Council Member:	**Jamie L. Bradley**
Council Member:	**Joshua Rowan**
Council Member:	**Johnathen Eggelston**

City Staff in Attendance: Michael Parks, Amanda Vinson, Brooke Haney
Mayor Roquemore called the meeting to order at 5:00 pm.

Mayor Roquemore asked for a motion to go into Executive Session for Personnel Matters.
Motion: Made by **Council Member Rowan** to go into Executive Session for Personnel Matters.
Second: By **Council Member Bradley**
Mayor Roquemore asked for any discussion. There was none. Votes were taken with all members present voting yes.

After the Executive Session, the City Administrator reported that during the Executive Session the Council met to discuss Personnal Matter as allowed by the Open Meetings Act. There were no votes taken and no evidence received in the Executive Session. The original affidavit and resolution have been signed and delivered to the staff to be included within the minutes of this meeting.

Mayor Roquemore Adjourned the meeting.

Respectfully submitted,
Read and approved this _____ Day of May 2026

Attest:

_____
Mayor Richard E. Roquemore

MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

CITY OF AUBURN
MAYOR AND COUNCIL
MEETING IN COUNCIL CHAMBERS
May 14, 2026
6:00 PM
Council Chambers
1 Auburn Way
Auburn, GA 30011

Present: Mayor:	**Richard Roquemore**
Council Member:	**Taylor Sisk**
Council Member:	**Jamie L. Bradley**
Council Member:	**Joshua Rowan**
Council Member:	**Johnathen Eggleston**

City Staff in Attendance: Michael Parks, Amanda Vinson, Brooke Haney, Sgt Pharr.
Mayor Roquemore called the meeting to order at 6:00 pm.
Pastor Daniel Morganroth gave the Invocation.
Mayor Roquemore led the pledge.

COUNCIL REPORTS & ANNOUNCEMENTS

Mayor Roquemore asked for staff and Council Reports or announcements.
Amanda Vinson gave an update on upcoming Food Truck Fridays, Yard Sale, and Farmers Markets.
Brooke Haney Thanked everyone for coming to Auburn Ever After and announced that Independence Day Festival has been posted for vendors to sign up.
Council Member Bradley announced that a digital frame was donated to the Museum.
Mayor Roquemore recognized graduates Kaylee Eggleston and Sasha Contreras.

Council Member Sisk made a **Motion** to do an amendment to the agenda to have a Public Hearing on RZ26-000- Telegraph Properties Rezoning to C1 to C3 and SU 26-0001- Sunbelt Expansion Special Use Permit.
Second: Made by **Council Member Rowan**
Votes were taken with all members voting yes.

PUBLIC HEARING

Item 1: RZ26-0001- Telegraph Properties Rezoning C1 to C3
Mayor Roquemore asked for a motion to open the Public Hearing on RZ 26-0001- Telegraph Properties Rezoning C1 to C3.
Motion: Made by **Council Member Sisk** to open the Public Hearing on RZ 26-0001- Telegraph Properties Rezoning C1 to C3.
Second: Made by **Council Member Rowan**
Mayor Roquemore asked for any discussion. **Council Member Rowan** asked about the traffic study, **Council Member Bradley** asked about tree protection, and if the traffic study was done with other future developments in mind, and the light proposal that was done with

Clint Dixon was still on the table. Vote to open public hearing approved unanimously.
Sarah McQuade Presented
Mayor Roquemore asked if anyone would like to speak in favor of the RX26-0001-Telegraph Properties Rezoning C1 to C3.
Chris Addsion the development Engineer presented.

Mayor Roquemore asked if anyone would like to speak in opposition of the RX26-0001-Telegraph Properties Rezoning C1 to C3.
Martha Hilker brought up the safety of the intersection.

Mayor Roquemore asked for a motion to close the Public Hearing RZ26-0001- Telegraph properties Rezoning C1 to C3.
Motion: Made by **Council Member Rowan** to close the Public Hearing RZ26-0001- Telegraph properties Rezoning C1 to C3.
Second: Made By **Council Member Sisk** vote taken with all members present voting yes.

Item 2: SU26-0001- Sunbelt Expansion Special Use Permit
Mayor Roquemore asked for a motion to open the Public Hearing on SU26-0001- Sunbelt Expansion Special Use Permit.
Motion: Made by **Council Member Sisk** to open the Public Hearing on SU26-0001- Sunbelt Expansion Special Use Permit,
Second: Made by **Council Member Bradley**
Mayor Roquemore asked for any discussion, there was none. Vote taken with all members present voting yes.
Sarah McQuade presented requesting to postpone the Public Hearing until June 18, 2026.

Mayor Roquemore asked for a motion to table the Public Hearing on SU26-0001- Sunbelt Expansion Special Use Permit until June 18, 2026.
Motion: Made by **Council Member Sisk** to table the Public Hearing on SU26-0001- Sunbelt Expansion Special Use Permit until June 18, 2026.
Second: Made by **Council Member Rowan**
Mayor Roquemore asked for any discussion, there was none. Vote taken with all members present voting yes.

Mayor Roquemore asked for a motion to close the Public Hearing on SU26-0001- Sunbelt Expansion Special Use Permit.
Motion: Made by **Council Member Sisk** to close the Public Hearing on SU26-0001- Sunbelt Expansion Special Use Permit.
Second: Made by **Council Member Bradley**
Mayor Roquemore asked for any discussion, there was none. Vote taken with all members present voting yes.

Mayor Roquemore asked for any citizen comments for items on tonight's agenda. There were none.

OLD BUSINESS
Item 3: Nemrut, LLC Alcohol License Application
Mayor Roquemore asked for a recommendation to approve or deny the Nemrut, LLC Alcohol License Application
Motion: Made by **Council Member Sisk** to deny the Nemrut, LLC Alcohol License Application.

Second: Made By **Council Member Eggelston**
Mayor Roquemore asked for any discussion, there was none. Votes were taken with **Council Members Eggelston and Bradley** voting no and **Council Members Sisk and Rowan** voting yes. **Mayor Roquemore** voted yes. Motion to deny the application was approved 3-2.

NEW BUSINESS
VOTING ITEMS
Item 4: RZ26-0001- Telegraph Properties Rezoning
Sarah McQuade presented
Mayor Roquemore asked for a recommendation to approve or deny RZ26-0001- Telegraph Properties Rezoning
Motion: Council Member Rowan made a motion to approve RZ26-0001 – the request of Telegraph Properties to rezone the property from C-1 to C-3 with Planning Commission recommendations.
Second: Council Member Sisk seconded the motion with an amendment to add Condition No. 16 that the developer shall coordinate with the property owner of tax map parcel AU05 021 to obtain an easement agreement for inter-parcel access.
Motion: Council Member Rowan amended his motion based on Council Member Sisk's request.
Second: Council Member Sisk
Mayor Roquemore asked for any discussion, there was none. Votes were taken with all members present voting yes to amend the conditions.

1. Development of the site shall generally conform to the conceptual plan and supporting materials submitted as part of the subject application. Minor modifications may be approved administratively, provided they do not materially alter the intensity or character of the use.
2. No fewer than 75% of self-storage units shall be indoor and climate controlled. No outdoor storage of vehicles, boats, trailers, equipment, or materials shall be permitted. Self-storage access shall be limited to the hours of 7:00 a.m. to 10:00 p.m.
3. The following land uses are prohibited on the site:
    a. Automotive repair, maintenance, or modification establishments, including body shops and tire stores.
    b. Car washes, whether automatic, self-service, or full-service, except for temporary charity or non-profit events.
    c. Contractor yards, equipment rental yards, or similar uses involving outdoor storage or staging of materials or equipment.
    d. Gas stations fuel sales, and convenience stores, including any use combining retail sales with fuel dispensing.
    e. Hotels, motels, extended stay facilities, or similar lodging uses.
    f. Liquor stores, package stores, or establishments where the primary use is the retail sale of alcoholic beverages for off-premises consumption.
    g. Pawn shops, title pawn establishments, check cashing establishments, or similar financial service uses not involving traditional banking institutions.
    h. Smoke shops, vape shops, CBD/hemp stores, or similar establishments primarily engaged in the sale of tobacco, nicotine, or hemp-derived products.
    i. Tattoo parlors, body piercing establishments, or similar personal service uses.
    j. Vehicle rental, leasing, or sales establishments, including new or used automobile, truck, or equipment sales.
4. Outdoor storage, sales, and display shall be prohibited. This shall include the storage of vehicles, equipment, materials, or merchandise outside of enclosed buildings.
5. No portion of any building on the site shall have a building height greater than thirty (30) feet.

6. The following architectural requirements shall be satisfied by each individual building:
    a. All facades shall have an architectural treatment of brick, stone, stucco, fiber cement, or glass.
    b. No greater than 80% of the total area of any façade shall consist of any one architectural material.
    c. Metal siding is prohibited, except for secondary architectural elements such as trim or canopies.
    d. No individual self-storage unit doors shall face or be directly visible from any abutting public roadway.
7. The developer shall provide direct, ADA-accessible pedestrian access, from the Atlanta Highway right-of-way to the site. Sidewalks shall be constructed along the entire property frontage at no less than five (5) feet wide and shall connect to primary building entrances and the internal sidewalk network.
8. No direct vehicular site access shall occur from Atlanta Highway.
9. The development shall function as a unified commercial development. Internal access drives shall provide cross-access between all buildings and any future subdivided parcels, and shared access, cross-access easements, and coordinated stormwater management and parking shall be provided. The site shall be designed to allow for future interparcel vehicular access to adjacent properties, where feasible. Pedestrian connectivity shall be provided between all buildings and uses on the site through an internal sidewalk network connecting to required public sidewalks.
10. All site lighting shall be directed and shielded to minimize glare and light spill and prevent off-site illumination onto adjacent properties and public rights-of-way.
11. Drive-through facilities shall provide sufficient on-site stacking to prevent overflow onto internal drives or public rights-of-way.
12. All dumpsters and service areas shall be screened on all sides with materials consistent with the principal building.
13. No fence, gate, or wall greater than seven (7) feet in height at any point shall be installed on the site.
14. Natural vegetation shall remain on the property until the issuance of a land disturbance permit (LDP) for site development.
15. A traffic impact study shall be prepared and submitted for review and approval by the City Engineer prior to issuance of a land disturbance permit (LDP). The study shall evaluate site access, trip generation, queuing, and impacts to Atlanta Highway and Apalachee Church Road. Coordination with the Georgia Department of Transportation (GDOT) shall be required, as applicable, including review associated with the site's proximity to the intersection of Atlanta Highway and Apalachee Church Road. Any required roadway, access, or operational improvements identified by the study and/or required by the City or GDOT shall be installed as part of the LDP process.
16. One or more of the following screening methods shall be employed along the entire Apalachee Church Rd frontage:
    a. A decorative fence at a height of between 6 feet and 8 feet using a durable material (likely to last 10 years or longer).
    b. Two rows of staggered vegetative planting that will form an opaque screen no less than six (6) feet in height within three (3) years of planting.

Mayor Roquemore asked for a recommendation to approve or deny RZ26-0001- Telegraph Properties Rezoning.
Motion: Made by **Council Member Sisk** to approve RZ26-0001- Telegraph Properties Rezoning.
Second: Made By **Council Member Eggelston**
Mayor Roquemore asked for any discussion, there was none. Votes were taken, **Council Members Bradley and Eggelston** voting no and **Council members Rowan and Sisk** voting yes. **Mayor Roquemore** voted yes for the tie breaker.

Item 5: SU26-0001- Sunbelt Expansion Special Use Permit
Sarah McQuade Presented and requested to table until June 18, 2026
Mayor Roquemore asked for a motion to table Sunbelt Expansion Special Use Permit until June 18, 2026.

Motion: Made by **Council Member Sisk** to table Sunbelt Expansion Special Use Permit until June 18, 2026.
Second: Made By **Council Member Rowan**
Mayor Roquemore asked for any discussion, there was none. Vote taken with all members present voting yes.

Item 6: Consent Agenda

a. Council Business Meeting Minutes- April 9, 2026
b. Council Workshop Meeting Minutes- April 23, 2026
c. Trinity Station Play Review
d. Local Road Assistance Grant
e. Mount Moriah Rd. IGA

Council Member Bradley asked to remove item C.
Mayor Roquemore asked for a motion to approve the consent agenda with item c removed.
Motion: Made by **Council Member Rowan** to approve the consent agenda.
Second: by **Council Member Eggelston**
Mayor Roquemore asked for any discussion, there was none. Vote taken with all members present voting yes.

Item C: Trinity Station Plat Review
Sarah McQuade presented
Council Member Bradley questioned the trees.
Mayor Roquemore asked for a motion to approve Trinity Station Play Review.
Motion: Made by **Council Member Eggelston**
Second: Made by **Council Member Sisk**
Mayor Roquemore asked for any discussion, there was none. Vote taken with Council **Members Eggelston, Rowan, and Sisk** voting yes and **Council Member Bradley** voting no.

Mayor Roquemore asked for any citizen comments.
Dee Dee Bentley commented on the hard work the City Mayor, Council and Employees do.

Mayor Roquemore asked for a motion to adjourn.
Motion: Made by **Council Member Sisk** to adjourn
Second: Made by **Council Member Rowan**
Votes were taken with all members voting yes.

Respectfully submitted,
Read and approved this _____ Day of June 2026

Attest:

_____
Mayor Richard E. Roquemore

MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggelston

CITY OF AUBURN
MAYOR AND COUNCIL
SPECIAL CALLED MEETING
May 28, 2026
5:30 PM
Council Chambers
1 Auburn Way
Auburn, GA 30011

Present: Mayor:	**Richard Roquemore**
Council Member:	**Taylor J. Sisk (Attended by phone)**
Council Member:	**Jamie L. Bradley**
Council Member:	**Joshua Rowan**
Council Member:	**Johnathen Eggelston**

City Staff in Attendance: Michael Parks, Amanda Vinson, Brooke Haney
Mayor Roquemore called the meeting to order at 5:30 pm.

Mayor Roquemore asked for a motion to go into Executive Session for Potential Litigation.
Motion: Made by **Council Member Rowan** to go into Executive Session for Potential Litigation.
Second: By **Council Member Eggelston**
Mayor Roquemore asked for any discussion. There was none. Votes were taken with all members present voting yes.

After the Executive Session, the City Attorney reported that during the Executive Session the Council met to discuss Potential Litigation.as allowed by the Open Meetings Act. There were no votes taken and no evidence received in the Executive Session. The original affidavit and resolution have been signed and delivered to the staff to be included within the minutes of this meeting.

Mayor Roquemore asked for a motion to close Executive Session for Potential Litigation.
Motion: Made by **Council Member Rowan** to exit Executive Session for Potential Litigation.
Second: By **Council Member Bradley**
Mayor Roquemore asked for any discussion. There was none. Votes were taken with all members present voting yes.

Respectfully submitted,
Read and approved this _____ Day of June 2026

Attest:

_____
Mayor Richard E. Roquemore

Auburn
GEORGIA • EST 1892

MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael Parks

CITY COUNCIL
Taylor J. Sisk
Jamie l. Bradley
Joshua Rowan
Johnathen Eggelston

CITY COUNCIL WORKSHOP MEETING

May 28, 2026
6:00 PM
Council Chambers
1 Auburn Way
Auburn, GA 30011

Present:	Mayor:	**Richard Roquemore**
	Member Absent:	**Taylor J. Sisk**
	Council Member:	**Jamie L. Bradley**
	Council Member:	**Joshua Rowan**
	Council Member:	**Johnathen Eggelston**

City Staff in Attendance: Michael Parks, Chief Hodge, Brooke Haney, Amanda Vinson, Leighanne Bland
Also in Attendance: Jack Wilson, Sarah McQuade, Jim Aton

Mayor Roquemore called the meeting to order at 6:00 pm.

Council Reports and Announcements
Mayor Roquemore asked for Council Reports and Announcements. **Amanda Vinson** announced Touch a Truck. **Brooke Haney** announced Kids Crafts and Independence Day Festival. **Michael Parks** announced Mt. Moriah IGA has been approved and work will begin soon. **Council Member Bradley** recognized Alex Ward and Tim Walker as Commissioners for Barrow County.

WORKSHOP ITEMS FOR DISCUSSION
New Business
Item 1: Raw Water Storage Pond Piping Change Orders
Michael Parks Presented
Placed on June 11, 2026, Council Business Agenda

Item 2: Raw Water Storage Pond Dive Platforms – Discussion
Michael Parks Presented
Placed on June 11, 2026, Council Business Agenda

Item 3: Keck & Wood Stormwater Contract
Michael Parks Presented
Placed on June 11, 2026, Council Business Agenda

Item 4: Gwinnett Solid Waste Plan
Michael Parks Presented
Placed on June 11, 2026, Council Business Agenda

Item 5: FY 2027 Budget Schedule
Michael Parks Presented
Placed on June 11, Council Business Agenda

Item 6: Upstairs Room Build Out
Michael Parks Presented
Placed on June 11, 2026, Council Business Agenda

Item 7: Harmony Phase 3A Final Plat
Sarah McQuade Presented
Placed on June 11, 2026, Council Business Agenda for more discussion

Item 8: Code Updates: Ch. 16.43 – Trees and Landscaping
Sarah McQuade Presented
Placed on June 11, 2026, Council Business Agenda

Item 9: Code Updates: Ch. 16.20 – Procedures, Plans, and Plat
Sarah McQuade Presented
Placed on June 11, 2026, Council Business Agenda

Mayor Roquemore asked for Citizen Comments.
Rob Yoe commented on item #8.

There being no further business, the meeting was adjourned.

Read and approved this _____Day of June 2026
Attest:

_____
Mayor Richard E. Roquemore

Auburn
GEORGIA • EST 1892

MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

AGENDA ITEM: 2e

TO: Mayor and Council

FROM: Michael Parks
City Administrator

DATE: June 11, 2026

PURPOSE: Discussion and Approval of Change Orders # 6, 7, and 8 to Raw Water Storage Pond Piping – Phase A

BACKGROUND:

Change Order #6
Grade & Construct Project Entrance Road to Fire Marshal Requirements, Extend 300 feet. The paved entrance road to the RWSP facility, first 1100 feet, was constructed by Change Order #4. The RWSP Facilities contract starts 1400 feet from the front gate. This created a 300-foot gape between Change Order #4 and the RWSP Facilities contract. Change Order #6 fills that gape. The entrance road is a shared project element with the city of Winder. Auburn pays 1/3 and Winder pays 2/3.

Change Order #7
6" Water Line to RWSP Facilities from Sta. 5+00 to 14+00
Change order #5 constructed a "return water" pipeline from the drinking water treatment plant to the RWSP because Environmental Protection Division (EPD) would not allow Auburn to discharge its treated drinking water into Rock Creek during start up. Change Order #5 therefore installed a drinking water line onto the site 500 feet beyond the entrance gate. Change Order #7 extends that water line from the first 500 feet to the RWSP infrastructure. The RWSP infrastructure contract connects the drinking water line the pump stations and other infrastructure. Auburn pays 1/3 and Winder pays 2/3.

Change Order #8
Chlorine Dioxide Chemical Feed Building at Rock Creek Pump Station
Laboratory testing of the raw water from Rock Creek and the RWSP demonstrated that chlorine dioxide, a very strong oxidant, was needed to remove

Manganese and Iron from the raw water to make drinking water. A chlorine dioxide generator was pilot tested at the Drinking Water Treatment Plant (DWTP). That testing demonstrated the more contact time was needed. Moving the chlorine dioxide generator from DWTP to the Rock Creek Pump Station would provide about 13 minutes more contact time than injecting the chlorine dioxide at DWTP. Our engineering recommendation is to construct a chlorine dioxide generator and building at the Rock Creek Pump Station site.

RECOMMENDATION:

To Approve Change Order #6 for $82,152.13 and authorize the signing of the Change Order #6.

To Approve Change Order #7 for $30,027.66 and authorize the signing of the Change Order #7.

To Approve Change Order #8 for $388,744.94 and authorize the signing of the Change Order #8.

FUNDING:

Change Order #6 to be paid out of City Council Controlled Contingence and Guaranteed Maximum price remains unchanged.

Change Order #7 to be paid out of City Council Controlled Contingence and Guaranteed Maximum price remains unchanged.

This increases the Griffin Bros. agreement by $388,744.94. Change Order #8 will be paid with ARPA Grant Funds.

ATTACHMENTS: Change Order #6, #7 and #8 with associated tables.

Change Order No. 6

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005 Owner's Project No.: 23-005
Project Contractor: Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Issuance: 6-28-24 Date of Contract: 4-12-24 Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Item is the Extention of the Entrance Road to The Raw Water Storage Pond facility.

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	Grade & Construct Project Entrance Road to Fire Marshal Requirements, Extend 300 feet	1	$82,152.13	$82,152.13	90 days
	And Appurtenances				
2	None				
3	None				

Total Change	**$82,152.13**	**90 Days**

This Change Order will extend the entrance road to the RWSP facilities. The road is being build before construction of the RWSP infrastructures. This line item is 1/3 of the cost of the entrance road because Winder will pay for the Balance. This change order will be paid with ARPA Funds.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $3,070,460.41	Contract Time prior to this Change Order 353 Days
Net Increase (decrease) of this Change Order $0.00	Net Increase (decrease) of this Change Order 90
Revised Contract Price with all approved Change Orders $3,070,460.41	Revised Contract Time with all approved Change Orders 443 Days 10-15-25

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by:		Date:
Recommended for Approval by Hussey Gay Bell & DeYoung, Inc.		Date:
Approved for Owner by:	Attest:	Date:
Approved: (Other - when required)		Date:

Tabulation of Change Order #6 Values

RWSP Entrance Road Extension

Griffin Bros. Request including C.O. #4
RWSP Entrance Road Extension

ITEM	DESCRIPTION	UNITS	#	UNIT PRICE	TOTAL COST	UNITS	#	UNIT PRICE	TOTAL COST
1	Clearing & Grubbing	LS	1	$4,000.00	$4,000.00	LS	1	$4,000	$4,000.00
2	Grade Road	LF	1100	$30.00	$33,000.00	LF	1400	$30.00	$42,000.00
3	Fabric	LF	1100	$18.16	$19,976.00	LF	1100	$18.16	$19,976.00
4	Paving, 8" GAB, 2" Base, 1.5" Finish	SQYD	3200	$69.88	$223,616.00	SQYD	3200	$69.88	$223,616.00
5	Curbing	LF	700	$33.75	$23,625.00	LF	2800	$33.75	$94,500.00
6	Flumes	LF	12	$81.25	$975.00	LF	12	$81.25	$975.00
7	12" DIP (under Rd) for Phase A south of E. Rd	LF	40	$101.29	$4,051.60	LF	40	$101.29	$4,051.60
8	Concrete Encasement	LF	40	$60	$2,400.00	LF	40	$60	$2,400.00
9	Cross Road Swale, Concrete 8"	CUYD	45	$400	$18,000.00	CUYD	45	$400	$18,000.00
	SUB-TOTAL				**$329,643.60**	*Auburn Payed $116,842.75			
23	Performance/Payment Bond Premium	LS	1	$4,944.65	$4,944.65	*Winder Payed $233,685.50			
24	Contingency, of Subtotal	LS	1	$20,000.00	$20,000.00				
	TOTAL			*	**$354,588.25**				

Additional Work on RWSP Entrance Road beyond Change Order #4

25	Soil Excavation**					CUYD	0	6	$0.00
26	Trench Rock**					CUYD	0	$250.00	$0.00
27	Excavation for 3-4 stone & below curb 1ft cut					CUYD	1452	$6.00	$8,712.00
28	purchase & placement of 3-4 stone					CUYD	1452	$107.47	$156,046.44
29	36" Casing Pipe Intake # 2 Under Entrance Rd.					LF	40	$482.15	$19,286.00
30	3" conduit					LF	40	$10.00	$400.00
31	12" Casing under ent. road at Stat. 5+00					LF	40	$225.00	$9,000.00
32	18' casing under side road to RWSP					LF	40	$339.94	$13,597.60
33	Grassing					Acres	6.5	$3,200.00	$20,800.00
34	SUBTOTAL								$637,360.64
35	Less Fabric not installed								-$19,976.00
36	Less Concrete Encasement not installed								-$2,400.00
	Less Cross Road Swale, Concrete 8", not installed								-$18,000.00
37	SUBTOTAL								$596,984.64
38	Less Payment for CO#4 in Pay App #6								-$350,528.25
39	New Work								$246,456.39
40	**Auburn Change Order #6**								**$82,152.13**
41	**Winder Change Order #6**								**$164,304.26**

** note: Soil Excavation and Trench Rock to be paid after agreement on quantities.

Change Order No. 7

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005
	Owner's Project No.: 23-005
Project Contractor: Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Issuance: 6-28-24
	Date of Contract: 4-12-24
	Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Item is the Extension of the Entrance Road 900 feet to The Raw Water Storage Pond facility.

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	6" Water Line to RWSP Facilities from Sta. 5+00 to 14+00	1	$30,027.66	$30,027.66	90 days
	And Appurtenances				
2	None				
3	None				

Total Change	**$30,027.66**	**90 Days**

This Change Order will build the entrance road into the RWSP. The road is building build before construction of the RWSP infrastructures. This line item is 1/3 of the cost of the entrance road because Winder will pay for the Balance. This change order will be paid with ARPA Funds.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $3,152,612.54	Contract Time prior to this Change Order 443 Days
Net Increase (decrease) of this Change Order $30,027.66	Net Increase (decrease) of this Change Order 90
Revised Contract Price with all approved Change Orders $3,182,640.20	Revised Contract Time with all approved Change Orders 623 Days 1-13-2026

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by:		Date:
Recommended for Approval by Hussey Gay Bell & DeYoung, Inc.		Date:
Approved for Owner by:	Attest:	Date:
Approved: (Other - when required)		Date:

Tabulation of Change Order #7 Values

6" Water Main to RWSP Facilities

ITEM	DESCRIPTION	UNITS	#	UNIT PRICE	TOTAL COST
1	6" PVC C900 Water Pipe Sta 5+00 to 14+00	LS	964	$63.86	$61,561.04
2	6" Valve w/ box	EA	1	$4,102.00	$4,102.00
3	Firehydrant assembly complete	EA	1	$6,772.15	$6,772.15
4	8" Valve w/ box	EA	1	$3,481.84	$3,481.84
5	8" x 6" Tee	EA	1	$1,178.96	$1,178.96
6	6" 90 Bend (in pipe price)	EA	1	$0.00	$0.00
7	Grassing	LF	1000	$2.50	$2,500.00
8	8" PVC C900 Water Pipe Sta 3+00 to 5+00	LF	200	$30	$6,052.00
9	Silt Fence	LF	200	$9	$1,760.00
10	2" Service Consection	EA	1	$1,343.72	$1,343.72
11					
			SUB-TOTAL		**$88,751.71**
23	Performance/Payment Bond Premium	LS	1	$1,331.28	$1,331.28
					$90,082.99

Note: Auburn will Pay 1/3 of this total cost. $30,027.66

Note: Winder will Pay 2/3 of this total cost. $60,055.32

Change Order No. 8

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005 Owner's Project No.: 23-005
Project Contractor: Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Issuance: 6-28-24 Date of Contract: 4-12-24
	Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Item is the Addition of Chlorine Dioxide Building to Rock Creek Pump Station Site.

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	Chlorine Dioxide Chem Feed Building at Rock Creek Pump Station	1	$388,744.94	$388,744.94	220 Days
	And Appurtenances				
2	None				
3	None				
	Total Change			**$388,744.94**	**220 Days**

This Change Order will build the entrance road into the RWSP. The road is building build before construction of the RWSP infrastructures. This line item is 1/3 of the cost of the entrance road because Winder will pay for the Balance. This change order will be paid with ARPA Funds.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $3,152,612.54	Contract Time prior to this Change Order 413 Days
Net Increase (decrease) of this Change Order $388,744.94	Net Increase (decrease) of this Change Order 220
Revised Contract Price with all approved Change Orders $3,541,357.48	Revised Contract Time with all approved Change Orders 663 Days 08-21-26

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by:		Date:
Recommended for Approval by Hussey Gay Bell & DeYoung, Inc.		Date:
Approved for Owner by:	Attest:	Date:
Approved: (Other - when required)		Date:

Tabulation of Change Order #8 Values

Rock Creek Pump Station Chlorine Dioxide Building

#	Description	Units	Number of Units	Total Unit Price	Total Cost
1	12' Concrete Slab w/ Rebar	SF	1100	$ 35.00	$ 38,500.00
2	8" GAB	CY	21	$ 117.46	$ 2,466.66
3	Trench Drain	LF	50	$ 300.00	$ 15,000.00
4	Building Complete	LS	1	$ 99,000.00	$ 99,000.00
5	Interior Plumbing	LS	1	$ 10,000.00	$ 10,000.00
6	Eyewash Stations	EA	3	$ 2,976.29	$ 8,928.87
7	Chemical Feed Lines, by ClO_2 vendor	LS	1	$ 1,778.00	$ 1,778.00
8	Spill Containment Totes	EA	4	$ 3,250.00	$ 13,000.00
9	Warmwater Heaters w/ Recirculation	EA	1	$ 3,800.00	$ 3,800.00
10	Electrical	LS	1	$ 24,750.00	$ 24,750.00
11	Vents, Heaters w/ Fans	LS	1	$ 30,000.00	$ 30,000.00
12	Signage	LS	1	$ 4,000.00	$ 4,000.00
13	Fire Extinguishers	EA	4	$ 350.00	$ 1,400.00
14	Man Doors	EA	4	$ 1,500.00	$ 6,000.00
15	Garage Doors	EA	2	$ 6,000.00	$ 12,000.00
16	Chlorine Dioxide Generator by City	EA	1	$ -	$ -
17	Chemicals by City	EA	2	$ -	$ -
18	SCADA	LS	1	$ 25,000.00	$ 25,000.00
19	Subtotal				$ 295,623.53
20	Performance Bond	%	1.50%	$ 295,623.53	$ 4,434.35
21	Contingency	%	30%	$ 295,623.53	$ 88,687.06
22	TOTAL				$ 388,744.94

RWSP Piping Phase A ChO#4-5-6-7-8
Summery

		Original Work	Work Sum	Performance Bond	Performance Bond Sum	Owner's Contingency	Contingency Sum	Line Total	New Auburn Contract Price
	Original Contract	$2,047,618.11	$2,047,618.11	$30,714.27	$30,714.27	$204,761.81	$204,761.81	$2,283,094.19	$2,283,094.19
CO#1	New Start Date & Contract Time	$0	$2,047,618.11	$0.00	$30,714.27	$0.00	$204,761.81	$0.00	$0.00
CO#2	pipe dia. to 18" & fittings, fence, VSD	$134,684.65	$2,182,302.76	$0.00	$30,714.27	($134,684.65)	$70,077.16	$0.00	$0.00
CO#3	Kilcrease pump station	$445,585.60	$2,627,888.36	$7,248.08	$37,962.35	$100,000.00	$170,077.16	$552,833.68	$552,833.68
CO#4	1100 ft entrance road	$325,643.60	$2,953,531.96	$4,884.65	$42,847.00	$20,000.00	$190,077.16	$350,528.25	$350,528.25
CO#4A	1100 ft entrance road	$108,547.87	$2,736,436.23	$1,628.22	$39,590.57	$6,667	$176,743.83	$116,842.75	$116,842.75
CO#4W	1100 ft entrance road	$217,095.73	$2,844,984.09	$3,256.44	$41,218.79	$13,333	$183,410.49	$233,685.50	$233,685.50
CO#5	Return H2O pipeline per EPD	$117,689.82	$2,854,126.05	$0.00	$39,590.57	$0.00	$190,077.16	$117,689.82	$117,689.82
CO#6	ext. entrance rd 300 ft to 14+00	$82,152.13	$2,936,278.18	$0.00	$39,590.57	($82,152.13)	$107,925.03	$0.00	$0.00
CO#6A	ext. entrance rd 300 ft to 14+01	$27,384.04	$2,881,510.09	$0.00	$39,590.57	($27,384.04)	$162,693.12	$0.00	$0.00
CO#6B	ext. entrance rd 300 ft to 14+02	$54,768.09	$2,908,894.13	$0.00	$39,590.57	($54,768.09)	$135,309.07	$0.00	$0.00
CO#7	6" Water Pipe Sta. 5+00 to 14+00	$30,027.66	$2,966,305.84	$0.00	$39,590.57	($30,027.66)	$77,897.37	$0.00	$0.00
CO#8	Rock Creek Pump Station Chlorine Dioxide Feed Building	$295,623.53	$3,261,929.37	$4,434.35	$44,024.92	$88,687.06	$166,584.43	$388,744.94	$388,744.94
	auburn	$3,207,161.28		$44,024.92		$208,019.18		$3,459,205.38	$3,692,890.88
	winder	$271,863.82		$3,256.44		($41,434.75)		$233,685.50	
	total	$3,479,025.10		$47,281.35		$166,584.43		$3,692,890.88	

Change Order No. 1

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005 Owner's Project No.: 23-005
Project Contractor: Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Issuance: 6-28-24 Date of Contract: 4-12-24 Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Items are based on necessary changes Contract Time

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	Change Contract Dates and Time, See Attached	1	$0.00	$0.00	156 days
2	Material Submittals ONLY, See Attached	1	$0.00	$0.00	0 days
	Deductions				
3	None				0 days
	Total Change			**$0.00**	**156 Days**

The contract time, start date and completion date have been changed by the owner because of delays caused by State Enviromental Review Process and Funding Requirements. See Attachment.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $2,283,094.16	Contract Time prior to this Change Order 0 Days
Net Increase (decrease) of this Change Order $0.00	Net Increase (decrease) of this Change Order 156 Days
Revised Contract Price with all approved Change Orders $2,283,094.16	Revised Contract Time with all approved Change Orders 156 Days 11-30-24

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by: Date:

Recommended for Approval by Hussey Gay Bell & DeYoung, Inc. Date:

Approved for Owner by: Attest: Date:

Approved: (Other - when required) Date:

https://cpak-my.sharepoint.com/personal/avinson_cityofauburn-ga_org/Documents/Agendas/Workshop Mtg Agendas/May 28, 2026/Item 1 -Raw Water Change Orders/RWSP Piping Phase A ChO#4-5-6-7-8

Change Order No. 2

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005 Owner's Project No.: 23-005
Project Contractor: Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Issuance: 6-28-24 Date of Contract: 4-12-24 Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Items are based on necessary changes to Materials, Site Security, and Water Process Control

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	Change in Pipe and Fitting Size to Meet Flow Capacity	1	$60,173.65	$60,173.65	30 days
2	Barbwire Fence, 4 Strand. Metal Posts	1720	$18.00	$30,960.00	30 days
3	Variable Speed Drive for Rock Creek Pump Station	1	$43,551.00	$43,551.00	31 days
4	None				0 days
	Total Change			**$134,684.65**	**91 Days**

This Change Order will be paid out of Owner's Contingence. The pipe and fitting materials were changed because of material cost, availability, and flow capacity. Site Security changed when Martin Marietta moved their operations and EPD regulations requires fence. Changes in the DWTP Process requires the raw water flow to change frequently. All Changes are within the Guarantee Maximum Price.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $2,283,094.16	Contract Time prior to this Change Order 156 Days
Net Increase (decrease) of this Change Order $134,684.65	Net Increase (decrease) of this Change Order 91 Days
Revised Contract Price with all approved Change Orders $2,283,094.16	Revised Contract Time with all approved Change Orders 247 Days 3-1-25

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by:		Date:
Recommended for Approval by Hussey Gay Bell & DeYoung, Inc.		Date:
Approved for Owner by:	Attest:	Date:
Approved: (Other - when required)		Date:

Tabulation of Change Order #2 Values

#	item	Unit	#	Unit Price	Line Cost
C-01	Upgrade pipe Material from 16 inch HDPE pipe to 18 inch HDPE pipe	lf	819	$14.68	$12,022.92
C-02	18" Butterfly Valve	EA	1	$6,550.00	$6,550.00
C-03	18" HDPE Tee	EA	1	$2,249.50	$2,249.50
C-04	16" Butterfly Valve	EA	1	$5,800.00	$5,800.00
C-05	18x16" Reducer	EA	1	$2,053.20	$2,053.20
C-06	18x12" Reducer	EA	1	$1,958.03	$1,958.03
C-07	Additional Cover 2'	CUYD	300	$10.00	$3,000.00
C-08	Additional Concrete	CUYD	67	$420.00	$28,140.00
C-09	Casing Deduct, 30" to 24"	LF	40	-$40.00	-$1,600.00
	SUB-TOTAL				$60,173.65
C-10	Barbwire Fence, 4 strand	LF	1720	$18.00	$30,960.00
C-11	Variable Speed Drive for Rock Creek Pump Stat.	EA	1	$43,551.00	$43,551.00
	TOTAL				**$134,684.65**

	TIME CHANGE		
1	Original Contract End per Change Order #1		11/30/2024
2	Additional Time for Pipe Line Material Change		30
3	Additional Time for Fence Installation		30
4	Additional Time for Manufacture Shipment, and Installation VSD		31
	NEW CONTRACT END DATE		3/1/2025

Change Order No. 3

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005 Owner's Project No.: 23-005
Project Contractor: Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Issuance: 6-28-24 Date of Contract: 4-12-24 Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Item is the Addition of the Kilcrease Booster Pump Station to the Rock Creek Intake Project.

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	Kilcrease Booster Pump Station connected to Barrow County Water System	1	$552,833.68	$552,833.68	106 days
2	None				
3	None				
4	None				
	Total Change			**$552,833.68**	**106 Days**

This Change Order will be an addition to the base contract for the construction of the Rock Creek Intake, Pipeline and Raw Water Pump Station. The Change Order will be paid out of American Rescue Plan Act (ARPA) grant funds.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $2,283,094.16	Contract Time prior to this Change Order 247 Days
Net Increase (decrease) of this Change Order $552,833.68	Net Increase (decrease) of this Change Order 106 Days
Revised Contract Price with all approved Change Orders $2,835,927.84	Revised Contract Time with all approved Change Orders 353 Days 6-15-25

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by:		Date:
Recommended for Approval by Hussey Gay Bell & DeYoung, Inc.		Date:
Approved for Owner by:	Attest:	Date:
Approved: (Other - when required)		Date:

Tabulation of Change Order #3 Values
Kilcrease Booster Pump Station

ITEM	DESCRIPTION	UNITS	#	UNIT PRICE	TOTAL COST
1	Mobilization and General Conditions	LS	1	$5,000	$5,000.00
2	Erosion, Sedimentation and Pollution Control	LS	1	$1,500	$1,500.00
3	Clearing and Grubbing	LS	1	$1,500	$1,500.00
4	Earthwork	LS	1	$3,500	$3,500.00
5	Gravel Driveway	SY	240	$41.19	$9,885.60
6	24 ft wide Double Swing Chain Link Gate w/ lock	EA	1	$8,125	$8,125.00
7	Chain Link Fence, Remove & Replace	LF	90	$60	$5,400.00
8	Grassing	LS	1	$3,000	$3,000.00
9	8" PVC C-900 installation	LF	200	$45.75	$9,150.00
10	12" PVC C-900 installation	LF	355	$55	$19,525.00
11	8" Gate Valve	EA	0	$400	$0.00
12	8" Butterfly Valve	EA	0	$400	$0.00
13	12" Gate Vale	EA	9	$450	$4,050.00
14	6" Wet Cut In Assembly (valves, fittings, sleeves, etc.)	EA	1	$6,450	$6,450.00
15	12" Wet Cut In Assembly	EA	2	$8,500	$17,000.00
16	16"x12" Tapping Sleeve and Valve	EA	1	$15,000	$15,000.00
17	Fire Hydrant Assembly with 6" Gate Valve	EA	2	$1,750	$3,500.00
18	Water Sampling Station, Mueller Hydro-Guard or equal	EA	1	$5,000	$5,000.00
19	16" Steel Pipe Casing, per GaDOT Spec.	LF	0	$225	$0.00
20	Pump Building-Design Build (including Professional Services)	LS	1	$90,000	$90,000.00
21	Booster Pump Station (Package)	LS	1	$18,000	$18,000.00
22	Electrical w/ Underground Power	LS	1	$220,000	$220,000.00
			SUB-TOTAL		**$445,585.60**
23	Performance/Payment Bond Premium	LS	1	$7,248.08	$7,248.08
24	Contingency, of Subtotal	LS	1	100,000	$100,000.00
			TOTAL		**$552,833.68**

Change Order No. 4

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005
	Owner's Project No.: 23-005
Project Contractor: Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Issuance: 6-28-24
	Date of Contract: 4-12-24
	Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Item is the Addition of the Entrance Road to The Raw Water Storage Pond facility.

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	Grade and Construct Project Entrance Road to Fire Marshal Requirements	1	$116,842.75	$116,842.75	0 days
2	None				
3	None				
4	None				
	Total Change			**$116,842.75**	**106 Days**

This Change Order will build the entrance road into the RWSP. The road is building build before construction of the RWSP infrastructures. This line item is 1/3 of the cost of the entrance road because Winder will pay for the Balance. This change order will be paid with ARPA Funds.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $2,835,927.84	Contract Time prior to this Change Order 353 Days
Net Increase (decrease) of this Change Order $116,842.75	Net Increase (decrease) of this Change Order 0 Days
Revised Contract Price with all approved Change Orders $2,952,770.59	Revised Contract Time with all approved Change Orders 353 Days 6-15-25

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by:		Date:
Recommended for Approval by Hussey Gay Bell & DeYoung, Inc.		Date:
Approved for Owner by:	Attest:	Date:
Approved: (Other - when required)		Date:

Tabulation of Change Order #4 Values
RWSP Entrance Road

ITEM	DESCRIPTION	UNITS	#	UNIT PRICE	TOTAL COST
1	Clearing & Grubbing	LS	1	$4,000.00	$4,000.00
2	Grade Road	LF	1100	$30.00	$33,000.00
3	Fabric	LF	1100	$18.16	$19,976.00
4	Paving, 8" GAB, 2" Base, 1.5" Finish	SQYD	3200	$69.88	$223,616.00
5	Curbing	LF	700	$33.75	$23,625.00
6	Flumes	LF	12	$81.25	$975.00
7	12" DIP under Road for Phase B	LF	40	$101.29	$4,051.60
8	Concrete Encasement	LF	40	$60	$2,400.00
9	Cross Road Swale, Concrete 8"	CUYD	45	$400	$18,000.00
10					
11					
			SUB-TOTAL		**$325,643.60**
23	Performance/Payment Bond Premium	LS	1	$4,884.65	$4,884.65
24	Contingency, of Subtotal	LS	1	$20,000.00	$20,000.00
			TOTAL		**$350,528.25**

Note: Auburn will Pay 1/3 of this total cost. $116,842.75
Note: Winder will Pay 2/3 of this total cost. $233,685.50

Change Order No. 5

Project Name: Raw Water Storage Pond Piping -	HGB Project No.: 20-0004-WS
Project Owner:	Owner's Purchase Order #23-005
City of Auburn, City Hall, One Auburn Way,	Owner's Project No.: 23-005
Project Contractor:	Date of Issuance: 6-28-24
Griffin Bros., 103 Griffin Drive, Maysville, GA,	Date of Contract: 4-12-24
	Contract Period: 6-27-24 to 11-30-

HI

The following Change Order Item is the Addition of a Pipeline from the Drinking Water Treatment Plan

Item	Description of Changes	Qty.
	Additions	
1	Return Water Pipeline, 950 liner feet of 12" & 8' PVC pipe with fittings	1
2	None	
3	None	
4	None	

Total Change

This Change Order will build a pipeline from the DWTP to the RWSP so that drinking water produced I discharged to a man made pond and not waters of Georgia or the United States. This change order wi

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $2,952,770.59	Contract Time prior to this Change Order 353 Days
Net Increase (decrease) of this Change Order $117,689.82	Net Increase (decrease) of this Change Order 30 Days
Revised Contract Price with all approved Change Orders $3,070,460.41	Revised Contract Time with all approved 383 Days 7-15-25

The changes included in this Change Order are the terms, stipulations and conditions of the ori

Accepted for Contractor by:

Recommended for Approval by Hussey Gay Bell & DeYou

Approved for Owner by:

Approved: (Other - when required)

USSEY GAY BELL

Established 1958

t to The Raw Water Storage Pond facility.

Contract Cost/Unit	Change in Contract Cost	Change in Days
$117,689.82	$117,689.82	30 days
	$117,689.82	30 Days

oy the DWTP during testing will be
ll be paid with ARPA Funds.

to be accomplished in accordance with
ginal Contract as though included

Date:

ıng, Inc. Date:

Attest: Date:

Date:

see spreadsheet by Griffin Bros. $117,689.82 no bond no contingency
see change order #5 file

Change Order No. 6

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005 Owner's Project No.: 23-005
Project Contractor: Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Issuance: 6-28-24 Date of Contract: 4-12-24 Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Item is the Extention of the Entrance Road to The Raw Water Storage Pond facility.

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	Grade & Construct Project Entrance Road to Fire Marshal Requirements, Extend 300 feet	1	$82,152.13	$82,152.13	90 days
	And Appurtenances				
2	None				
3	None				
	Total Change			**$82,152.13**	**90 Days**

This Change Order will extend the entrance road to the RWSP facilities. The road is being build before construction of the RWSP infrastructures. This line item is 1/3 of the cost of the entrance road because Winder will pay for the Balance. This change order will be paid with ARPA Funds.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $3,070,460.41	Contract Time prior to this Change Order 353 Days
Net Increase (decrease) of this Change Order $0.00	Net Increase (decrease) of this Change Order 90
Revised Contract Price with all approved Change Orders $3,070,460.41	Revised Contract Time with all approved Change Orders 443 Days 10-15-25

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by:		Date:
Recommended for Approval by Hussey Gay Bell & DeYoung, Inc.		Date:
Approved for Owner by:	Attest:	Date:
Approved: (Other - when required)		Date:

Tabulation of Change Order #6 Values

RWSP Entrance Road Extension

Griffin Bros. Request including C.O. #4

RWSP Entrance Road Extension

ITEM	DESCRIPTION	UNITS	#	UNIT PRICE	TOTAL COST	UNITS	#	UNIT PRICE	TOTAL COST
1	Clearing & Grubbing	LS	1	$4,000.00	$4,000.00	LS	1	$4,000	$4,000.00
2	Grade Road	LF	1100	$30.00	$33,000.00	LF	1400	$30.00	$42,000.00
3	Fabric	LF	1100	$18.16	$19,976.00	LF	1100	$18.16	$19,976.00
4	Paving, 8" GAB, 2" Base, 1.5" Finish	SQYD	3200	$69.88	$223,616.00	SQYD	3200	$69.88	$223,616.00
5	Curbing	LF	700	$33.75	$23,625.00	LF	2800	$33.75	$94,500.00
6	Flumes	LF	12	$81.25	$975.00	LF	12	$81.25	$975.00
7	12" DIP (under Rd) for Phase A south of E. Rd	LF	40	$101.29	$4,051.60	LF	40	$101.29	$4,051.60
8	Concrete Encasement	LF	40	$60	$2,400.00	LF	40	$60	$2,400.00
9	Cross Road Swale, Concrete 8"	CUYD	45	$400	$18,000.00	CUYD	45	$400	$18,000.00
	SUB-TOTAL				**$329,643.60**	*Auburn Payed $116,842.75			
23	Performance/Payment Bond Premium	LS	1	$4,944.65	$4,944.65	*Winder Payed $233,685.50			
24	Contingency, of Subtotal	LS	1	$20,000.00	$20,000.00				
	TOTAL			*	**$354,588.25**				
	Additional Work on RWSP Entrance Road beyond Change Order #4								
25	Soil Excavation**					CUYD	0	6	$0.00
26	Trench Rock**					CUYD	0	$250.00	$0.00
27	Excavation for 3-4 stone & below curb 1ft cut					CUYD	1452	$6.00	$8,712.00
28	purchase & placement of 3-4 stone					CUYD	1452	$107.47	$156,046.44
29	36" Casing Pipe Intake # 2 Under Entrance Rd.					LF	40	$482.15	$19,286.00
30	3" conduit					LF	40	$10.00	$400.00
31	12" Casing under ent. road at Stat. 5+00					LF	40	$225.00	$9,000.00
32	18' casing under side road to RWSP					LF	40	$339.94	$13,597.60
33	Grassing					Acres	6.5	$3,200.00	$20,800.00
34	SUBTOTAL								$637,360.64
35	Less Fabric not installed								-$19,976.00
36	Less Concrete Encasement not installed								-$2,400.00
	Less Cross Road Swale, Concrete 8", not installed								-$18,000.00
37	SUBTOTAL								$596,984.64
38	Less Payment for CO#4 in Pay App #6								-$350,528.25
39	New Work								$246,456.39
40	**Auburn Change Order #6**								**$82,152.13**
41	**Winder Change Order #6**								**$164,304.26**

** note: Soil Excavation and Trench Rock to be paid after agreement on quantities.

Change Order No. 7

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005 Owner's Project No.: 23-005
Project Contractor: Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Issuance: 6-28-24 Date of Contract: 4-12-24 Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Item is the Extension of the Entrance Road 900 feet to The Raw Water Storage Pond facility.

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	6" Water Line to RWSP Facilities from Sta. 5+00 to 14+00	1	$30,027.66	$30,027.66	90 days
	And Appurtenances				
2	None				
3	None				
	Total Change			**$30,027.66**	**90 Days**

This Change Order will build the entrance road into the RWSP. The road is building build before construction of the RWSP infrastructures. This line item is 1/3 of the cost of the entrance road because Winder will pay for the Balance. This change order will be paid with ARPA Funds.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $3,152,612.54	Contract Time prior to this Change Order 443 Days
Net Increase (decrease) of this Change Order $30,027.66	Net Increase (decrease) of this Change Order 90
Revised Contract Price with all approved Change Orders $3,182,640.20	Revised Contract Time with all approved Change Orders 623 Days 1-13-2026

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by: Date:

Recommended for Approval by Hussey Gay Bell & DeYoung, Inc. Date:

Approved for Owner by: Attest: Date:

Approved: (Other - when required) Date:

Tabulation of Change Order #7 Values

6" Water Main to RWSP Facilities

ITEM	DESCRIPTION	UNITS	#	UNIT PRICE	TOTAL COST
1	6" PVC C900 Water Pipe Sta 5+00 to 14+00	LS	964	$63.86	$61,561.04
2	6" Valve w/ box	EA	1	$4,102.00	$4,102.00
3	Firehydrant assembly complete	EA	1	$6,772.15	$6,772.15
4	8" Valve w/ box	EA	1	$3,481.84	$3,481.84
5	8" x 6" Tee	EA	1	$1,178.96	$1,178.96
6	6" 90 Bend (in pipe price)	EA	1	$0.00	$0.00
7	Grassing	LF	1000	$2.50	$2,500.00
8	8" PVC C900 Water Pipe Sta 3+00 to 5+00	LF	200	$30	$6,052.00
9	Silt Fence	LF	200	$9	$1,760.00
10	2" Service Consection	EA	1	$1,343.72	$1,343.72
11					
			SUB-TOTAL		**$88,751.71**
23	Performance/Payment Bond Premium	LS	1	$1,331.28	$1,331.28
					$90,082.99

Note: Auburn will Pay 1/3 of this total cost. $30,027.66

Note: Winder will Pay 2/3 of this total cost. $60,055.32

Change Order No. 8

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005 Owner's Project No.: 23-005
Project Contractor: Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Issuance: 6-28-24 Date of Contract: 4-12-24 Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Item is the Addition of Chlorine Dioxide Building to Rock Creek Pump Station Site.

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	Chlorine Dioxide Chem Feed Building at Rock Creek Pump Station	1	$388,744.94	$388,744.94	220 Days
	And Appurtenances				
2	None				
3	None				
	Total Change			**$388,744.94**	**220 Days**

This Change Order will build the entrance road into the RWSP. The road is building build before construction of the RWSP infrastructures. This line item is 1/3 of the cost of the entrance road because Winder will pay for the Balance. This change order will be paid with ARPA Funds.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order $3,152,612.54	Contract Time prior to this Change Order 413 Days
Net Increase (decrease) of this Change Order $388,744.94	Net Increase (decrease) of this Change Order 220
Revised Contract Price with all approved Change Orders $3,541,357.48	Revised Contract Time with all approved Change Orders 663 Days 08-21-26

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by: Date:

Recommended for Approval by Hussey Gay Bell & DeYoung, Inc. Date:

Approved for Owner by: Attest: Date:

Approved: (Other - when required) Date:

Tabulation of Change Order #8 Values

Rock Creek Pump Station Chlorine Dioxide Building

#	Description	Units	Number of Units	Total Unit Price	Total Cost
1	12' Concrete Slab w/ Rebar	SF	1100	$ 35.00	$ 38,500.00
2	8" GAB	CY	21	$ 117.46	$ 2,466.66
3	Trench Drain	LF	50	$ 300.00	$ 15,000.00
4	Building Complete	LS	1	$ 99,000.00	$ 99,000.00
5	Interior Plumbing	LS	1	$ 10,000.00	$ 10,000.00
6	Eyewash Stations	EA	3	$ 2,976.29	$ 8,928.87
7	Chemical Feed Lines, by ClO_2 vendor	LS	1	$ 1,778.00	$ 1,778.00
8	Spill Containment Totes	EA	4	$ 3,250.00	$ 13,000.00
9	Warmwater Heaters w/ Recirculation	EA	1	$ 3,800.00	$ 3,800.00
10	Electrical	LS	1	$ 24,750.00	$ 24,750.00
11	Vents, Heaters w/ Fans	LS	1	$ 30,000.00	$ 30,000.00
12	Signage	LS	1	$ 4,000.00	$ 4,000.00
13	Fire Extinguishers	EA	4	$ 350.00	$ 1,400.00
14	Man Doors	EA	4	$ 1,500.00	$ 6,000.00
15	Garage Doors	EA	2	$ 6,000.00	$ 12,000.00
16	Chlorine Dioxide Generator by City	EA	1	$ -	$ -
17	Chemicals by City	EA	2	$ -	$ -
18	SCADA	LS	1	$ 25,000.00	$ 25,000.00
19	Subtotal				$ 295,623.53
20	Performance Bond	%	1.50%	$ 295,623.53	$ 4,434.35
21	Contingency	%	30%	$ 295,623.53	$ 88,687.06
22	TOTAL				$ 388,744.94

MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

AGENDA ITEM: 2f

TO: Mayor and Council

FROM: Michael Parks
City Administrator

DATE: June 11, 2026

PURPOSE: To consider approval of service agreement with Keck & Wood for engineering and consulting services for the City of Auburn Stormwater Department

BACKGROUND: The City of Auburn Stormwater Department requires professional engineering and consulting services to assist with stormwater infrastructure planning, drainage evaluations, permitting compliance, capital improvement projects, and related engineering support services. Keck & Wood has experience providing municipal stormwater and infrastructure engineering services for local governments throughout Georgia and the Southeast. Two projects necessary for their services to prepare bid documentation are attached. These projects include stream bank restoration at Shackelford Park and drainage improvements along Park Mill Rd.

RECOMMENDATION: Approve the Professional Services Agreement with Keck & Wood to provide stormwater engineering and consulting services for the City of Auburn, along with the necessary documentation Parks Mill drainage improvements and Shackelford Park restoration.

FUNDING: General Fund – Stormwater

ATTACHMENTS:
Professional Service Agreement
Parks Mill Project Service Agreement
Shackelford Project Service Agreement

Keck+Wood
COLLABORATION BY DESIGN

April 24, 2026

Michael Parks
City Manager
City of Auburn
1 Auburn Way
Auburn, Georgia 30011
Sent via email: mparks@cityofauburn-ga.org

Re: Task Order Proposal – Professional Engineering Services
Engineering Design for Drainage Improvements along Parks Mill Road

Dear Mr. Parks:

The City of Auburn (The "City") is soliciting professional services for the development of plans for drainage improvements along Parks Mill Road adjacent to the Martin Marietta Rock Quarry. Keck & Wood, Inc. (The "Engineer") intends to provide the City with professional engineering services for a design to control surface water along the northeast side of Parks Mill Road adjacent to the Martin Marietta Rock Quarry. This assignment will be performed under the terms and conditions of the On-Call Agreement between the City of Auburn and Keck & Wood, Inc.

Background

It is our understanding that water has surfaced on the northeast shoulder of Parks Mill Road adjacent to the Martin Marietta Rock Quarry, and during a rain event in 2025 the additional runoff resulted in water flooding into the travel lane of Parks Mill Road. The City has requested that KW provide an engineering design to control the surface water and alleviate future flooding concerns. The following is a detailed scope of our proposed services:

Expectation of Funding
It is our understanding that local funds will be used for this assignment.

Scope of Services

A. Ecological Services, required prior to additional work

United Consulting will first conduct a detailed site visit to assess the conditions and determine whether the area would be considered wetland or other federal jurisdictional waters. Based on the field assessment, they will provide recommendations and additional scope if permitting is necessary.

The following services will be provided for the project:

- Field Evaluation and Delineations

B. Topographic Survey

Terminus Land Surveying & Services will prepare a ground run topographic survey of the project area shown on Exhibit "A". This includes visible, above ground features, edge of road, top of banks, bottom of banks, channel locations to produce one (1') foot contours. Also, the survey will include Subsurface Utility Engineering (SUE) Level B to determine existing utilities that may factor in the design.

C. Conceptual Design

KW will prepare conceptual plans for the drainage improvement project to provide the City with a minimum of two conceptual designs along with budget estimates for construction costs for each design. Following are tasks associated with this phase of project development:

- Conceptual design plans and details for a minimum of two options for control of the surface water and stormwater runoff along the northeast shoulder of Parks Mill Road. Plans provided at this stage would include the following:
    - Conceptual grading and drainage improvement plan for each option which would include structural measures for each option in a general way.
    - Determine permitting requirements (if needed) for options presented to City. Permitting requirements will be determined based on the outcome of Task A, US Army Corps permitting may be required.
- Hydraulic analysis of the roadside area to determine appropriate measures to safely convey the water through the area to a more stable roadside ditch.
- Preparation of preliminary budget estimates for construction costs for each design presented to City.
- Coordination with the Owner in the layout and design of the drainage improvements, and will provide input and suggestions relative to the design and structures.

D. Construction Documents

Based on the design chosen in the Conceptual Design Phase, KW will prepare Construction Plans per the City's standard development regulations. Following are tasks associated with this phase of project development:

- Engineered design plans and details for the project, including the plan sheets for the drainage improvements. The following are the anticipated plan sheets needed:
    - Cover Sheet
    - Survey and Existing Conditions
    - Demolition Plan
    - Grading and Drainage Improvement Plan
    - Erosion Control Plan (single phase)
    - Construction Details
- KW will provide the City with 60% and 90% plans for review and comment.
- Hydraulic analysis of the roadside area to appropriately size proposed improvements to safely convey the water through the area to a more stable roadside ditch.
- Preparation of a detailed construction cost estimate
- Address plan review comments.

E. Bidding and Construction Administration (Optional, if needed), assuming 1 month duration, including but not limited to:

- Preparation of a project manual suitable for public bid advertisement to secure a contractor.
- Coordination of the bid opening
- Review the bids and the qualification of the lowest bidders
- Preparation of bid recommendation letter
- Preparation of the Contract Agreement between the City and the selected contractor
- Attendance at a pre-construction meeting
- Provide responses to questions during the bidding and construction phases, as needed
- Coordination with Contractor
- Review and approve Contractor's Pay Applications
- One site visit per week for the duration of the project (8-week timeline assumed)
- Coordinate and conduct final inspection and prepare final punch list
- Process project close out documents

Scope of Services does NOT include the following:

- Major changes by client to the site or grading layout after the preliminary 60% civil development plans.
- Geotechnical Services
- Utility relocation and coordination

- EPD Stream Buffer Variance (Additional fees can be provided if required based on the Field Evaluation and Delineations)
- Nationwide Permit Application – USACE (Additional fees can be provided if required based on the Filed Evaluation and Delineations).

Cost

Compensation for work performed by KW shall be billed hourly not to exceed the total fee noted below. Once per month during the existence of this task order, the Engineer shall submit to the City an invoice for payment based on the actual work performed for the Project through the invoice period. Items outside the scope described above can be billed hourly according to our hourly rates or an agreed upon lump sum fee.

Ecological Services	**$4,200**
Topographic Survey + SUE B	**$4,500**
Conceptual Design	**$9,400**
Construction Documents	**$20,500**
Total Design Services	**$38,600**
Bidding & Construction Administration	**$16,000 (Optional, in needed)**
Total Optional Services	**$16,000**

Schedule & Timing

The Engineer will complete the Conceptual Design scope of services within six (6) weeks of the notice to proceed.

If you have any questions or would like additional information, don't hesitate to contact me at 678-417-4008. We appreciate the opportunity to work with the City of Auburn on this project.

Sincerely,
KECK & WOOD, INC.

Jenni L. Olivo

Jenni Olivo, P.E.
Associate Vice President

Kenneth L Peters

Kenneth L. Peters P.E.
Senior Project Manager

ACCEPTED by the CITY OF AUBURN, GA

This _____ day of _____, 2026.

By: _____

Title: _____

Keck+Wood
COLLABORATION BY DESIGN

April 24, 2026

Michael Parks
City Manager
City of Auburn
1 Auburn Way
Auburn, GA 30011
Sent via email: mparks@cityofauburn-ga.org

Re: Task Order Proposal – Professional Engineering Services
MS4 Annual Report Preparation

Dear Mr. Parks:

Keck & Wood, Inc. ("K+W") appreciates this opportunity of presenting a proposal to provide professional services to assist the City of Auburn ("City") with the preparation of the City's 2026 MS4 Annual Report. Consideration of our firm for this assignment is most appreciated. The assignment will be performed under the terms and conditions of the On-Call Agreement between the City of Auburn and Keck & Wood, Inc.

Scope of Services:

A. Annual Report Preparation

As part of the MS4 program, KW will perform the following tasks to prepare and submit a comprehensive and accurate Phase 2 Municipal Separate Storm Sewer System (MS4) Annual Report to the Georgia Environmental Protection Division (GA EPD) in accordance with the City of Auburn's MS4 permit requirements:

1. Data Collection and Review
    - Gather all relevant data and documentation pertaining to the City's MS4 program activities during the reporting period. This includes, but is not limited to:
        - Records of public education and outreach activities.
        - Documentation of public involvement and participation efforts.
        - Records of illicit discharge detection and elimination (IDDE) activities, including investigations, mapping, and corrective actions.
        - Documentation of construction site stormwater runoff control measures, including plan reviews, inspections, and enforcement actions.
        - Records of post-construction stormwater management measures, including inspections and maintenance activities.
        - Documentation of pollution prevention and good housekeeping measures for municipal operations, including street sweeping, storm drain cleaning, and vehicle maintenance.
        - Records of any enforcement actions or violations related to the MS4 program.

2. Report Preparation
    - Prepare a draft MS4 Annual Report in accordance with the GA EPD's reporting requirements and current permit conditions.
    - Ensure the report includes all required information, including:

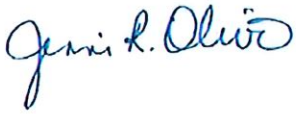
- A description of the City's activities under each of the six minimum control measures.
- Documentation of any enforcement actions or violations.
- Any required maps.
- Utilize GA EPD's most recent annual report template.
- Include supporting documentation as needed.

3. Internal Review and Final Report Submittal
    - Submit the draft report to designated staff for review and comment.
    - Address all comments and revise the report as necessary.
    - Prepare the final MS4 Annual Report for electronic submission to the GA EPD.
    - Submit the report by the required deadline.
    - Maintain a copy of the submitted report for the City's records.

Compensation: Compensation for work performed shall be on an **hourly not to exceed $16,800** basis utilizing our hourly rates. Once per month during the existence of this contract, the Engineer shall submit to the City an invoice for payment based on hours worked for the Project through the invoice period. Items outside the scope described above can be billed hourly according to our hourly rates or an agreed upon lump sum fee.

Please contact me if you have any questions or concerns at 678-417-4008.

Sincerely,
KECK & WOOD, INC.



Jenni Olivo, P.E.
Associate Vice President



Kenneth L. Peters P.E.
Senior Project Manager

ACCEPTED by the CITY OF AUBURN, GA

This _____ day of _____, 2026.

By: _____

Title: _____

Keck+Wood
COLLABORATION BY DESIGN

April 24, 2026

Michael Parks
City Manager
City of Auburn
1 Auburn Way
Auburn, Georgia 30011
Sent via email: mparks@cityofauburn-ga.org

Re: Task Order Proposal – Professional Engineering Services
Engineering Design for Streambank Restoration Project at James Shackelford Park

Dear Mr. Parks:

The City of Auburn (The "City") is soliciting professional services for the development of plans for a streambank restoration project for an unnamed tributary to the Apalachee River at James Shackelford Park. Keck & Wood, Inc. (The "Engineer") intends to provide the City with professional engineering services for a design for restoration of approximately 200 LF of eroding stream bank located along an unnamed tributary to the Apalachee River upstream of an existing pedestrian bridge at James Shackelford Park. This assignment will be performed under the terms and conditions of the On-Call Agreement between the City of Auburn and Keck & Wood, Inc.

Background

It is our understanding that approximately 200 LF of an unnamed tributary to the Apalachee River is experiencing severe erosion and poses a safety hazard due to the proximity to an existing parking lot. The City has requested that KW provide an engineering design for bank stabilization which could include a variety of structural and vegetative measures to stabilize the streambank. The following is a detailed scope of our proposed services:

Expectation of Funding
It is our understanding that local funds will be used for this assignment.

Scope of Services

A. Topographic Survey

Terminus Land Surveying & Services will prepare a ground run topographic survey of the project area shown on Exhibit "A". This includes visible, above ground features, top of banks, bottom of banks, channel locations, top of water, evidence of high water and any large trees captured to produce one (1') foot contours.

B. Conceptual Design

KW will prepare conceptual plans for the streambank stabilization project to provide the City with a minimum of two conceptual designs along with budget estimates for construction costs for each design. Following are tasks associated with this phase of project development:

- Conceptual design plans and details for a minimum of two options for remediation of the unnamed tributary to Apalachee River. Plans provided at this stage would include the following:
  - Conceptual stream buffer restoration plan for each option which would include structural and vegetative measures for each option in a general way.
  - Conceptual grading plans and cross sections for each option
  - Conceptual standard details for each option. For this phase of design, details would not be site specific.
  - Provide recommendations regarding vegetation planting to be included in the project design.
- Hydraulic analysis of Tributary 30 to the Apalachee River utilizing the existing HEC-RAS model available from the FEMA Engineering Library. Hydraulic analysis will include the following:

  - Update existing HEC-RAS model to add the existing bridge and additional cross sections to model existing velocities at sections in the project area. For the Conceptual Design Phase, this will be utilized to select structural and vegetative measures for presentation to City.
- Preparation of preliminary budget estimates for construction costs for each design presented to City.
- Coordination with the Owner in the layout and design of the restored stream, and will provide input and suggestions relative to the design and channel structures.

C. Construction Documents

Based on the design chosen in the Conceptual Design Phase, KW will prepare Construction Plans per the City's standard development regulations. Following are tasks associated with this phase of project development:

- Engineered design plans and details for the project, including the plan sheets for the stream restoration. The following are the anticipated plan sheets needed:
  - Cover Sheet
  - Survey and Existing Conditions
  - Demolition Plan
  - Streambank Stabilization Plan
  - Grading Plan with typical cross sections of buffer stabilization areas
  - Erosion Control Plan (three phase)
  - Buffer Planting / Restoration Plan
  - Construction Details
- KW will provide the City with 60% and 90% plans for review and comment.
- Hydraulic analysis of Tributary 30 to the Apalachee River utilizing the existing HEC-RAS model available from the FEMA Engineering Library. Hydraulic analysis will include the following:
  - Update the revised HEC-RAS model to show post-project conditions for the selected design.
  - Perform hydraulic analysis post-project conditions to assist in sizing of hydraulic structures for stream restoration.
  - Compare pre-project to post-project model to show that there is no rise in base flood elevation in the tributary.
  - Provide a report documenting hydraulic design and No Rise Certification
- Preparation of a detailed construction cost estimate
- Address plan review comments.

D. Ecological Services

The following services will be provided for the project:

- Wetland Delineation and Field Data Collection
- EPD Stream Buffer Variance
- Nationwide Permit Application – USACE

E. Optional Services - Bidding and Construction Administration, assuming 2 months duration, including but not limited to:

- Preparation of a project manual suitable for public bid advertisement to secure a contractor.
- Coordination of the bid opening
- Review the bids and the qualification of the lowest bidders
- Preparation of bid recommendation letter
- Preparation of the Contract Agreement between the City and the selected contractor
- Attendance at a pre-construction meeting
- Provide responses to questions during the bidding and construction phases, as needed
- Coordination with Contractor
- Review and approve Contractor's Pay Applications

- One site visit per week for the duration of the project (8-week timeline assumed)
- Coordinate and conduct final inspection and prepare final punch list
- Process project close out documents

Scope of Services does NOT include the following:

- Major changes by client to the site or grading layout after the preliminary 60% civil development plans.
- Geotechnical Services
- Utility relocation and coordination.

Cost

Compensation for work performed by KW shall be billed hourly not to exceed the total fee noted below. Once per month during the existence of this task order, the Engineer shall submit to the City an invoice for payment based on the actual work performed for the Project through the invoice period. Items outside the scope described above can be billed hourly according to our hourly rates or an agreed upon lump sum fee.

Topographic Survey	**$ 2,300**	**(Terminus Land Surveying)**
Conceptual Design	**$15,100**	**(KW)**
Construction Documents	**$34,800**	**(KW)**
Ecological Services	**$18,600**	**(United Consulting**
Total Design Related Services	**$70,800**	
Optional - Bidding & Construction Administration		**$26,700**
Total optional services		**$26,700**

Schedule & Timing

The Engineer will complete the Conceptual Design scope of services within six (6) weeks of the notice to proceed.

If you have any questions or would like additional information, don't hesitate to contact me at 678-417-4008. We appreciate the opportunity to work with the City of Auburn on this project.

Sincerely,
KECK & WOOD, INC.

Greg Sistrunk, P.E.
Vice President

Kenneth L. Peters P.E.
Senior Project Manager

ACCEPTED by the CITY OF AUBURN, GA

This _____ day of _____, 2026.

By: _____

Title: _____

MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

AGENDA ITEM: 2g

TO: Mayor and Council

FROM: Michael Parks
City Administrator

DATE: June 11, 2026

PURPOSE: To approve the City of Auburn portion of the Gwinnett County Solid Waste Management Plan to properties located within the Gwinnett County portion of the City of Auburn.

BACKGROUND: Gwinnett County originally adopted its Solid Waste Management Plan in 1991 to establish a coordinated countywide approach for managing residential and commercial solid waste. The plan was part of the Georgia Comprehensive Solid Waste Management Act of 1990. The plan was created to ensure compliance with state environmental regulations, protect public health, and prepare for the impact of continued population growth and development within the county. The City of Auburn's portion of Gwinnett County needs to be part of this plan. The remainder of the city in part of the Northeast Georgia Plan monitored by the Northeast Georgia Regional Commission.

RECOMMENDATION: Staff recommends approval of the Gwinnett County Comprehensive Solid Waste Management Plan as presented and authorizes the City's continued coordination with Gwinnett County Government regarding solid waste management planning, recycling initiatives, environmental compliance, and future service needs affecting properties located within the Gwinnett County portion of the City of Auburn.

FUNDING: N/A

ATTACHMENTS:
Gwinnett County Solid Waste Management Plan



2025 Gwinnett County Solid Waste Management Plan Update

IN COMPLIANCE WITH GEORGIA CODE § 12-8-31.1

3-18-26 DRAFT FOR CITY OF AUBURN

Prepared by RRS for Gwinnett County GA, Support Services Department

July 1, 2026

DRAFT EXECUTIVE SUMMARY

NOTE: Executive Summary will be updated based on final plan language and municipal input

Purpose and Statutory Compliance

The 2025 Gwinnett County Solid Waste Management Plan Update ("Plan Update") has been prepared in accordance with the Georgia Comprehensive Solid Waste Management[1] and the Georgia Department of Community Affairs (DCA) Minimum Planning Standards and Procedures for Solid Waste Management[2] This Plan Update satisfies the statutory requirement that each local government prepare, adopt, and maintain a comprehensive solid waste management plan demonstrating adequate service capacity, compliance with state waste reduction policy, and consistency with Georgia Environmental Protection Division (EPD) permitting standards.

This Plan Update establishes a ten-year planning horizon from 2025 through 2035 and demonstrates access to at least ten years of permitted disposal capacity[3]. The Plan provides the policy and analytical framework necessary for regulatory determinations of consistency for new or expanded solid waste facilities proposed within the planning area.

The Plan addresses municipal solid waste (MSW)[4] including residential, commercial, industrial (for landfill capacity calculations only), yard trimmings, and construction and demolition debris. Agricultural, mining, and other specialized wastes are excluded consistent with statutory definitions.

Planning Area

The planning area includes all unincorporated areas of Gwinnett County and the incorporated municipalities of: Auburn (Gwinnett portion), Berkeley Lake, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville (Gwinnett portion), Norcross, Snellville, Mulberry, Sugar Hill, and Suwanee. The City of Peachtree Corners maintains its own solid waste management plan and is not included in this planning area.

Gwinnett County coordinates regionally with participating municipalities to ensure plan consistency, documentation of disposal capacity, and alignment with statewide waste reduction objectives.

Solid Waste Management System Overview

Collection Systems

Solid waste collection services in the planning area are provided through a combination of:

- A County-administered Service Area/Zone collection program in unincorporated Gwinnett County;
- Municipal collection or franchised systems within incorporated cities; and
- Open-market private hauling arrangements where authorized by local ordinance.

[1] Act, O.C.G.A. Title 12, Chapter 8, Article 2
[2] Ga. Comp. R. & Regs. 110-4-3
[3] O.C.G.A. § 12-8-31.1
[4] O.C.G.A. § 12-8-22

The County's unincorporated Service Zone model provides weekly cart-based collection of household waste and recycling, bulk collection, and optional yard waste services. Service fees are assessed on property tax bills, ensuring universal participation and system stability. Municipalities independently determine their service delivery models but coordinate with the County to ensure consistency with this Plan Update and applicable state requirements.

Waste Generation and Disposal Analysis

This Plan Update evaluates historical and projected waste generation trends for the 2025–2035 planning period. Analysis is based on:

- Gwinnett County unincorporated system data,
- Georgia EPD quarterly disposal reporting,
- U.S. Census population estimates and projections, and
- State-reported per-capita disposal rates.

The 2025 base year total planning area generation (residential, commercial, and industrial for capacity purposes) is approximately 2.1 million tons per year. Diversion performance in the base year is approximately 29 percent.

Population growth and economic expansion are projected to increase total waste generation over the planning period; however, improved diversion performance is projected to offset landfill demand. The planning area diversion rate is projected to increase to approximately 38 percent by 2035.

Georgia's statewide per-capita disposal rate has declined from approximately 1.7 tons per capita in 2019 to approximately 1.5 tons per capita in recent reporting years. Continued incremental reductions are assumed in long-range projections.

Disposal Capacity Assurance

Consistent with this Plan Update demonstrates access to more than ten years of permitted disposal capacity[5] through:

- Regional municipal solid waste landfill facilities;
- Construction and demolition disposal facilities; and
- Contractual and market-based disposal arrangements.

Projected annual landfill capacity needs are approximately 1.5 million tons in the 2025 base year, declining modestly over the planning period due to increased diversion. Waste disposal assurance documentation is included in the Disposal Element appendix.

The planning area relies substantially on regional disposal capacity located outside Gwinnett County. This regional approach is consistent with state law authorizing intergovernmental and contractual arrangements for long-term disposal assurance.

Waste Reduction and Diversion Policy

[5] O.C.G.A. § 12-8-31.1(d),

Georgia law establishes a policy objective to reduce, on a statewide per-capita basis, the amount of municipal solid waste received at disposal facilities[6]The historic 25 percent reduction target was amended in 2005 to a narrative goal emphasizing reasonable and cost-effective reduction efforts.

This Plan Update supports statewide policy objectives through:

- Cart-based residential recycling services in unincorporated areas;
- Municipal recycling and drop-off programs;
- Yard trimmings diversion and composting;
- Public education and outreach through Gwinnett Clean & Beautiful;
- Illegal dumping prevention and enforcement; and
- Continued evaluation of material-specific diversion opportunities, including organics and construction debris.

Diversion projections indicate steady improvement through 2035 reflecting expanded recycling participation, public education, and market-supported material recovery.

Facility Siting and Regulatory Consistency

This Plan Update incorporates siting limitations and procedures[7] to ensure that proposed solid waste handling facilities are:

- Located in areas compatible with surrounding land uses;
- Consistent with local comprehensive plans and zoning;
- Protective of public health, safety, and welfare; and
- Supported by adequate transportation infrastructure.

The Plan provides the framework for issuance of Written Statements of Consistency required for EPD permitting of new or expanded facilities.

Public Participation

Gwinnett County conducted[8]:

1. A public hearing prior to plan development to solicit input on solid waste management needs and issues; and
2. A public hearing prior to plan adoption to review the draft Plan Update and receive public comment.

Notice of each hearing was published in the County's legal organ. Documentation of public participation is included in the Plan appendix.

Additional municipal coordination workshops were conducted during plan preparation to ensure alignment among participating jurisdictions.

Key Findings

[6] O.C.G.A. § 12-8-21

[7] Georgia EPD Rules for Solid Waste Management (Ga. Comp. R. & Regs. 391-3-4

[8] O.C.G.A. § 12-8-31.1(b) and (c)

- Continued population and economic growth will increase total waste generation during the planning period.
- Diversion rates are projected to improve steadily, reducing per-capita landfill demand.
- The planning area has secured more than ten years of permitted disposal capacity.
- The County's Service Zone collection system in unincorporated areas provides stable, efficient service delivery and supports waste reduction objectives.
- Regional disposal dependence requires continued monitoring of long-term capacity conditions.
- No significant seasonal or tourism-related fluctuations materially affect waste generation trends.

Conclusion

The 2025 Gwinnett County Solid Waste Management Plan Update fully complies with the Georgia Comprehensive Solid Waste Management Act and DCA Minimum Planning Standards. The Plan:

- Demonstrates adequate ten-year disposal capacity;
- Supports statewide waste reduction policy objectives;
- Provides a structured and enforceable facility siting framework;
- Incorporates required public participation; and
- Establishes a coordinated strategy for integrated solid waste management across the planning area for 2025–2035.

Implementation of this Plan will ensure the continued protection of public health and environmental quality while supporting responsible growth and efficient service delivery throughout Gwinnett County.



Section 1: INTRODUCTION AND PLANNING CONTEXT

1.1 Purpose of the Solid Waste Management Plan Update

This update to the current 2008 Gwinnett County Solid Waste Management Plan has been prepared to meet the requirements of the Georgia Comprehensive Solid Waste Management Act[9] (Act) and Georgia Department of Community Affairs (DCA) Solid Waste Management Plan Format v4.2.[10]

The 2025 Gwinnett County Solid Waste Management Plan Update (Plan Update) has been created to:

- Comply with state requirements for preparation and periodic updating of a comprehensive solid waste management plan.
- Protect public health, safety, and welfare while enhancing environmental quality and community livability.
- Ensure that new or expanded solid waste facilities are sited according to local and state regulations. [11]
- Ensure that adequate solid waste management systems and practices are in place to meet current and future needs and support statewide waste reduction goals.
- Demonstrate the availability of sufficient solid waste handling and disposal capacity for a minimum of ten years.

The Plan Update focuses on municipal solid waste, including primarily residential, commercial, yard trimmings, and construction and demolition debris as defined under Georgia law.[12] Wastes generated by mining, agriculture, aand silvicultureare excluded. Industrial and institutional waste are used in the calculation of landfill capacity required. The base year for this Plan Update is 2025, and the planning horizon extends for a ten-year period through 2035.[13]

1.2 Solid Waste Management in Georgia

1.2.1 Statutory Authority

Solid waste management planning and implementation in Gwinnett County are governed by the Georgia Comprehensive Solid Waste Management Act (the Act), enacted by the Georgia General Assembly in 1990 and codified at O.C.G.A. Title 12, Chapter 8, Article 2. The Act establishes a comprehensive statutory framework for the environmentally sound, cost-effective, and coordinated management of solid waste at the state, regional, and local levels.[14]

Gwinnett County in coordination with its incorporated municipalities, is required to prepare, adopt, and maintain a Solid Waste Management Plan that is consistent with state law and Georgia Environmental Protection Division (EPD) rules.[15] The SWMP must identify existing solid waste management programs and facilities serving the County, evaluate their effectiveness, identify service gaps or deficiencies, and establish strategies to address current and projected solid waste management needs.

1.2.2 Planning Document

[9] Georgia Comprehensive Solid Waste Management Act: O.C.G.A. Title 12, Chapter 8, Article 2 (2024).
[10] DCA SWMP Guidance Authority: O.C.G.A. § 12-8-31.1(a)(2); Ga. Comp. R. & Regs. R. 110-4-3-.03.
[11] Ga. Comp. R. & Regs. r. 391-3-4-.05 — Solid Waste Handling Facility Permits
[12] Ga. Comp. R. & Regs. r. 391-3-4-.02 — Definitions
[13] OO.C.G.A. § 12-8-31.1(d)
[14] O.C.G.A. § 12-8-20 et seq
[15] O.C.G.A. § 12-8-31.1(a).

The Act further requires that local Plan Updates demonstrate consistency with statewide solid waste policy objectives and include provisions addressing waste reduction, recycling, collection, processing, and disposal capacity, and required public notice.[16] Gwinnett County's Plan Update serves as the primary planning document guiding solid waste management decisions within the County and provides the basis for regulatory determinations of consistency by Georgia EPD for proposed solid waste facilities and facility expansions.

1.2.3 Waste Reduction Policy Objectives

The Act originally established a statewide numeric goal to reduce municipal solid waste disposal by 25 percent on a per-capita basis, using 1992 as the baseline year.[17] In 2005, the General Assembly amended this requirement and replaced the numeric target with a narrative waste reduction goal, expressing the intent that all reasonable efforts be undertaken to reduce, on a statewide per-capita basis, the amount of municipal solid waste received at disposal facilities.[18] Gwinnett County's SWMP reflects this policy direction through continued emphasis on waste reduction, recycling, composting, and diversion programs consistent with local needs and market conditions.

1.2.4 Disposal Capacity and Regional Coordination

Local Plan Updates are required to demonstrate at least ten years of available permitted disposal capacity, either within the jurisdiction or through contractual or regional arrangements.[19] Gwinnett County satisfies this requirement through a combination of in-county facilities, regional disposal options, and long-term contractual access to permitted facilities. The Act authorizes intergovernmental agreements and regional approaches to solid waste facility ownership and operation to promote efficiency and long-term capacity assurance.[20]

1.2.5 Material-Specific Requirements and Operational Standards

The Act establishes several material-specific disposal prohibitions and operational requirements applicable within Gwinnett County, including:

- A prohibition on the disposal of lead-acid vehicle batteries in solid waste landfills.[21]
- A ban on the disposal of whole tires in solid waste landfills.[22]
- Restrictions on the disposal of yard trimmings in lined municipal solid waste landfills and landfill that required vertical expansion that are not equipped with a gas extraction system.[23]
- Mandatory recycling programs for state agencies operating in state-owned buildings.[24]
- Certification and training requirements for solid waste facility operators, including landfill operators.[25]

[16] O.C.G.A. § 12-8-21(a); § 12-8-31.1.
[17] Former O.C.G.A. § 12-8-21(a)(2) (pre-2005)
[18] O.C.G.A. § 12-8-21(a)(2) (as amended).
[19] O.C.G.A. § 12-8-31.1(d).
[20] O.C.G.A. §§ 12-8-23, 12-8-31
[21] O.C.G.A. § 12-8-27.1(a).
[22] O.C.G.A. § 12-8-27.2.
[23] O.C.G.A. § 12-8-27.1(b); Ga. Comp. R. & Regs. r. 391-3-4-.04.
[24] O.C.G.A. § 12-8-27.3.
[25] O.C.G.A. § 12-8-24(g).

These provisions are implemented locally through County ordinances, municipal programs, contractual requirements for service providers, and coordination with Georgia EPD.

1.2.6 Funding Mechanisms and Host Fees

The Act established the Georgia Solid Waste Trust Fund, which is funded primarily through a $1 fee on the retail sale of each new passenger tire in Georgia.[26] Trust Fund revenues support statewide and local solid waste reduction, recycling, education, enforcement, and cleanup programs, including grant funding administered by Georgia EPD. Gwinnett County and its municipalities may be eligible to compete for Trust Fund grants to support plan implementation and program expansion.

In addition, the Act authorizes local host fees for permitted solid waste disposal facilities, with a statutory minimum of $1.00 per ton of solid waste disposed, unless a higher fee is established by local ordinance or negotiated host community agreement.[27] Host fees are intended to offset community impacts associated with solid waste facility operations and may be used to support local solid waste management programs and services.

1.2.7 Historical Context: Solid Waste Management in Gwinnett County

Prior to the early 1970s, Gwinnett County did not operate a coordinated countywide system for solid waste collection or disposal. Waste management practices during this period primarily consisted of self-hauling by residents, on-site burning or burial of waste, and unauthorized roadside disposal. Municipal solid waste collection services were generally limited to incorporated cities. These practices resulted in widespread illegal dumping, public health concerns, and environmental degradation.

In 1973, the Gwinnett County Board of Commissioners adopted an exclusive franchise solid waste collection system through voter referendum. The franchise system expanded the availability of collection services in unincorporated areas and reduced some illegal disposal activity. However, challenges related to service costs, participation levels, enforcement, and continued illegal dumping persisted through the late 1970s and 1980s.



In 1980, the Board of Commissioners established the Gwinnett Clean & Beautiful (GC&B) Citizens Advisory Board to address litter prevention, illegal dumping, beautification, and public education. Early recycling initiatives included newspaper drop-off collection sites and public outreach programs. In 1986, the Recycling Bank of Gwinnett opened and expanded regional material recovery capacity, supporting recycling efforts within Gwinnett County and surrounding jurisdictions.

In 1989, Gwinnett County adopted a revised solid waste collection framework requiring residents in unincorporated areas to contract with private haulers operating under extended franchise terms and standardized service requirements. In 1990, this system was invalidated by the Gwinnett County Superior Court, resulting in the removal of the County's authority to mandate participation in franchised collection service and necessitating a transition to an open-market system for solid waste collection.

In 2008, Gwinnett County completed and adopted a comprehensive update to its Solid Waste Management Plan, establishing a revised planning framework that reflected continued population growth, changes in

[26] O.C.G.A. § 12-8-40.1
[27] O.C.G.A. § 12-8-25.4

collection systems, expanded recycling and yard waste diversion programs, and evolving regional disposal capacity conditions.[28]

Key Milestones in Gwinnett County Solid Waste Management

Year	Milestone
Pre-1970s	No coordinated countywide system; self-hauling, burning, burial, and illegal dumping prevalent
1973	Voter-approved exclusive franchise collection system adopted
1980	Gwinnett Clean & Beautiful Citizens Advisory Board established
1986	Recycling Bank of Gwinnett opens
1989	Revised franchised collection framework adopted
1990	Franchise system invalidated by Superior Court
1991	First ten-year SWMP adopted
1993–1994	SWMP amendments adopted
1996	Yard trimmings diversion requirements enacted
2008	Current Solid Waste Management Plan Update Completed and Approved
Present	County-administered Service Area Zone collection program in unincorporated areas; municipal systems operated independently in incorporated cities

1.2.8 Unincorporated Gwinnett County Franchise Collection Program

Gwinnett County's unincorporated-area residential trash system is a county-administered "Service Area/Zone" model that uses multiple private hauler contracts. Gwinnett County contracts with private haulers and assigns each hauler a designated Service Area/Zone. The service contract language describes the hauler's right to serve a designated Service Area/Service Zone and makes the service mandatory for "Service Units" in that area. [29]



The County established a residential solid waste service fee that is charged to residential properties in unincorporated Gwinnett. Fees are placed on property tax bills as a separate item for the Tax Commissioner's Office to collect Solid Waste.

The County's program provides weekly household waste collection plus recycling, with standardized cart-based set-out rules. Bulk/white goods collection is included in the residential program. Yard waste is optional and is paid separately to the haulers and is not part of the core service fee.

Rates are established through the County's competitive procurement process and approved by the Board of Commissioners, providing rate stability and consistency across the unincorporated area.

The Service Zone collection program was reestablished to improve service reliability, increase participation in recycling and yard waste diversion, reduce illegal dumping, and support compliance with

[28] Gwinnett County, *Solid Waste Management Plan Update* (2008), adopted by the Gwinnett County Board of Commissioners.

[29] https://www.gwinnettcounty.com/services/solid-waste-management

state solid waste reduction goals. The County administers the program through contract oversight, enforcement of service standards, and coordination with franchised haulers.

Gwinnett County continues to support waste reduction, recycling, litter prevention, and public education initiatives through the Service Zone collection program, Gwinnett Clean & Beautiful, and coordination with municipalities, private haulers, and Georgia Environmental Protection Division programs.

1.2.9 Incorporated Municipalities and Open-Market Systems

Gwinnett County does not operate a countywide municipal solid waste collection service for incorporated areas. Incorporated municipalities within the County independently determine their solid waste service delivery models, which may include municipal collection, franchised service, or open-market private hauling systems, as authorized by local ordinance.

1.2.10 Disposal System and Regional Capacity



The majority of municipal solid waste generated within Gwinnett County is transported to permitted disposal facilities located outside the County through contractual and market-based arrangements. Details are provided in Section 5 - Disposal Element. This reliance on regional disposal capacity is consistent with state law and the County's Solid Waste Management Plan, which demonstrates access to a minimum of ten years of permitted disposal capacity through a combination of regional facilities and private-sector contracts. See Plan Update Section 4.1 Inventory of Collection Program for details.

1.3 Planning Area Description

Gwinnett County's Plan Update is a regional plan that includes the unincorporated areas and all incorporated political subdivisions that have population within the geographic county boundary. The City of Peachtree developed its own Solid Waste Management Plan and is excluded from the planning area.

Participating municipalities retain authority over solid waste collection and service delivery within their respective jurisdictions and are responsible for ensuring consistency with the adopted SWMP and applicable state law.

1.3.1 Participating Local Governments

In addition to the unincorporated areas of Gwinnett County, the following 13 incorporated areas are included in the planning area. Note that some communities span multiple counties.

	2025 Incorporated Cities	Location	Additional County Location
1	Berkeley Lake	Gwinnett County	
2	Dacula	Gwinnett County	
3	Duluth	Gwinnett County	

4	Grayson	Gwinnett County	
5	Lawrenceville	Gwinnett County	
6	Lilburn	Gwinnett County	
7	Norcross	Gwinnett County	
8	Snellville	Gwinnett County	
9	Mulberry	Gwinnett County	
10	Sugar Hill	Gwinnett County	
11	Suwanee	Gwinnett County	
12	Auburn	Gwinnett County	Barrow
13	Loganville	Gwinnett County	Walton

Gwinnett County coordinates with participating municipalities to support waste reduction initiatives, document access to adequate disposal capacity, and ensure consistency between municipal solid waste practices and the adopted Plan Update .

1.3.2 Physical Characteristics

Gwinnett County encompasses approximately 430 square miles in northeastern Georgia and is a core jurisdiction within the Atlanta Metropolitan Statistical Area.[30] The County has experienced sustained population growth over multiple decades and is characterized by predominantly suburban development patterns and a diversifying economic base.[31]

Land use within the planning area is dominated by low-density, single-family residential development, with a substantial share of the population residing in unincorporated areas. [32] According to regional demographic forecasts, Gwinnett County is expected to continue growing during the 2025–2035 planning period, with increasing racial and ethnic diversity and a rising proportion of residents aged 65 and older.[33] Seasonal population fluctuations are minimal and do not materially affect annual solid waste generation patterns.[34]

Gwinnett County's extensive roadway network, high commuter activity, and location within the Atlanta region's federal air-quality nonattainment area influence solid waste collection efficiency, vehicle miles traveled and associated environmental impacts.[35] These transportation and air-quality conditions are important considerations in evaluating collection system design, routing efficiency, and emissions-related impacts associated with solid waste management operations.

1.3.3. Demographics and Economic Characteristics

[30] U.S. Census Bureau, *QuickFacts: Gwinnett County, Georgia* — Land area and geographic characteristics (most recent data release).
[31] Atlanta Regional Commission (ARC), *Regional Snapshot and Economic Indicators* — Long-term population growth and economic trends
[32] U.S. Census Bureau, *American Community Survey (ACS) 5-Year Estimates* — Housing units by structure type and tenure; unincorporated versus municipal distribution.
[33] Atlanta Regional Commission (ARC), *Regional Demographic Forecasts* — Population projections, age cohort trends, and racial/ethnic composition for the 2025–2035 period. .
[34] Georgia Department of Community Affairs (DCA), *Solid Waste Management Plan Format v4.2* — Guidance on treatment of seasonal population variability in solid waste planning.

[35] U.S. Environmental Protection Agency (EPA), *Green Book: Nonattainment Areas for Criteria Pollutants* — Atlanta ozone nonattainment designation; Georgia Department of Transportation (GDOT), *Statewide Transportation and Commuting Data*.

Solid waste management plans[36] must include a description of the demographic and economic characteristics of the planning area sufficient to explain current and projected waste generation and service needs. This section summarizes the planning area's population size and trends, the distribution of population among incorporated and unincorporated jurisdictions, and projected population growth over the planning period.

The purpose of this information is to provide context for waste generation estimates, disposal capacity calculations, and long-term planning decisions by identifying the demographic and economic factors that drive the quantity and composition of solid waste generated within the planning area.

1.3.3.1 Planning Area

The solid waste planning area includes all unincorporated areas of Gwinnett County, together with the incorporated municipalities of Auburn (Gwinnett portion), Berkeley Lake, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville (Gwinnett portion), Norcross, Snellville, Mulberry, Sugar Hill, and Suwanee. Together, these jurisdictions comprise the full geographic scope of the County's Solid Waste Management Plan planning area.[37]

1.3.3.2 Population and Household Characteristics

The planning area is characterized by continued population growth, driven by residential development, household formation, and in-migration from the greater Atlanta region. A substantial portion of Gwinnett County's population resides in unincorporated areas, which are predominantly developed in low-density, suburban patterns consisting primarily of single-family detached housing. [38] Incorporated municipalities include a mix of established suburban communities and higher-intensity activity centers with townhome, multifamily, and mixed-use development, particularly in Duluth, Lawrenceville, Norcross, Suwanee, and Snellville.[39]

The population of the planning area is highly diverse, reflecting a broad range of racial, ethnic, and cultural backgrounds. Gwinnett County is recognized as one of the most diverse counties in the State of Georgia, with several municipalities—most notably Duluth, Norcross, Lilburn, and Lawrenceville—exhibiting higher concentrations of foreign-born residents and households where languages other than English are spoken at home.[40] Regional demographic forecasts also indicate a gradual increase in the proportion of residents aged 65 and older during the 2025–2035 planning period, consistent with statewide aging trends.[41] Seasonal population fluctuations are minimal and do not materially affect annual solid waste generation patterns.[42]

1.3.3.4 Economic Characteristics

The planning area benefits from a diversified and regionally significant economic base that includes retail trade, professional and business services, healthcare, education, logistics and warehousing, light manufacturing, and hospitality. Employment activity is concentrated along major transportation corridors,

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[36] Rule 110-4-3-.04 – Minimum Planning Standards

[37] Georgia Department of Community Affairs (DCA), *Solid Waste Management Plan Format v4.2*; Gwinnett County GIS, municipal and unincorporated boundary data.

[38] U.S. Census Bureau, *American Community Survey (ACS) 5-Year Estimates* — population distribution and housing characteristics.

[39] *Atlanta Regional Commission (ARC), Regional Snapshot and Local Profiles — development patterns and activity centers.*

40 U.S. Census Bureau, ACS 5-Year Estimates — race, ethnicity, foreign-born population, and language spoken at home.

41 Atlanta Regional Commission (ARC), Population and Employment Forecasts — age cohort projections for the 2025–2035 period.

42 Georgia Department of Community Affairs, SWMP Guidance — treatment of seasonal population variability in solid waste planning.

including Interstate 85, State Route 316, and State Route 78, as well as within designated employment and commercial centers located in both incorporated and unincorporated areas of the County.[43]

Several municipalities—including Suwanee, Duluth, Lawrenceville, and Norcross—function as major employment and commercial hubs, while large portions of the unincorporated area and municipalities such as Dacula, Grayson, Auburn, Loganville, and Mulberry primarily serve as residential growth areas supported by neighborhood-scale commercial development. The distribution of economic activity across the planning area contributes to variation in waste generation rates and material composition among residential, commercial, and institutional sectors.[44] Note that the Cities of Peachtree, Braselton, Rest Haven, and Buford are not included in the planning area.

1.3.3.5 Implications for Solid Waste Management Planning

The combination of population growth, housing diversity, economic activity, and development patterns across both incorporated and unincorporated areas influences solid waste generation quantities, waste stream composition, and service delivery needs. Low-density residential areas generate proportionally higher volumes of single-family residential waste and yard trimmings, while higher-density and mixed-use areas generate increased volumes of commercial waste and recyclable materials. These characteristics support the need for a coordinated, flexible solid waste management strategy that accommodates varying municipal service models, supports waste reduction and recycling, and ensures reliable collection and access to regional disposal capacity throughout the 2025–2035 planning period.[45]

1.4 Planning Process and Public Participation

1.4.1 Public Hearing Requirements for Solid Waste Management Plan Updates in Georgia

Georgia law requires formal public participation at two distinct stages of the solid waste management planning process: prior to plan development and prior to final plan adoption.[46] These requirements are established to ensure public input, transparency, and consistency with statewide solid waste policy.

In addition to the two mandatory public hearings, Gwinnett County sponsored a municipal workshop in March 2026 to introduce the solid waste planning process to the leadership of the participating communities within the planning area.

1.4.2 Public Hearing Prior to Plan Development

Before initiating the development or update of a Solid Waste Management Plan, a local government is required to conduct at least one public hearing to solicit public input on solid waste management needs and issues within the planning area.[47] This pre-planning public hearing is intended to:

- Identify perceived solid waste management problems and service gaps.
- Gather public input on waste reduction, recycling, disposal capacity, and facility needs.
- Inform the scope and content of the plan update.

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43 Georgia Department of Transportation (GDOT), Statewide Transportation Data; ARC, Regional Transportation Plan.
44 Georgia Department of Economic Development, Industry and Employment Data; ARC, Regional Economic Profiles.
45 U.S. Environmental Protection Agency (EPA), Advancing Sustainable Materials Management: Facts and Figures; Georgia EPD, Solid Waste Tonnage and Characterization Reports.
[46] O.C.G.A. § 12-8-31.1(a) (b) (c)
[47] O.C.G.A. § 12-8-31.1(b)

Notice of the hearing must be provided in accordance with statutory public notice requirements, including publication in the legal organ of the jurisdiction.

1.4.3 Public Hearing Prior to Plan Adoption

Following preparation of the draft Solid Waste Management Plan update, the local governing authority is required to conduct at least one additional public hearing prior to adopting the plan.[48]

This post-development public hearing provides an opportunity for the public to:

- Review the proposed plan and its recommendations
- Comment on proposed programs, policies, and facility planning assumptions
- Submit written or oral comments for consideration by the governing body

The hearing must be advertised in advance and conducted before the plan is formally adopted by resolution or ordinance of the governing authority.

1.4.4 Documentation and Plan Submittal

Documentation of both required public hearing including dates, locations, proof of notice, and summaries of public comments received must be maintained as part of the official plan record and included or referenced in the plan submitted for review by the Georgia Department of Community Affairs (DCA) and the Georgia Environmental Protection Division (EPD). Details of the two mandatory public hearings are attached as Exhibit 1A.

1.5 Plan Update Strategy and Key Finding

This Plan Update envisions an integrated solid waste management system that links waste reduction, collection efficiency, disposal assurance, facility siting, and public education. The strategy emphasizes:

- Cost-effective service delivery.
- Accommodation of continued growth.
- Support for statewide waste reduction goals.
- Long-term disposal capacity assurance.
- Compliance with all applicable state and federal requirements.

The strategies and recommendations presented in subsequent sections are designed to function collectively and may be implemented incrementally by participating jurisdictions based on local needs and conditions.

Key findings from this section include:

- Significant population and employment growth will continue to influence solid waste generation and management needs.
- The majority of the planning area population resides in unincorporated Gwinnett County and in single-family housing.

[48] O.C.G.A. § 12-8-31.1(c)

- Citizen and stakeholder input indicates strong support for improved collection efficiency, expanded recycling, and reduced illegal dumping.
- Transportation and air-quality considerations will increasingly affect solid waste system performance.
- A coordinated, integrated solid waste management strategy is necessary to meet future needs and state policy objectives.

EXHIBIT 1A Public Hearing Documentation

(To be added at conclusion of planning process)

Section 2: WASTE STREAM DISPOSAL ANALYSIS

The State of Georgia has established a long-standing policy framework to reduce on a per-capita basis the amount of municipal solid waste (MSW) received at disposal facilities.[49] Under Georgia's Minimum Planning Standards and Procedures for Solid Waste Management, local governments are required to evaluate waste generation and disposal trends and to plan for waste reduction consistent with State policy objectives. The current statewide benchmark is a 23 percent reduction in per-capita MSW disposal, supported by material-specific diversion targets for commonly recycled commodities.[50]

The purpose of this section is to analyze the quantity, composition, and sources of solid waste generated within the planning area and disposed at permitted facilities. This waste stream disposal analysis establishes the analytical foundation for subsequent plan elements, including waste reduction strategies, facility planning, and program evaluation. The assessment relies primarily on State-required disposal reporting, supplemented where appropriate by local hauler data, and reflects the limitations inherent in available datasets.

For planning purposes, the Plan Update focuses on the municipal solid waste stream as defined in Georgia law, [51] which includes household and commercial solid waste, yard trimmings, and construction and demolition debris. This definition excludes agricultural waste, mining waste, and other specialized waste streams requiring separate regulatory management. Industrial and institutional waste estimates are used in the calculation of landfill capacity required. The base year for this Plan Update is 2025, and the planning horizon extends for a ten-year period through 2035

While Georgia's statutory definition of municipal solid waste includes yard trimmings and construction and demolition debris, these materials are frequently managed through separate diversion, processing, or disposal pathways. Acceptance of yard trimmings and C&D debris at municipal solid waste landfills is governed by individual facility permits, local policies, and operational considerations, and such materials are commonly directed to composting, mulching, or C&D disposal facilities rather than MSW landfills.[52]

2.1 Waste Stream Generators

The waste stream within the planning area is generated by multiple sectors, including residential, commercial, industrial, institutional, and construction and demolition (C&D) activities. Residential generators include both single-family and multi-unit dwellings and contribute a wide range of materials, including packaging, food waste, yard trimmings, household hazardous items, and electronics. Commercial generators include retail, office, service, hospitality, and light industrial uses, which generate corrugated cardboard, office paper, food waste, disposable service ware, and packaging materials.

Industrial generators within the planning area primarily include warehousing, distribution, transportation, and utility-related operations. These activities generate materials such as corrugated cardboard, plastic film, pallets, and office waste. Institutional generators including schools, government

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[49] Georgia Environmental Protection Division (EPD). Rules for Solid Waste Management, Minimum Planning Standards and Procedures, *Georgia Comp. R. & Regs. 110-4-3-.04.*

50 O.C.G.A. § 12-8-31.1 (Comprehensive Solid Waste Management Act), and DCA Rule 110-4-3-.04 and .05, which require evaluation of waste streams and waste reduction strategies.

51 O.C.G.A. § 12-8-22(18) — *"Municipal solid waste*

[52] Georgia Statutory Definition of MSW (O.C.G.A. § 12-8-22)

facilities, hospitals, and correctional institutions produce mixed waste streams similar to residential and commercial sources, with additional contributions from food service and facility maintenance activities. C&D activities generate debris such as wood, drywall, concrete, metals, and other building materials.

Table 2-1 summarizes the primary waste stream generators and the typical materials associated with each category. This characterization is intended to provide a general representation of waste composition by source and does not quantify generation rates or disposal volumes.

Table 2 – 1. Sources and Types of Solid Waste

Residential • Single-family dwellings • Multi-unit dwellings	Mixed household waste including paper and paperboard, magazines, mail, cardboard packaging, food packaging, metal cans, glass and plastic containers, food scraps, yard trimmings, discarded clothing and textiles, small appliances, household hazardous wastes (e.g., batteries), and consumer electronics
Commercial • Business and light industrial • Offices • Retail establishments • Entertainment venues • Restaurants • Hotels and motels • Service stations • Financial institutions	Corrugated cardboard, office paper, mixed paper products, food waste, disposable food service items, paper napkins, plastic containers, metal cans, glass bottles, yard trimmings, electronic equipment, promotional materials, catalogs, and packaging waste
Industrial (See Table 2-2) • Heavy and light manufacturing, • Wholesale and warehouse distribution	Corrugated cardboard, plastic film and wrap, wooden pallets, office paper, lunchroom waste, wood waste, ceramics, packaging materials, and electronic equipment
Construction and Demolition (C&D)	Wood waste, pallets, drywall, concrete, masonry, asphalt, metals, roofing materials, and mixed construction debris
Institutional • Schools and universities • Correctional facilities • Hospitals and healthcare facilities • Government facilities	Cafeteria waste, office paper, classroom waste, restroom waste, packaging materials, yard trimmings, metal cans, plastic bottles, glass containers, and electronic equipment

Table 2 – 2. Largest Industrial Employers in Gwinnett County[53]

Rank	Company	Est. Employees (Gwinnett)	Industry	Website / Reference
1	Publix Super Markets (Manufacturing & Distribution)	~2,800	Food manufacturing & DC	https://corporate.publix.com
2	Walmart Distribution Center	~3,400	General merchandise DC	https://corporate.walmart.com
3	AGCO Corporation	~1,200	Farm machinery manufacturing	https://www.agcocorp.com
4	OFS	~1,000	Fiber-optic cable manufacturing	https://www.ofsoptics.com
5	Price Industries	~900	HVAC equipment manufacturing	https://www.priceindustries.com
6	Makita	~700	Power tool manufacturing	https://www.makitatools.com
7	Office Depot Distribution	~450	Office-supply distribution	https://www.officedepot.com
8	Boehringer Ingelheim (Animal Health)	~485	Pharmaceutical manufacturing	https://www.boehringer-ingelheim.com
9	Crown Bakeries	~450	Commercial baking	https://www.crownbakeries.com
10	Werfen	~400	Medical instruments	https://www.werfen.com
11	Therapak	~400	Packaging & logistics	https://www.therapak.com
12	EasyCare	~400	Industrial services	https://www.easycare.com
13	Soliant	~400	Staffing / industrial support	https://www.soliant.com
14	Peachtree Packaging	~400	Packaging manufacturing	https://www.peachtreepackaging.com
15	Mallen Industries	~350	Metal fabrication	https://www.mallenindustries.com
16	Hussmann	~350	Refrigeration equipment	https://www.hussmann.com
17	Murzan	~350	Metal & industrial fabrication	https://www.murzan.com

53 https://atlantaregional.org
https://dol.georgia.gov
www.gwinnetteconomicdevelopment.com

18	nexAir	~350	Industrial gas distribution	https://www.nexair.com
19	WIKA	~300	Precision instruments	https://www.wika.com
20	RealTruck	~300	Auto parts manufacturing	https://www.realtruck.com

2.1.1 Residential and Commercial Waste Generation Characteristics

Residential waste generation within the planning area is dominated by single-family households, which comprise the majority of the population. Most households receive curbside waste collection service through private haulers operating under municipal contracts, franchise agreements, or open-market arrangements. In lower-density areas, self-haul disposal remains a common practice.

Commercial waste generation includes a diverse range of sources, including offices, retail establishments, service businesses, and light industrial uses. Commercial waste is typically collected by permitted haulers using specialized equipment, although self-haul disposal by contractors and small businesses also occurs. Commercial generators contribute a substantial share of the overall disposed waste stream, reflecting employment density and economic activity within the planning area.



Gwinnett County Solid Waste Management is responsible for the management of unincorporated area solid waste and recycling for both residents and businesses. Detailed statistics are kept which were used in this analysis as the benchmark for per capita generation and recycling for the balance of the Planning Area as detailed in Table 2 - 3 and Table 2 - 4.

Table 2 – 3. Unincorporated Areas Historical and Projected Volumes

		Unincorporated Residential				Unincorporated Commercial		
Year		Pop.	MSW Landfilled TPY	Recycling TPY	Yard Waste TPY	MSW Landfilled TPY	Recycling TPY	Yard Waste TPY
2019	Actual	700,930	172,459	27,393	7,964	166,990	76,013	277
2020	Actual	717,844	197,870	31,210	9,442	190,877	90,398	1,015
2021	Actual	720,366	196,957	31,403	9,515	250,012	42,704	4,068
2022	Actual	729,289	189,099	31,041	8,058	327,921	16,348	3,679
2023	Actual	735,293	208,760	31,910	7,696	254,326	10,063	1,193
2024	Actual	742,210	194,787	33,024	7,686	249,349	9,041	379
2025	Actual	753,039	191,605	32,944	6,650	218,737	9,735	2,097
2026	*Projected*	759,851	202,087	34,245	6,820	276,387	10,222	2,003
2027	*Projected*	767,708	204,340	34,987	6,489	286,262	10,733	2,050
2028	*Projected*	775,564	206,593	35,730	6,157	296,137	11,270	2,097
2029	*Projected*	783,421	208,845	36,472	5,826	306,012	11,833	2,143
2030	*Projected*	791,278	211,098	37,214	5,495	315,887	12,425	2,190

2031	*Projected*	799,134	213,351	37,957	5,164	325,762	13,046	2,237
2032	*Projected*	806,991	215,604	38,699	4,833	335,637	13,699	2,284
2033	*Projected*	814,848	217,856	39,442	4,501	345,512	14,384	2,331
2034	*Projected*	822,704	220,109	40,184	4,170	355,387	15,103	2,378
2035	*Projected*	830,561	222,362	40,927	3,839	365,262	15,858	2,424

Table 2 – 4. Unincorporated Areas Historical and Planning Area Projected Volumes

Year		Unincorporated Per Capita Generation Res/Com TPY	Res Diversion Rate (Diverted/Gen) TPY	Res/Com Diversion Rate (Diverted/Gen) TPY	Total Planning Area Population	Total Res/Com Planning Area Generation TPY
2019	Actual	0.64	17%	25%	882,820	568,154
2020	Actual	0.73	17%	25%	901,077	653,752
2021	Actual	0.74	17%	16%	906,946	673,140
2022	Actual	0.79	17%	10%	920,249	727,005
2023	Actual	0.70	16%	10%	930,603	650,463
2024	Actual	0.67	17%	10%	941,880	627,234
2025	Actual	0.61	17%	11%	957,059	586,875
2026	*Projected*	0.70	17%	10%	966,945	676,694
2027	*Projected*	0.71	17%	10%	978,658	694,578
2028	*Projected*	0.72	17%	10%	990,372	712,528
2029	*Projected*	0.73	17%	10%	1,002,086	730,545
2030	*Projected*	0.74	17%	10%	1,013,799	748,629
2031	*Projected*	0.75	17%	10%	1,025,513	766,782
2032	*Projected*	0.76	17%	10%	1,037,226	785,005
2033	*Projected*	0.77	17%	10%	1,048,940	803,299
2034	*Projected*	0.77	17%	10%	1,060,653	821,665
2035	*Projected*	0.78	17%	10%	1,072,367	840,106

Industrial landfilled tonnages were calculated using the State of Georgia total landfilled statistics as described in 2.3.5 Per-Capita Disposal Rates. Industrial statistics are critical to calculating the total landfilled capacity required over the planning period. Industrial landfilled tonnages are described in Table 2 – 5.

Table 2 -5. Historical and Projected Total Planning Area Res/Com/Ind Annual Generation

Year		Generation Rate Industrial TPY	Total Planning Area Res/Com/Ind Generation TPY	Total Planning Area Res/Com/Ind Generation Diversion Rate	State of Georgia Disposal Rate Tons/Capita/Yr.
2019	Actual	1,374,050	1,942,204	22%	1.719
2020	Actual	1,328,617	1,982,369	29%	1.569
2021	Actual	1,322,141	1,995,281	26%	1.630
2022	Actual	1,297,542	2,024,548	26%	1.638
2023	Actual	1,396,864	2,047,327	28%	1.591
2024	Actual	1,444,902	2,072,136	28%	1.581
2025	Actual	1,518,655	2,105,530	29%	1.561
2026	*Projected*	1,450,584	2,127,279	30%	1.542

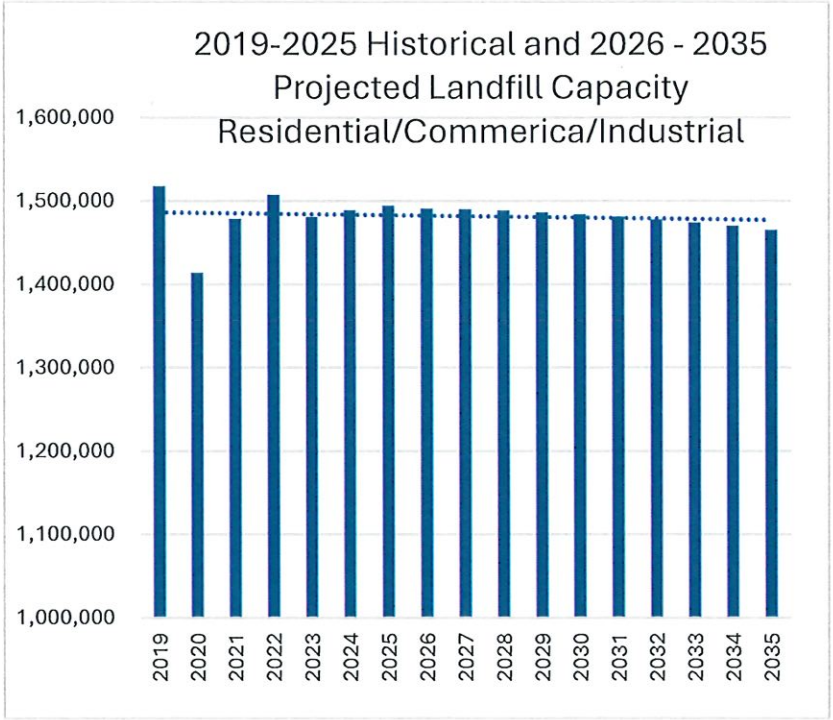
2027	*Projected*	1,458,470	2,153,049	31%	1.522
2028	*Projected*	1,466,290	2,178,818	32%	1.503
2029	*Projected*	1,474,044	2,204,588	33%	1.483
2030	*Projected*	1,481,729	2,230,358	33%	1.464
2031	*Projected*	1,489,346	2,256,128	34%	1.444
2032	*Projected*	1,496,893	2,281,898	35%	1.425
2033	*Projected*	1,504,369	2,307,668	36%	1.405
2034	*Projected*	1,511,772	2,333,438	37%	1.386
2035	*Projected*	1,519,101	2,359,207	38%	1.366

2.1.2 Planning Area Landfill Capacity

The Solid Waste Plan Update must include a projection and guarantee of adequate landfill capacity over the planning period. [54] Table 2 – 6 outlines the required capacity projected from 2025 – 2035. Section 5 Disposal Element Appendix 1 provides Waste Disposal Assurance Letters.

Table 2 – 6. Planning Area Landfill Capacity Analysis

Year	Total Landfill Capacity Needed Planning Area TPY
2019	1,517,568
2020	1,413,790
2021	1,478,322
2022	1,507,368
2023	1,480,589
2024	1,488,798
2025	1,494,129
2026	1,490,707
2027	1,489,681
2028	1,488,199
2029	1,486,260
2030	1,483,864
2031	1,481,011
2032	1,477,702
2033	1,473,935
2034	1,469,712
2035	1,465,032



[54] O.C.G.A. § 12-8-31.1(d)

2.1.3 Other Waste Stream Contributions



Several waste streams are managed outside the traditional municipal solid waste collection system. Industrial waste requiring special handling, E-Waste, wastewater treatment residuals, biomedical waste, scrap tires, and other regulated materials are subject to separate permitting and disposal requirements. Wastewater treatment residuals generated by publicly owned treatment works are collected and disposed at permitted facilities following applicable regulatory standards.

Biomedical waste generated by healthcare facilities is managed by permitted collectors and treatment facilities and may be disposed at landfills following treatment. Scrap tires are prohibited from MSW landfills and are required to be recycled or reused through approved management systems. These waste streams are not fully captured in MSW disposal reporting and are therefore not comprehensively quantified in this analysis.

2.2 Waste Stream Data Sources and Limitations

As mentioned in 2.1.1 Residential and Commercial Waste Generation Characteristics, Gwinnett County Solid Waste Management is responsible for the management of solid waste and recycling for both residents and businesses in unincorporated areas. Data for the entire planning area is incomplete, including any reliable data on industrial generation, recycling, or landfilling. Therefore, the basis for this analysis is the reliable current statistics kept by Gwinnett County, and the State of Georgia Disposal reports.[55] Per capita rates were used to calculate existing and future planning area volumes based on these two standards.

Accurate characterization of the waste stream is constrained by the structure of State and local reporting requirements. State-required landfill reports provide the primary data source for assessing MSW and C&D disposal trends and include tonnage and jurisdictional source information. However, these reports do not distinguish between residential and commercial waste streams and do not capture materials delivered to inert landfills, transfer stations, composting facilities, material recovery facilities, or reuse operations.[56]

2.3 Waste Disposal Quantities and Trends

Gwinnett County disposal trends were calculated based on:

- Planning Area Detailed Historic Population Trends – Table 2 - 6
- Planning Area Projected Growth – Chart 2 - 7
- Planning Area Diversion Rate based on Historical and Projected State of Georgia Data – Table 2 - 8

State-reported disposal data was used to calculate the total landfilled tonnage for res/com/ind from which landfill capacity tons were calculated. Population trends illustrated in Chart 2-6 and Chart 2-7 for 2026 – 2035 were projected from a straight line average historical growth from 2018 to 2025.

[55] https://epd.georgia.gov/about-us/land-protection-branch/solid-waste/regulated-solid-waste-facilities

[56] https://epd.georgia.gov/public-announcements-0/outreach/publications

Table 2 – 6. Gwinnett County Historical Population

Jurisdiction	2018	2019	2020	2021	2022	2023	2024	2025
Auburn (Gwinnett Portion)	7,650	7,730	7,874	8,050	8,220	8,360	8,510	8,650
Berkeley Lake	2,050	2,060	2,066	2,080	2,090	2,100	2,110	2,120
Dacula	6,550	6,650	6,882	7,050	7,200	7,350	7,500	7,650
Duluth	29,600	30,000	31,873	32,300	32,800	33,300	33,800	34,300
Grayson	4,250	4,350	4,666	4,850	5,050	5,250	5,450	5,650
Lawrenceville	30,900	31,200	30,629	31,000	31,600	32,200	32,800	33,400
Lilburn	12,650	12,700	12,956	13,050	13,150	13,250	13,350	13,450
Loganville (Gwinnett portion)	2,850	2,900	3,018	3,100	3,200	3,300	3,400	3,500
Norcross	17,000	17,100	17,209	17,300	17,450	17,600	17,750	17,900
Snellville	19,200	19,300	20,077	20,300	20,600	20,900	21,200	21,500
Sugar Hill	25,800	26,200	25,076	26,000	27,200	28,400	29,600	30,800
Suwanee	21,300	21,700	20,907	21,500	22,400	23,300	24,200	25,100
Mulberry	—	—	—	—	—	—	—	41,000[57]
Unincorporated Gwinnett	696,751	700,930	717,844	720,366	729,289	735,293	742,210	712,039 (Excludes Mulberry)
Gwinnett County Planning Area Total	876,551	882,820	901,077	906,946	920,249	930,603	941,880	957,059

[57] https://www.ajc.com/news/atlanta-news/legislature-takes-mulberrys-side-in-dispute-with-gwinnett-county/XGMXO5AFKBEWZHBPEEJ5MDCGBA/ https://www.gwinnettforum.com/wp-content/uploads/2024/01/City-of-Mulberry-Feasibility-Study-Report_1_05_24-copy.pdf

Chart 2 – 7. Gwinnett County Planning Area Projected Population Growth

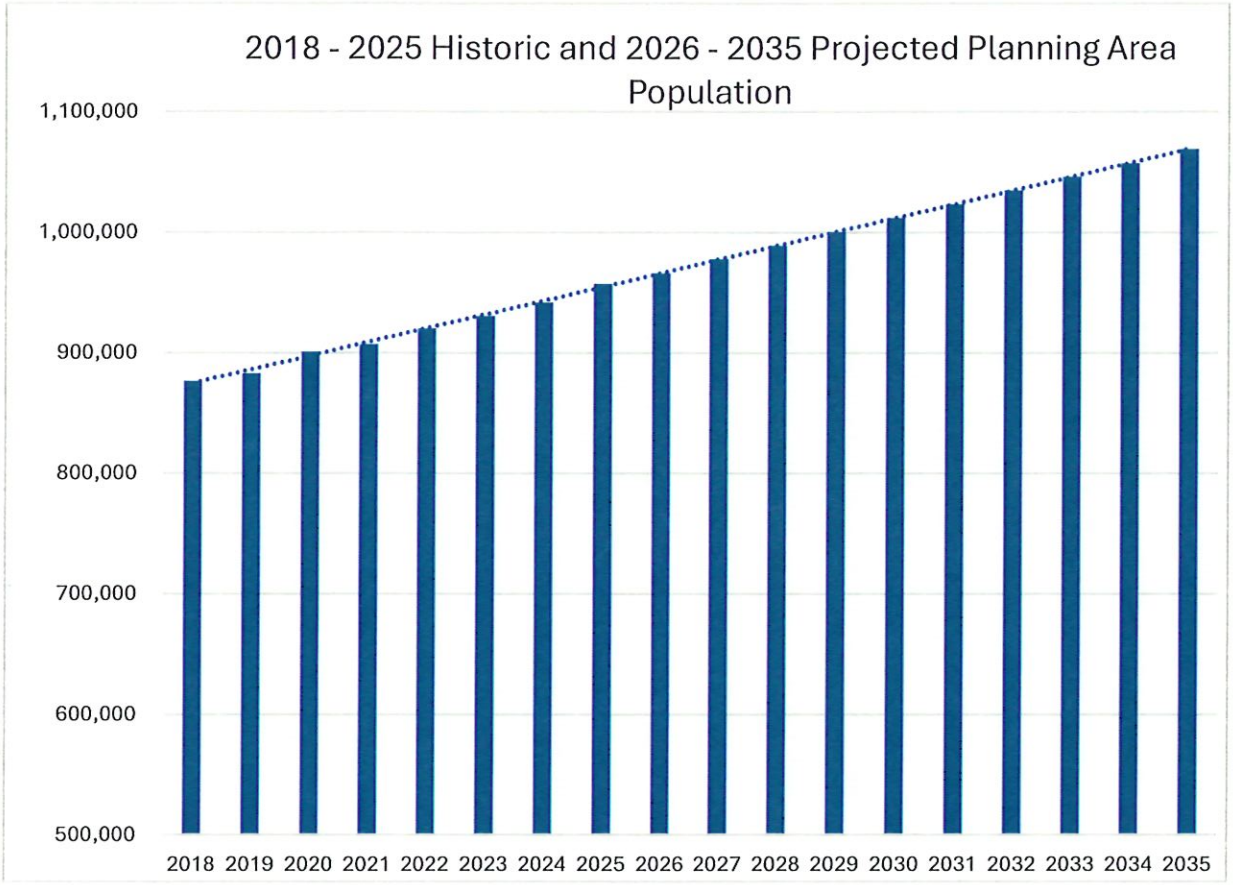


Table 2 – 8. Gwinnett County Total Planning Area Res/Com/Ind Generation and Diversion Rate

Year		Total Planning Area Res/Com/Ind Generation TPY	Total Planning Area Res/Com/Ind Generation Diversion Rate	State of Georgia Disposal Rate Tons/Capita/Yr.
2019	Actual	1,942,204	22%	1.719
2020	Actual	1,982,369	29%	1.569
2021	Actual	1,995,281	26%	1.630
2022	Actual	2,024,548	26%	1.638
2023	Actual	2,047,327	28%	1.591
2024	Actual	2,072,136	28%	1.581
2025	Actual	2,105,530	29%	1.561
2026	*Projected*	2,127,279	30%	1.542
2027	*Projected*	2,153,049	31%	1.522
2028	*Projected*	2,178,818	32%	1.503
2029	*Projected*	2,204,588	33%	1.483
2030	*Projected*	2,230,358	33%	1.464
2031	*Projected*	2,256,128	34%	1.444
2032	*Projected*	2,281,898	35%	1.425
2033	*Projected*	2,307,668	36%	1.405

2034	*Projected*	2,333,438	37%	1.386
2035	*Projected*	2,359,207	38%	1.366

2.3.1 Base Year Waste Disposal and Statistical Trends

Actual data from the unincorporated areas was used to extrapolate data for the planning area. Base Line Year 2025 is illustrated in Table 2 - 9. 2019 t0 2025 trends were used to project future planning year data.

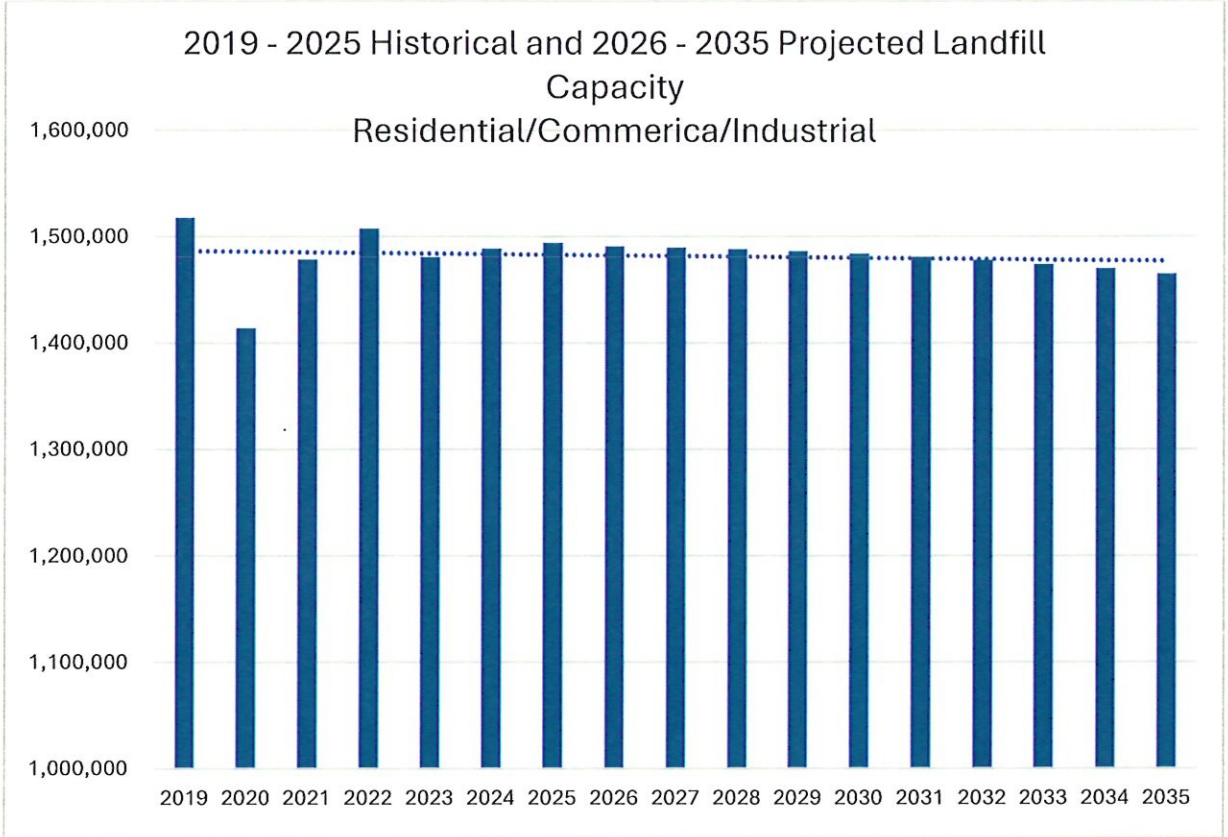
Table 2 – 9. 2025 Based Year Statistics Residential, Commercial, Industrial

Year		Unincorporated Total Res/Com Generation (Landfilled _ Recovery) TPY	Unincorporated Total Res/Com Recovery (Yard Waste +Recycling) TPY	Unincorporated Per Capita Generation Res/Com TPY	Res Diversion Rate (Diverted/Gen) TPY	Res/Com Diversion Rate (Diverted/Gen) TPY	Total Planning Area Population	Total Res/Com Planning Area Generation TPY	Generation Rate Industrial TPY
2019	Actual	451,095	111,647	0.64	17%	25%	882,820	568,154	1,374,050
2020	Actual	520,812	132,065	0.73	17%	25%	901,077	653,752	1,328,617
2021	Actual	534,659	87,690	0.74	17%	16%	906,946	673,140	1,322,141
2022	Actual	576,145	59,126	0.79	17%	10%	920,249	727,005	1,297,542
2023	Actual	513,947	50,861	0.70	16%	10%	930,603	650,463	1,396,864
2024	Actual	494,266	50,130	0.67	17%	10%	941,880	627,234	1,444,902
2025	Actual	461,769	51,426	0.61	17%	11%	957,059	586,875	1,518,655

2.3.2 Historic Disposal Trends

Table 2 - 5 illustrates a steady increase in overall waste generation based on population growth, economic expansion, and development activity within the planning area. State of Georgia disposal rates illustrate a decrease over time based on the success of recycling and diversion programming. The Planning area diversion rate is expected to increase from 29% in the 2025 base year to 38% in 2035. Required landfill capacity is projected to decrease from 1.51M TPY in 2025 to 1.46M TPY in 2035 as illustrated in Chart 2 – 10.

Chart 2 – 10. 2025 Projected Landfill Capacity Required



2.3.3 Seasonal Variations and Unique Conditions

Quarterly disposal data from Georgia EPD[58] can be used to evaluate whether disposal tonnage exhibits seasonal variation; however, disposal reporting generally does not disaggregate residential versus commercial sources. The planning area does not experience significant seasonal population changes or tourism-driven waste fluctuations. As a result, seasonal variation and unique local conditions are not considered primary drivers of long-term waste generation trends. Weather-related events, as noted in 2.3.4 Waste Generating Disaster, can temporarily generate significant volumes of debris and affect short-term disposal patterns.

2.3.4 Waste-Generating Disasters

Storm debris cleanup within Gwinnett County is coordinated through the Gwinnett County Emergency Management Agency (GCEMA)[59] under the County's emergency management framework. Operational debris removal activities are implemented by Gwinnett County DOT and other supporting departments, with coordination for state and federal assistance when applicable.

[58] Ga. Comp Rules and Regulations r 391 3-4 Georgia EPD Solid Waste Tonnage Reports

[59] https://www.gwinnettcounty.com/departments/police/emergencymanagement



Extreme weather events—including severe thunderstorms/straight-line winds, floods, occasional tornado impacts, and winter weather events—are among the most significant sources of disaster-related debris in the planning area. These events can generate large quantities of vegetative debris, damaged building materials, and bulky cleanup materials over short time periods.

Recent examples of extreme weather events include:

- Tropical Storm Irma (2017) [60]
- Winter storm "Arctic Blast/Snow event" (Jan 2014) [61]
- Severe winter storm preparedness/emergency declarations (Jan 2026)[62]

While past events have triggered temporary debris removal operations and likely short-term increases in disposal, routine disposal datasets are not designed to isolate disaster debris from normal MSW/C&D flows and therefore do not support precise quantification of long-term impacts. Disaster debris management is addressed through emergency planning and incident-specific response procedures rather than routine municipal waste operations.

2.3.5 Per-Capita Disposal Rates

Georgia's per-capita disposal rate of 1.7 tons/capita is higher than national MSW annual disposal benchmarks of between .8 and .9 tons/capita published by the U.S. EPA[63] because the Georgia figures are based on landfill disposal data that include both municipal solid waste from residential, commercial, and industrial sources, and construction and demolition debris. EPA national per-capita statistics are limited to MSW and exclude most C&D materials. As a result, the two metrics are not directly comparable without adjusting for waste stream scope.

While alternative calculations using local hauler data yield lower per-capita estimates more consistent with national averages, State-reported data[64] for the Atlanta Region remains the primary benchmark for evaluating progress toward the State's per-capita waste reduction objective as outlined in Table 2-10.

Table 2 – 10. State of Georgia EPD Historical and Projected Per Capita Disposal

Year	EPD reported[65] tons disposed	GA population[66]	Tons disposed / capita / year	
2018	18,041,233	10,519,389	1.715	Actual
2019	18,270,211	10,628,020	1.719	Actual
2020	16,842,875	10,732,888	1.569	Actual
2021	17,587,298	10,792,060	1.630	Actual

[60] https://www.gwinnettcounty.com/-/gwinnett-offers-storm-debris-removal-along-county-state-roads

[61] https://www.gwinnettcounty.com/-/gwinnett-county-recovering-from-artic-blast

[62] https://www.gwinnettcounty.com/web/gwinnett/newsandevents/newsdetails?news=PressReleases%2Fgwinnett-county-prepares-for-winter-storm&utm

[63] https://www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/advancing-sustainable-materials-management

[64] https://epd.georgia.gov/about-us/land-protection-branch/solid-waste/regulated-solid-waste-facilities

[65] https://epd.georgia.gov/about-us/land-protection-branch/solid-waste/regulated-solid-waste-facilities

66 https://www.census.gov/programs-surveys/popest.html

2022	17,906,626	10,931,805	1.638	Actual
2023	17,601,086	11,064,432	1.591	Actual
2024	17,712,125	11,201,804	1.581	Projected
2025	17,719,019	11,337,990	1.561	Projected
2026	17,725,913	11,474,176	1.542	Projected
2027	17,732,807	11,610,362	1.522	Projected
2028	17,739,701	11,746,548	1.503	Projected
2029	17,746,595	11,882,734	1.483	Projected
2030	17,753,489	12,018,920	1.464	Projected
2031	17,760,383	12,155,106	1.444	Projected
2032	17,767,277	12,291,292	1.425	Projected
2033	17,774,171	12,427,478	1.405	Projected
2034	17,781,065	12,563,664	1.386	Projected
2035	17,787,959	12,699,850	1.366	Projected

2.4 Waste Composition and Diversion Potential

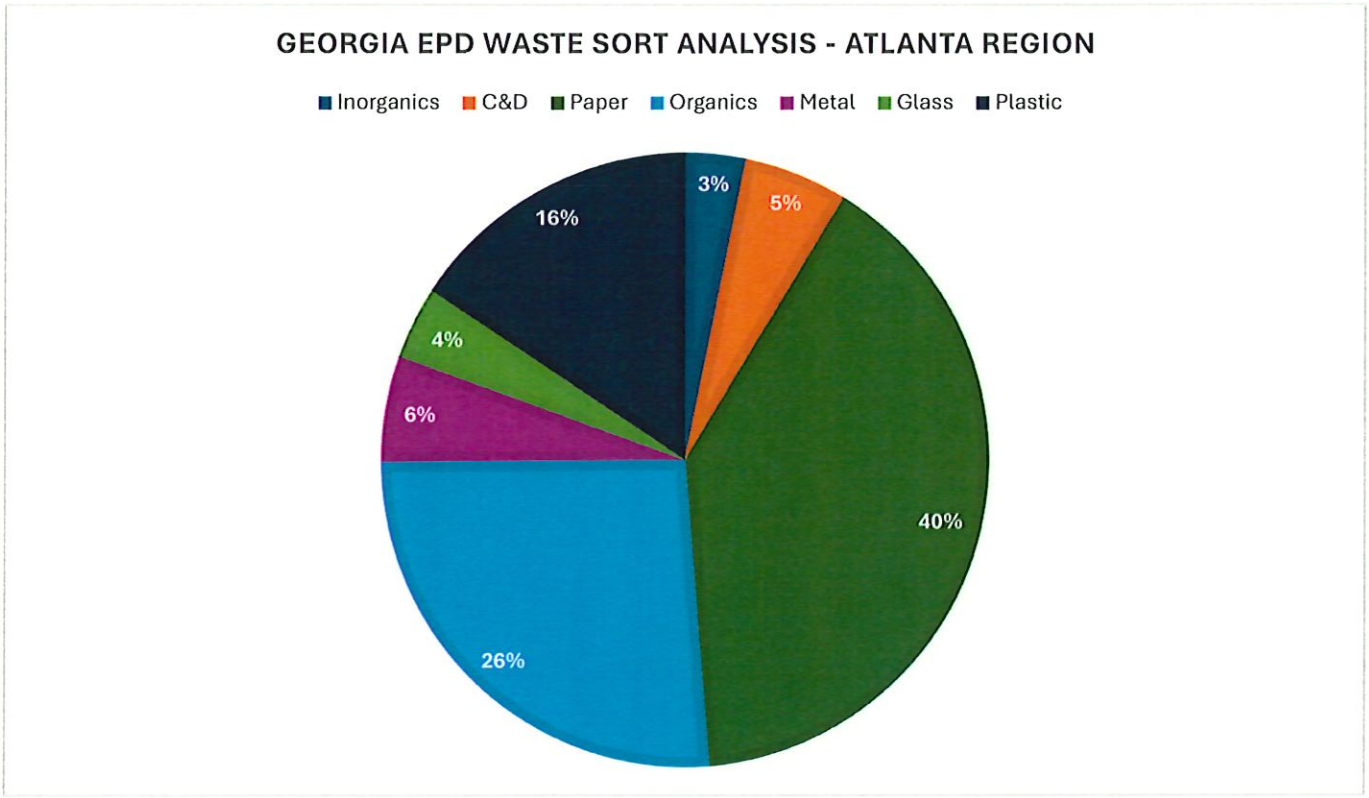
Waste composition data has been derived from the most recent local analysis[67] as published by the Georgia EPD Recovered Materials Unit as discussed by Sarah Knapp, Manager and Natalie Bailey, Environmental Compliance Specialist at the 2025 Georgia Recycling Coalition 34th Annual Conference. EPD is in the process of updating 2005 data using regions of the state to better identify local profiles.

The section of the report that applies to Gwinnett County is from the analysis conducted for the Atlanta Regional Commission Regional Development Center, which includes Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry, and Rockdale counties. To develop composition estimates for this RDC, field sampling was performed at three waste processing facilities including Oak Grove Landfill, Atlanta North Transfer Station, and DeKalb County Landfill.[68] Sampling at these facilities was performed across four seasons to account for seasonal variation in MSW composition. Published results from this waste sort are shown in Chart 2 - 11 with a detailed listing of specific components in Table 2.12.

[67] Source: Georgia Environmental Protection Division (EPD), Recovered Materials Unit. Interim statewide waste characterization results presented at the Georgia Recycling Coalition 34th Annual Conference (2025) by Sarah Knapp, Manager, and Natalie Bailey, Environmental Compliance Specialist. Results summarized by Regional Development Center, including the Atlanta Regional Commission RDC, which encompasses Gwinnett County.

[68] Georgia Environmental Protection Division. Georgia Municipal Solid Waste Characterization Study. June 2005. Atlanta Regional Commission Regional Development Center Appendix, Figure A-3 (based on 2003 EPD facility disposal reports)

Chart 2 – 11. Georgia EPD Waste Sort Analysis



Section 3: WASTE REDUCTION ELEMENT

Section 3 WASTE REDUCTION ELEMENT

The State of Georgia has established a long-standing waste reduction benchmark that serves as the foundation for local and regional solid waste planning efforts. Under Georgia's Minimum Planning Standards and Procedures for Solid Waste Management, local governments are required to plan for a 25 percent reduction in per-capita municipal solid waste (MSW) disposal, measured against a Fiscal Year 1992 baseline.[69] The current statewide benchmark is a 23 percent reduction in per-capita MSW disposal, supported by material-specific diversion targets for commonly recycled commodities.[70] This per-capita reduction goal reflects the State's emphasis on waste minimization, recycling, composting, and material recovery as primary strategies for reducing reliance on disposal facilities.

The 25 percent per-capita reduction target is not a time-limited mandate but an ongoing statewide planning objective that continues to guide the development, evaluation, and update of local solid waste management plans. The goal applies to the overall MSW stream and is supported by waste reduction strategies that prioritize diversion of recoverable materials—such as paper, metals, glass, plastics, and organic materials—from landfills through source reduction, recycling, and composting programs. Local governments are expected to demonstrate consistency with this benchmark by documenting existing programs, identifying opportunities for additional diversion, and evaluating progress using per-capita disposal metrics.



In accordance with Georgia Department of Community Affairs (DCA) and Environmental Protection Division (EPD) guidance,[71] local solid waste management plans should clearly describe how current and planned programs contribute to achieving the statewide per-capita reduction objective. While individual jurisdictions may establish supplemental or interim diversion goals, the 25 percent per-capita MSW disposal reduction benchmark remains the primary statewide standard against which plan consistency and adequacy are evaluated during plan reviews and updates.[72]

The purpose of this Waste Reduction Element is to document and evaluate existing waste reduction initiatives within the planning area and to demonstrate consistency with statewide waste reduction policies and diversion targets. The element identifies locally implemented activities addressed in this element include source reduction, material reuse, recycling program implementation, and participation in

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[69] Georgia Environmental Protection Division (EPD). Rules for Solid Waste Management, Minimum Planning Standards and Procedures, *Georgia Comp. R. & Regs. 110-4-3-.04.*

[70] O.C.G.A. § 12-8-31.1 (Comprehensive Solid Waste Management Act), and DCA Rule 110-4-3-.04 and .05, which require evaluation of waste streams and waste reduction strategies

71 O.C.G.A. § 12-8-31.1, local governments must adopt comprehensive solid waste management plans that provide a full description of programs related to solid waste handling and report on solid waste reduction actions

[72] Georgia Department of Community Affairs, *Georgia Statewide Solid Waste Management Plan*; Georgia Department of Natural Resources, Environmental Protection Division, *Statewide Waste Characterization Study*; O.C.G.A. §12-8-20 et seq.

state-supported waste reduction initiatives.

3.1 Inventory and Evaluation of Waste Reduction Programs

Waste reduction is defined as any action that prevents or minimizes the generation and disposal of solid waste.[73] Waste reduction strategies include, but are not limited to, source reduction measures that decrease material consumption, product and packaging redesign that reduces waste generation, improvements in product durability, and voluntary or regulatory behavioral changes that reduce disposal volumes.

Participating jurisdictions have implemented waste reduction strategies since adoption of the original Solid Waste Management Plan in 1991, as amended. These strategies remain an integral component of solid waste management within the planning area. This Plan Update evaluates existing programs to ensure continued alignment with State waste reduction goals and performance targets.

3.1.1 Source Reduction and Product/Manufacturing Redesign

Product redesign and improvements in material durability are primarily influenced by market conditions, manufacturing innovation, and state or federal regulatory initiatives. These activities typically occur outside the direct authority of local governments but contribute to overall waste reduction performance.

The Pollution Prevention Division (P2AD) of the Georgia Department of Natural Resources[74] provides voluntary and confidential manufacturing assessments, including waste audits designed to identify opportunities for product redesign and industrial process improvements. These assessments assist manufacturers in identifying operational efficiencies that reduce material usage and waste generation. P2AD also administers a statewide waste exchange program that provides a centralized electronic marketplace through which Georgia businesses, institutions, and commercial entities may exchange surplus materials for reuse.

Due to the statewide and national scale at which product redesign initiatives typically occur, this Plan Update emphasizes locally implementable waste reduction strategies that focus on recycling, reuse, and material diversion activities.

3.1.2 Recycling Programs



Recycling is defined as any process through which materials that would otherwise be disposed of as solid waste are collected, separated, processed, and returned to use as raw materials or finished products.[75] Recycling programs represent one of the most effective and widely implemented waste diversion strategies. Recycling program viability is largely dependent upon the availability and stability of commodity markets for recovered materials. As a result, local government and private sector recycling programs typically target materials that demonstrate sustainable end-use markets and cost-effective

[73] Official Code of Georgia Annotated (O.C.G.A.) § 12-8-22

[74] Georgia Department of Natural Resources, Pollution Prevention Assistance Division (P2AD), Manufacturing and Waste Exchange Programs, available at: https://p2ad.org

[75] Georgia Comprehensive Solid Waste Management Act O.C.G.A. § 12-8-22(18) — *Definition of "Recycling"*

recovery opportunities.

3.1.2.1 Local Government Recycling Programs

All participating jurisdictions within the planning area provide recycling opportunities designed to divert recyclable materials from disposal facilities. These programs include residential and commercial curbside recycling collection services and the operation of public recycling drop-off locations that provide access for residents and businesses that may not receive curbside services.

In addition to collection programs, two participating jurisdictions operate or sponsor recycling processing facilities that serve as integral components of their waste reduction infrastructure. These facilities support regional material recovery efforts and improve recycling program efficiency. Detailed descriptions of these facilities are provided in subsequent sections of this Plan Update.

3.1.2.1.1 Residential and Commercial Curbside Recycling Collection Programs

Curbside recycling collection programs represent the primary method through which recyclable materials are recovered from residential and commercial waste generators within the planning area. These programs provide scheduled collection services that allow participating customers to segregate recyclable materials at the point of generation for collection and processing.

Table 3-1 identifies residential curbside recycling collection activities operated by participating jurisdictions, including estimated participation rates and the types of materials collected through these programs during the reporting period. Table 3-2 provides comparable information for commercial curbside recycling collection activities, including program availability, participation levels, and materials accepted for recovery. These curbside collection programs significantly contribute to material diversion within the planning area and support continued progress toward achieving State waste reduction targets. Participating jurisdictions will continue to monitor program participation, evaluate market conditions, and identify opportunities to expand material recovery services throughout the planning period.

Table 3 – 1. Residential Curbside Collection Programming

Planning Community	Program availability / participation	Operated by	Materials accepted
Auburn	Residential sanitation is provided citywide; No curbside program; participation rate not published	Republic Services (City contract)	Mixed recyclables including metal food/beverage containers; plastic containers #1–#7; cardboard; mixed paper (junk mail, newspapers, etc.).
Berkeley Lake	Citywide service (mandatory participation implied by required city service guidelines); participation rate not published	Waste Management (WM)	Paper (newsprint, magazines, paper/"paper boxes," junk mail, office/school paper), cardboard; metal cans (aluminum/tin); plastics #1–#3 bottles.

Dacula	Service provided to Dacula sanitation customers on a bi-weekly schedule; participation rate not published	City sanitation program (city-run collection program for sanitation customers)	Single-stream recycling including cardboard/pizza boxes; mixed paper (mail, magazines), phone books/newspaper; cartons; plastics #1 PET and #2 HDPE; metal cans (aluminum/steel) and aerosol cans (per program guide).
Duluth	Citywide residential service through City's contracted provider; participation rate not published	Republic Services (City contract)	City provides recycling service; specific "accepted materials" list not clearly enumerated on the City page reviewed (refer to provider/cart guidance).
Grayson	Residential sanitation is provided citywide; recycling service contact provided; participation rate not published	Latham Home Sanitation (City contract for sanitation; recycling contact provided)	City source confirms recycling service contact but does not publish a materials list on the referenced page.
Lawrenceville	City sanitation customers receive curbside recycling; participation rate not published	City of Lawrenceville Sanitation Department	Plastics #1–#2 only; metal food/beverage cans incl. aluminum/tin/steel; beverage cartons; glass not accepted curbside (glass drop-off available).
Lilburn	Citywide residential service via city contract; participation rate not published	Waste Management (City contract)	Program provides a recycling cart/bin; the City's "Garbage & Recycling" page does not enumerate accepted materials (materials guidance referenced separately by the City).
Norcross	Citywide residential service via city contract; participation rate not published	Waste Management (City contract)	Paper + cartons + cardboard (incl. flattened boxes and waxed cartons per City guidance); plastic bottles/jugs; aluminum and steel food/drink cans.
Snellville	City sanitation provides curbside recycling; participation rate not published	City of Snellville Public Works / Sanitation	Mixed recyclables including metal food/beverage containers; plastic containers #1–#7; cardboard; mixed paper (junk mail, newspapers, etc.).
Sugar Hill	Citywide residential service via city contract; participation rate not published	Waste Management (City-identified provider)	City publishes acceptable materials and states glass is not accepted curbside (glass drop-off available); program is cart-based and collected every other week.
Suwanee	Open market (residents contract directly with private haulers); participation rate not published	Private haulers (examples listed by City: Republic, Red Oak, WM); recycling service referenced separately	City confirms residents contract privately; recycling varies by hauler and the City does not publish a single standardized "accepted materials" list for curbside.
Unincorporated Gwinnett County	Countywide subscription service in assigned service areas; participation rate not published	Five County-contracted haulers (Red Oak; Republic; Southern Sanitation; WM; Waste Pro)	County publishes accepted curbside items: paper/cardboard; metal cans; plastics #1–#2; glass not accepted curbside (glass drop-off network provided).

Footnotes / Source documentation - Residential Recycling Programming

1. City of Berkeley Lake. 2024 Residential Garbage Guidelines.
   Documents Waste Management as the residential service provider and identifies accepted recyclable materials.
   https://www.berkeleylake.com/DocumentCenter/View/1216/2024-Residential-Garbage-Guidelines
2. Buford/Rest Haven. Residential Sanitation Curbside Pickup
   Documents residential garbage collection only. service provider and identifies accepted recyclable materials.
   Waste Management website describes recycling collection
   https://www.cityofbuford.com/sanitation-department/residential-sanitation

https://www.wm.com/us/en/location/ga/buford

3. City of Dacula. Recycling Services and List of Acceptable Recycling Materials.
   Provides program descriptions for residential recycling services and identifies materials accepted through the City's recycling program.
   https://www.daculaga.gov/community/page/recycling-services
4. City of Duluth. Public Works – Solid Waste & Recycling.
   Identifies Republic Services as the City's contracted sanitation and recycling provider and describes available recycling services.
   https://www.duluthga.net/services/public_works/solid_waste___recycling/index.php
5. City of Grayson. New Resident Information.
   Describes municipal sanitation services and provides contact information for recycling services; confirms no City-operated commercial recycling program.
   https://cityofgrayson.org/new-resident-information/
6. City of Lawrenceville Utilities Department. Recycling.
   Identifies accepted recyclable materials for residential service and notes that glass is not accepted curbside.
   https://www.lawrencevilleutilities.com/175/Recycling
7. City of Lilburn. Garbage & Recycling.
   Identifies Waste Management as the City's contracted provider and documents provision of carts for residential recycling service.
   https://www.cityoflilburn.com/271/Garbage-Recycling
8. City of Norcross. Sanitation / Solid Waste and Recycling & Waste Reduction.
   Identifies Waste Management as the City's contracted provider and lists accepted recyclable materials, including cardboard and mixed recyclables.
   https://www.norcrossga.net/263/Sanitation-Solid-Waste
   https://www.norcrossga.net/799/Recycling-Waste-Reduction
9. City of Snellville. Public Works – Curbside Recycling.
   Provides accepted materials list for curbside recycling and describes municipal recycling services.
   https://www.snellville.org/public-works/curbside-recycling
10. City of Sugar Hill. Public Works – Recycling.
    Identifies Waste Management as a primary service provider and documents acceptable and unacceptable recyclable materials; glass is not accepted curbside.
    https://cityofsugarhill.com/services/public-works/recycling/
11. City of Suwanee. Sanitation Services.
    Confirms an open-market system for sanitation and recycling services, provides examples of private haulers, and notes that recycling services vary by provider.
    https://www.suwanee.com/services/welcome-to-the-neighborhood/sanitation-services
12. Gwinnett County, Georgia. Solid Waste Management – Residential Services and Accepted Recycling Materials.
    Documents the County's assigned-hauler structure for residential services and provides a list of recyclable materials accepted through curbside programs.
    https://www.gwinnettcounty.com/services/solid-waste-management/residential-services
    https://www.gwinnettcounty.com/services/solid-waste-management/recycling/accepted-materials
13. Auburn
    Identifies Republic Services as primary service provider. City refers to Republic Services website and customer service for details.
    https://www.republicservices.com/locations/georgia/auburn-trash-pickup-and-recycling
    https://www.cityofauburn-ga.org/public-works/trash-and-bulk-waste
    https://www.cityofauburn-ga.org/public-works/garbage-and-recycling

Table 3 – 2. Commercial Curbside Collection Programming

Jurisdiction	Program availability / participation	Operated by	Materials accepted (commercial curbside)
Auburn	Republic Service offers collection of solid waste materials and recyclables at all commercial and industrial establishments in the City.	Republic Services	Cardboard: Flattened cardboard boxes and paperboard.
Berkeley Lake	No City-provided commercial recycling program; participation rate not published	Open market (business contracts directly with private haulers)	Varies by hauler; City does not publish a standardized commercial materials list.
Buford/Rest Haven	Republic Service has the exclusive right to collect solid waste materials and recyclables at all commercial and industrial establishments in the City. The City's Sanitation Department collects household garbage and yard waste.	Republic Services 8 cu. yd. front end collection	Cardboard: Flattened cardboard boxes and paperboard.
Dacula	Commercial recycling available through private haulers; participation rate not published	Open market (City contracts focus on residential services)	Varies by hauler; cardboard is the most commonly accepted material.
Duluth	Commercial recycling available through City-contracted and private haulers; participation rate not published	Republic Services (City contract) and private haulers	Cardboard and mixed recyclables offered depending on service agreement; City does not publish a single uniform materials list for all businesses.
Grayson	No City-operated commercial recycling program; participation rate not published	Open market (private haulers)	Varies by hauler; cardboard typically available by subscription.
Lawrenceville	Commercial recycling available through private haulers; participation rate not published	Open market (City sanitation focuses on residential service)	Cardboard and limited mixed recyclables depending on hauler; City does not publish a standardized list.
Lilburn	Commercial recycling available through City's contracted provider and private haulers; participation rate not published	Waste Management and other private haulers	Cardboard service commonly available; other materials vary by contract.
Norcross	Commercial recycling available through City-contracted provider; participation rate not published	Waste Management (City contract)	Cardboard service available; additional recyclables subject to individual service agreements.
Snellville	Commercial recycling available by subscription; participation rate not published	Open market (private haulers; City sanitation focuses on residential)	Cardboard primarily; other materials subject to hauler capabilities.
Sugar Hill	Commercial recycling available through City-identified providers; participation rate not published	Waste Management and private haulers	Cardboard service commonly available; glass generally not accepted curbside; other materials vary by agreement.
Suwanee	Open market system for commercial sanitation and recycling; participation rate not published	Private haulers (e.g., Republic, WM, Red Oak)	Varies by hauler; cardboard is the primary recyclable material offered.

Unincorporated Gwinnett County	Commercial recycling available through County-assigned haulers by subscription; participation rate not published	County-contracted haulers (Red Oak, Republic, Southern Sanitation, WM, Waste Pro)	Cardboard recycling service widely available; additional materials dependent on hauler and service level.

1. City of Berkeley Lake. Residential Garbage Guidelines and Sanitation Program Overview.
   City documentation confirms municipal sanitation services are residential in nature; commercial waste and recycling services are obtained through private haulers under an open-market system.
   https://www.berkeleylake.com/DocumentCenter/View/1216/2024-Residential-Garbage-Guidelines
2. City of Buford/Rest Haven Commercial Sanitation Franchise Agreement
   Republic Service has the exclusive right to collect solid waste materials and recyclables at all commercial and industrial establishments in the City.
   https://www.cityofbuford.com/sanitation-department/commercial-sanitation
3. City of Dacula. Public Works – Sanitation and Recycling Services.
   City materials indicate residential-focused service provision; commercial recycling services are obtained through private haulers. No City-published commercial participation rates or standardized materials list are provided.
   https://www.daculaga.gov/community/page/recycling-services
4. City of Duluth. Public Works – Solid Waste and Recycling.
   Identifies Republic Services as the City's contracted provider and confirms availability of commercial sanitation and recycling services, with materials accepted varying by service agreement.
   https://www.duluthga.net/services/public_works/solid_waste___recycling/index.php
5. City of Grayson. Sanitation and New Resident Information.
   City documentation confirms sanitation service provision and indicates that commercial recycling services are obtained through private haulers; no City-operated commercial recycling program or participation data are published.
   https://cityofgrayson.org/new-resident-information/
6. City of Lawrenceville. Utilities Department – Sanitation and Recycling.
   City sanitation program documentation focuses on residential services; commercial recycling is provided through private haulers under an open-market system.
   https://www.lawrencevilleutilities.com/175/Recycling
7. City of Lilburn. Garbage and Recycling Services.
   Identifies Waste Management as the City's contracted provider and confirms availability of commercial recycling services; cardboard is commonly accepted, with other materials varying by contract.
   https://www.cityoflilburn.com/271/Garbage-Recycling
8. City of Norcross. Sanitation / Solid Waste and Recycling & Waste Reduction.
   Identifies Waste Management as the City's contracted provider and confirms availability of commercial recycling services, with cardboard as the primary recyclable material offered.
   https://www.norcrossga.net/263/Sanitation-Solid-Waste
   https://www.norcrossga.net/799/Recycling-Waste-Reduction
9. City of Snellville. Public Works – Curbside Recycling and Sanitation Services.
   City documentation indicates residential-focused sanitation services; commercial recycling is available by subscription through private haulers, primarily for cardboard.
   https://www.snellville.org/public-works/curbside-recycling
10. City of Sugar Hill. Public Works – Recycling and Solid Waste Services.
    Identifies Waste Management as a primary service provider and confirms availability of commercial recycling services; materials accepted vary by agreement and glass is generally not accepted curbside.
    https://cityofsugarhill.com/services/public-works/recycling/
11. City of Suwanee. Sanitation Services.
    Confirms an open-market system for commercial sanitation and recycling services, with businesses contracting directly with private haulers; recycling materials accepted vary by provider.
    https://www.suwanee.com/services/welcome-to-the-neighborhood/sanitation-services
12. Gwinnett County, Georgia. Solid Waste Management – Commercial Services.
    Documents the County's assigned-hauler framework and confirms that commercial recycling services are available by subscription, with cardboard as the most consistently accepted recyclable material.
    https://www.gwinnettcounty.com/services/solid-waste-management/commercial-services

https://www.gwinnettcounty.com/services/solid-waste-management/recycling/accepted-materials

13. Auburn
https://www.republicservices.com/locations/georgia/auburn-trash-pickup-and-recycling
https://www.cityofauburn-ga.org/public-works/trash-and-bulk-waste

3.1.2 Drop-Off Recycling Services and Facilities

In addition to fixed public drop-off services described in Table 3-4, Gwinnett County residents have access to periodic drop off recycling events hosted by Gwinnett County Solid Waste Management in partnership with community organizations. These events provide drop-off options for electronics, paper, latex paint, and other items not accepted through regular curbside or permanent locations.

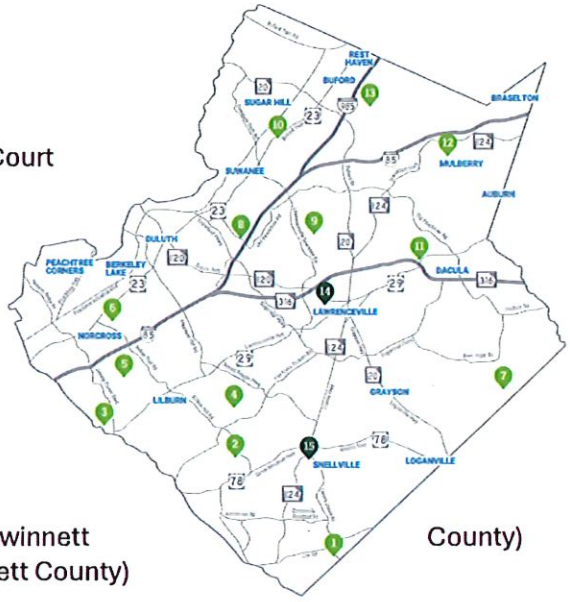
3.1.2.1 Glass Drop Off Program





Gwinnett County Solid Waste provides wide glass recycling drop off locations at 15 locations throughout the planning area including:

1. Lenora Park (football entrance)
2. Mountain Park Aquatic Center
3. Lucky Shoals Park
4. Bethesda Park
5. Gwinnett Community Resource Center at Georgia Belle Court (Formerly OneStop Norcross)
6. Pinckneyville Park
7. Harbins Park (baseball entrance)
8. Peachtree Ridge Park
9. Collins Hill Aquatic Center
10. E.E. Robinson Park (baseball/softball complex entrance)
11. Rabbit Hill Park (football entrance)
12. Duncan Creek Park
13. Bogan Park
14. Lawrenceville Glass Recycling Station (not operated by Gwinnett County)
15. Snellville Glass Recycling Center (not operated by Gwinnett County)



3.1.2.2 Commercial Drop Off Opportunities

Retail store recycling programs including Best Buy and Staples offer drop-off points for small electronics and office supplies. Donation outlets such as Goodwill and Furniture Bank support reuse of textiles and household goods. Schools, churches, and other community groups also conduct periodic collection

drives for materials such as batteries, books, and bottles.

These supplemental opportunities enhance the countywide recycling infrastructure by providing residents with additional outlets for diverting materials from disposal.

Table 3 – 4. Local Government Drop-Off Recycling Opportunities – Plan Jurisdictions

Location / Facility	Community	Materials Accepted (Non-Glass, Non-Curbside)	Notes
Snellville Recycling Center	Snellville	Newspaper, magazines, phone books, cardboard, pasteboard, office paper, scrap metals (all types), aluminum cans, car batteries, plastics #1 & #2, electronics	City-operated recycling drop-off center.
Retail Recycling Drop-Off	Multiple (County-wide)	Plastic bags/film, batteries, electronics (limited), office paper	Locations include Staples, Best Buy, Walmart, Ingles, Kroger, Lowe's, Publix, Target; acceptance varies by retailer/vendor.
Center for Hard to Recycle Materials (CHaRM)	Atlanta (regional)	Electronics, bulbs, batteries, small appliances, hazardous items	Nearby facility often used by Gwinnett residents; fees may apply.
E-Recycle USA – Tucker	Tucker (regional)	Electronics recycling for common home devices	Regional electronics drop-off option.
eWaste ePlanet – Norcross	Norcross	Electronics & e-waste	Accepts computers, TVs, etc.; fees may apply.
Widenation Recycling – Lilburn	Lilburn	Electronics & miscellaneous recyclables	Third-party recycler accepting a variety of post-consumer electronics.
Household Hazardous Waste Collection Events	Lawrenceville (event-specific)	Paper (shredded), electronics, latex paint	Periodic America Recycles Day / HHW drop-off event hosted by Gwinnett County; check County schedule for dates.
Forsyth County Recycling Centers (WM-operated)	Forsyth County, GA	Paper, cardboard, aluminum cans, steel cans, plastics #1 & #2, glass containers, scrap metal, batteries, electronics (fees may apply)	Public recycling convenience centers operated by Forsyth County; serve nearby jurisdictions.
Waste Eliminator – Material Recovery Facility (MRF)	Peachtree Corners, GA	Single-stream recyclables (paper, cardboard, plastics, metal cans)	Private MRF that processes mixed recyclables for resale; serves metro Atlanta.
American Paper Recycling, Inc.	Tucker, GA / Lawrenceville area	Mixed paper, office paper, cardboard	Commercial paper recycler serving Gwinnett and the Atlanta metro region.
Blaze Recycling	Lawrenceville, GA	Bottles and cans (container recycling)	Specialized beverage container recycling operation.

Caraustar Paper Recycling (Greif)	Doraville, GA	Paper and cardboard	Industrial paper recycling facility formerly Caraustar; now part of Greif.
Newell Recycling	Doraville, GA	Scrap metal, electronics scrap, vehicle and demolition metals	Commercial metal recycling facility serving metro Atlanta.
SA Recycling	Peachtree Corners, GA	Scrap steel, ferrous and non-ferrous metals	Large-scale scrap metal processor accepting residential and commercial material.
TriStar Recycling & Metals	Norcross, GA	Scrap steel, non-ferrous metals, vehicles, select electronics	Scrap metal and recycling processor.
Fulton Metals Recycling (Norcross service area)	Norcross, GA	Scrap steel and non-ferrous metals	Commercial and industrial scrap metal recycler serving Gwinnett County.
KBZ Recovery	Peachtree Corners, GA	Electronics (computers, phones, tablets, printers); secure data destruction	IT asset disposition (ITAD) and certified data destruction services.
eWaste ePlanet	Norcross, GA	Electronics and e-waste	Electronics recycling facility; fees may apply.
Reworx Recycling	Lilburn, GA	Electronics recycling and data destruction	E-waste recycler serving Gwinnett County.
Widenation Recycling	Lilburn, GA	Electronics and miscellaneous recyclable materials	Third-party recycler accepting post-consumer electronics.
GreenForce Recycling / GreenForce Grapple Services	Lawrenceville, GA	Organic debris (trees, limbs, logs, mulch waste)	Processes land-clearing and vegetative debris into mulch/organic products.
Snellville Recycling Center	Snellville, GA	Paper, cardboard, plastics #1 & #2, metals, car batteries, electronics	City-operated public recycling drop-off center.

Pratt Industries – Recycling Facility	Conyers, GA (serves Gwinnett County)	Recovered fiber including old corrugated containers (OCC), mixed paper, and other recyclable paper grades	Part of Pratt Industries' Georgia recycling and paper manufacturing network supplying 100% recycled paper products.

Footnotes / Source documentation – Drop Off Recycling Programming

1. City of Snellville Public Works Department. Recycling Center – Accepted Items. https://www.snellville.org/public-works/sanitation-recycling/recycling
2. Gwinnett Clean & Beautiful / Gwinnett Recycles. Retail Recycling Drop-Off Locations Directory. https://www.gwinnettrecycles.com/office-locations/
3. Live Thrive – Center for Hard to Recycle Materials (CHaRM). Facility Services and Accepted Materials. https://livethrive.org/charm/
4. E-Recycle USA. Electronics Recycling Services. https://www.e-recycleusa.com/
5. eWaste ePlanet. Electronics Recycling and Disposal Services. https://www.ewasteeplanet.com/
6. Widenation Recycling. Electronics Recycling Services. https://www.widenation.com/
7. Gwinnett County Department of Solid Waste Management. Household Hazardous Waste and Special Recycling Events. https://www.gwinnettcounty.com/services/solid-waste-management/household-hazardous-waste

3.1.3 Recycling Facilities



Recycling facilities listed below are engaged in the collection, storage, processing, resale, or reuse of materials that have been diverted from disposal facilities. Recovered materials processing facilities are a subset of recycling operations that generate solid waste as a result of their processing activities and, therefore, may require a state permit to ensure compliance with applicable solid waste management laws and regulations. Table 3-8 identifies recycling facilities that primarily serve the residential and commercial waste-generating sector.

Table 3 – 8. Recycling and Material Processing Facilities – Gwinnett Count and Adjacent Area

Facility Name	City / Location	Materials Accepted / Processed	Notes
Forsyth County Recycling Centers (WM-operated)	Forsyth County, GA	Paper, cardboard, aluminum cans, steel cans, plastics #1 & #2, glass containers, scrap metal, batteries, electronics (fees may apply)	Public recycling convenience centers operated by Forsyth County; serve nearby jurisdictions.
Waste Eliminator – Material Recovery Facility (MRF)	Peachtree Corners, GA	Single-stream recyclables (paper, cardboard, plastics, metal cans)	Private MRF that processes mixed recyclables for resale; serves metro Atlanta.
American Paper Recycling, Inc.	Tucker, GA / Lawrenceville area	Mixed paper, office paper, cardboard	Commercial paper recycler serving Gwinnett and the Atlanta metro region.

Blaze Recycling	Lawrenceville, GA	Bottles and cans (container recycling)	Specialized beverage container recycling operation.
Caraustar Paper Recycling (Greif)	Doraville, GA	Paper and cardboard	Industrial paper recycling facility formerly Caraustar; now part of Greif.
Newell Recycling	Doraville, GA	Scrap metal, electronics scrap, vehicle and demolition metals	Commercial metal recycling facility serving metro Atlanta.
SA Recycling	Peachtree Corners, GA	Scrap steel, ferrous and non-ferrous metals	Large-scale scrap metal processor accepting residential and commercial material.
TriStar Recycling & Metals	Norcross, GA	Scrap steel, non-ferrous metals, vehicles, select electronics	Scrap metal and recycling processor.
Fulton Metals Recycling (Norcross service area)	Norcross, GA	Scrap steel and non-ferrous metals	Commercial and industrial scrap metal recycler serving Gwinnett County.
KBZ Recovery	Peachtree Corners, GA	Electronics (computers, phones, tablets, printers); secure data destruction	IT asset disposition (ITAD) and certified data destruction services.
eWaste ePlanet	Norcross, GA	Electronics and e-waste	Electronics recycling facility; fees may apply.
Reworx Recycling	Lilburn, GA	Electronics recycling and data destruction	E-waste recycler serving Gwinnett County.
Widenation Recycling	Lilburn, GA	Electronics and miscellaneous recyclable materials	Third-party recycler accepting post-consumer electronics.
GreenForce Recycling / GreenForce Grapple Services	Lawrenceville, GA	Organic debris (trees, limbs, logs, mulch waste)	Processes land-clearing and vegetative debris into mulch/organic products.
Snellville Recycling Center	Snellville, GA	Paper, cardboard, plastics #1 & #2, metals, car batteries, electronics	City-operated public recycling drop-off center.
Pratt Industries – Recycling Facility	Conyers, GA (serves Gwinnett County)	Recovered fiber including old corrugated containers (OCC), mixed paper, and other recyclable paper grades	Part of Pratt Industries' Georgia recycling and paper manufacturing network supplying 100% recycled paper products.

Footnotes / Source Documentation – Recycling Processing Facilities

1. Forsyth County Solid Waste & Recycling Department. Recycling Centers. https://www.forsythco.com/Departments-Offices/Recycling-Solid-Waste/Recycling-Centers
2. Waste Eliminator opens new Atlanta MRF. https://www.recyclingtoday.com/news/waste-eliminator-opens-new-atlanta-mrf/
3. American Paper Recycling, Inc. Company listings and services. https://www.linkedin.com/company/american-paper-recycling
4. Blaze Recycling – Lawrenceville, GA. Bottle and Can Recycling. https://www.yellowpages.com/lawrenceville-ga/mip/blaze-recycling-469050457
5. Greif, Inc. Recycling Services (formerly Caraustar). https://www.greif.com/products-services/recycling-services/

6. Newell Recycling – Doraville, GA. Scrap Metal Recycling. https://www.scrapmonster.com/company/newell-recycling-doraville/11937
7. SA Recycling – Gwinnett. Scrap Metal Recycling Services. https://www.sarecycling.com/yard/sa-recycling-gwinnett/
8. TriStar Recycling & Metals. Scrap and Metals Recycling. https://tristarrecycling.com/
9. Fulton Metals Recycling. Norcross Scrap Metal Services. https://fultonmetalsrecycling.com/scrap-metal-recycling-yard-in-norcross/
10. KBZ Recovery. Electronics Recycling and Data Destruction. https://kbzrecovery.com/
11. eWaste ePlanet. Electronics Recycling Services. https://www.ewasteeplanet.com/
12. Reworx Recycling. Electronics Recycling – Gwinnett County. https://www.reworxrecycling.org/electronics-recycling-gwinnett-county-areas-served/
13. Widenation Recycling. Electronics Recycling Services. https://widenationrecycling.com/
14. GreenForce Grapple Services / Recycling. Organic Debris Recycling. https://www.greenforcegrapple.com/
15. City of Snellville Public Works Department. Recycling Center. https://www.snellville.org/public-works/sanitation-recycling/recycling
16. Pratt Industries. *Recycling Locations and Services – Georgia (Conyers Recycling Facility).* https://www.prattindustries.com/locations-paper-mills-and-recycling/ https://www.prattindustries.com/recycling/

3.1.4 Recycling Processing Infrastructure

Recycling services within Gwinnett County are provided through a combination of municipal recycling drop-off facilities, County-supported programs, and private-sector recycling, transfer, and materials handling facilities. Most recyclables collected within the planning area are delivered to two transfers stations and are transported out-of-county for processing:

- Recyclables delivered locally to West Rock - 384 Maltbie St, Lawrenceville, GA are transferred and processed at West Rock -1775 County Services Pkwy, Marietta, GA.
- Recyclables delivered to Lawrenceville Transfer Station (WM) - 350 Maltbie Industrial Drive, Lawrenceville, GA are transferred and processed at Forsyth County Recycling Center (WM) - 5680 Shirlee Industrial Way, Alpharetta, GA.

In addition to these facilities, other recycling processors, transfer stations, and waste management facilities operate within the planning area. Based on a review of Georgia Environmental Protection Division regulated solid waste facility records[76], none of these facilities are permitted or classified by EPD as municipal material recovery facilities. Facilities such as Atlanta Ora 1, LLC, Metro Green, LLC, and Waste Eliminator, Inc. perform limited recycling or materials handling functions but are not regulated by EPD as MRFs.

Detailed recycling tonnages are maintained by Gwinnett County Solid Waste Management for the unincorporated areas of the County. However, reliable per community tonnages for incorporated communities are not available due to the predominance of private collection and processing services.

3.1.4.1 Special Management Items

76 https://epd.georgia.gov/about-us/land-protection-branch/solid-waste/regulated-solid-waste-facilities



Some materials require special management due to the presence of toxic constituents, safety risks, or regulatory and operational constraints that limit their suitability for disposal in the general municipal solid waste stream.[77] While these materials are generally not regulated as hazardous waste when generated by households, it is prudent and consistent with state policy to divert them from disposal whenever feasible.

For planning purposes, special management materials include, but are not limited to, the following categories:

- Electronics (e.g., televisions, computers, mobile devices, and other electronic equipment containing heavy metals or lithium-ion batteries)

- Household Hazardous Waste (HHW) (e.g., ignitable, corrosive, reactive, or toxic household products such as cleaners, motor oil, pesticides, and paints).

- Batteries (including lead-acid, lithium-ion, alkaline, and rechargeable battery types);

- White Goods (e.g., refrigerators, freezers, washing machines, and other bulky appliances that may contain regulated refrigerants);

- Tires (whole tires are restricted from landfill disposal; processed tire material may be managed under approved conditions); and

- Other materials requiring special handling due to safety, environmental, or operational considerations.



Within the planning area, special management materials are managed primarily through private-sector collectors and recyclers, supplemented by periodic County-sponsored collection events and drop-off opportunities. Private-sector recycling programs addressing these materials are identified in Table 3-10 and are italicized to denote their specialized status and to avoid duplication with other recycling facility listings. These businesses typically provide drop-off services, and some also collect materials through individual contractual arrangements.

3.1.4.2 Private Sector Recycling Opportunities

Residents within the planning area may elect to utilize private sector recycling drop-off locations located outside the planning area when such facilities are conveniently located relative to a resident's home or place of employment. These locations are included in the private sector recycling inventory based on proximity and availability; however, they are not owned, operated, or contractually secured by the planning jurisdiction.

[77] Georgia Environmental Protection Division Solid Waste & Household Hazardous Waste Guidance https://epd.georgia.gov/about-us/land-protection-branch/solid-waste
Georgia Comprehensive Solid Waste Management Act O.C.G.A. § 12-8-20 et seq.
U.S. Environmental Protection Agency Household Hazardous Waste & Universal Waste https://www.epa.gov/hhw

Table 3-10 identifies private sector businesses that provide recycling or reuse drop-off opportunities for selected residential materials. Several businesses operate multiple storefront locations within and adjacent to the planning area, resulting in a greater number of individual drop-off sites than the number of businesses listed. Facilities located outside the planning area are provided for regional context only and are not relied upon to meet recycling access requirements or solid waste management capacity assurances. Due to the voluntary nature of use and the absence of reporting requirements, the amount of material diverted from the planning area waste stream through private sector drop-off locations cannot be quantified.

Table 3 – 10. Private Sector Drop-Off Recycling Opportunities – Regional Proximity

Facility / Program Name	Primary Cities Served	County(ies)	Facility Category	Materials Accepted	Market Website Reference	Regional Status
Advance Auto Parts	Multiple Locations	Gwinnett	Retail – Automotive	Auto batteries, motor oil, transmission fluid	https://shop.advanceautoparts.com	In-County
AutoZone	Multiple Locations	Gwinnett	Retail – Automotive	Auto batteries, motor oil, transmission fluid	https://www.autozone.com	In-County
Best Buy	Multiple Locations	Gwinnett, DeKalb	Retail – Electronics	Electronics, rechargeable batteries, toner	https://www.bestbuy.com/recycling	In-County / Regional
Batteries Plus	Multiple Locations	Gwinnett	Retail – Batteries	Auto batteries, rechargeable batteries	https://www.batteriesplus.com/recycling	In-County
Home Depot	Multiple Locations	Gwinnett, Walton, Hall	Retail – Home Improvement	Rechargeable batteries	https://www.homedepot.com/c/battery_recycling	In-County / Regional
Lowe's	Multiple Locations	Gwinnett	Retail – Home Improvement	Rechargeable batteries	https://www.lowes.com/l/recycling	In-County
Staples	Multiple Locations	Gwinnett, DeKalb	Retail – Office Supply	Electronics, toner, rechargeable batteries	https://www.staples.com/sbd/cre/noheader/sustainability-recycling-services	In-County / Regional
Office Depot / OfficeMax	Multiple Locations	Gwinnett	Retail – Office Supply	Toner, cartridges, electronics	https://www.officedepot.com/l/recycle	In-County
Kroger	Multiple Locations	Gwinnett	Retail – Grocery	Film plastic, paper	https://www.kroger.com/i/community/sustainability	In-County
Publix	Multiple Locations	Gwinnett, DeKalb	Retail – Grocery	Film plastic, foam meat trays	https://www.publix.com/sustainability	In-County / Regional
Target	Multiple Locations	Gwinnett	Retail – General Merchandise	Rechargeable batteries	https://corporate.target.com/sustainability	In-County
Walmart	Multiple Locations	Gwinnett, DeKalb	Retail – General Merchandise	Film plastic, rechargeable batteries	https://corporate.walmart.com/sustainability	In-County / Regional
The UPS Store	Multiple Locations	Gwinnett	Shipping / Packaging	Packing peanuts	https://www.theupsstore.com/tools/sustainability	In-County
FedEx Office	Multiple Locations	Gwinnett, DeKalb	Shipping / Printing	Packing peanuts	https://www.office.fedex.com	In-County / Regional
Discount Tire	Multiple Locations	Gwinnett	Automotive Service	Tires	https://www.discounttire.com/learn/tire-recycling	In-County
Pep Boys	Multiple Locations	Gwinnett, DeKalb	Automotive Service	Tires, oil, batteries	https://www.pepboys.com	In-County / Regional
Valvoline Instant Oil Change	Multiple Locations	Gwinnett	Automotive Service	Used oil, filters, batteries	https://www.vioc.com	In-County
Safety-Kleen	Norcross	Gwinnett	Industrial / Hazardous Waste	Special management wastes	https://www.safety-kleen.com	In-County

Pratt Industries	Conyers	Rockdale	Paper Recycling / Manufacturing	Paperboard	https://www.prattindustries.com	Regional
Tullis Metal	Buford	Gwinnett	Scrap Metal Recycler	Metals, appliances, TVs	https://www.tullismetals.com	In-County
Value Village	Sugar Hill, Tucker	Gwinnett, DeKalb	Reuse / Thrift	Clothing	https://www.valuevillage.com	In-County / Regional

Some residents in the planning area may choose to frequent a business location near their place of employment or home that is outside of the planning area but contained in the private sector drop-off recycling list due to proximity. Again, data on the amount of recycled material diverted from the planning area waste stream is unknown.

Nonprofit Recycling Services

Nonprofit recycling services within and adjacent to the planning area consist primarily of church-based drop-off locations and one nonprofit electronics recycling organization, as summarized in Table 3-11. These services are provided as ancillary activities and are not intended to function as comprehensive public recycling facilities.

All nonprofit recycling locations operate as unstaffed drop-off centers accepting limited material streams, most commonly newspaper and magazines. Residents may choose to use a church-based drop-off location affiliated with their congregation or one located in close proximity to their residence, including locations situated outside the planning area.

Collection services for church-based drop-off locations are primarily provided by SP Recycling, which focuses on newspaper recovery. Because participation is voluntary and collection data are not tracked by the planning jurisdiction, diversion quantities attributable to nonprofit recycling services are unknown and are not included in waste reduction or diversion calculations for planning purposes.

Table 3 – 11. Nonprofit Drop-Off Recycling Opportunities – Regional Proximity

Facility Name	City	County	Facility Category	Accepted Materials	Market Website Reference	Regional Status
All Saints Lutheran Church	Lawrenceville	Gwinnett	Religious Institution	Magazines	https://www.allsaintslutheranlawrenceville.org	In-County
All Saints Lutheran Church	Lilburn	Gwinnett	Religious Institution	Newspaper, Magazines	https://www.allsaintslilburn.org	In-County
Annistown Road Baptist Church	Lithonia	DeKalb	Religious Institution	Newspaper	https://www.annistownroadbaptist.org	Out-of-County
Berkmar United Methodist Church	Lilburn	Gwinnett	Religious Institution	Newspaper	https://www.berkmarumc.org	In-County
Cannon United Methodist Church	Snellville	Gwinnett	Religious Institution	Newspaper	https://www.cannonumc.org	In-County
Central Baptist Church	Lawrenceville	Gwinnett	Religious Institution	Newspaper	https://www.cbclawrenceville.org	In-County
Chestnut Grove Baptist Church	Grayson	Gwinnett	Religious Institution	Newspaper	https://www.chestnutgrovebaptist.org	In-County

Christ the Lord Lutheran Church	Lawrenceville	Gwinnett	Religious Institution	Newspaper	https://www.christthelorld.org	In-County
First Baptist Church of Buford	Buford	Gwinnett	Religious Institution	Newspaper	https://www.fbcbuford.org	In-County
First Baptist Church of Grayson	Grayson	Gwinnett	Religious Institution	Newspaper	https://www.fbcgrayson.org	In-County
First Baptist Church of Lawrenceville	Lawrenceville	Gwinnett	Religious Institution	Newspaper	https://www.fbclawrenceville.org	In-County
First United Methodist Church of Buford	Buford	Gwinnett	Religious Institution	Newspaper	https://www.bufordumc.org	In-County
Friendship Baptist Church	Duluth	Gwinnett	Religious Institution	Newspaper	https://www.friendshipduluth.org	In-County
Good Shepherd Presbyterian Church	Lilburn	Gwinnett	Religious Institution	Newspaper	https://www.gspc.org	In-County
Gravel Springs Baptist Church	Buford	Gwinnett	Religious Institution	Newspaper	https://www.gravelsprings.org	In-County
Grayson United Methodist Church	Grayson	Gwinnett	Religious Institution	Newspaper	https://www.graysonumc.org	In-County
Greater Atlanta Christian School	Norcross	Gwinnett	Educational Institution	Newspaper	https://www.greateratlantachristian.org	In-County
Harmony Grove United Methodist Church	Lilburn	Gwinnett	Religious Institution	Newspaper	https://www.harmonygroveumc.org	In-County
Hebron Baptist Church	Dacula	Gwinnett	Religious Institution	Newspaper, Magazines	https://www.hebronbaptist.org	In-County
Lawrenceville Methodist Church	Lawrenceville	Gwinnett	Religious Institution	Newspaper	https://www.lawrencevillemethodist.org	In-County
Lawrenceville Presbyterian Church	Lawrenceville	Gwinnett	Religious Institution	Newspaper, Magazines	https://www.lpcga.org	In-County
Level Creek Alliance Church	Suwanee	Gwinnett	Religious Institution	Newspaper	https://www.levelcreekalliance.org	In-County
Lilburn Alliance Church	Lilburn	Gwinnett	Religious Institution	Newspaper	https://www.lilburnalliance.org	In-County
Mountain Park First Baptist Church	Stone Mountain	DeKalb	Religious Institution	Newspaper	https://www.mountainparkfbc.org	Out-of-County
Mountain Park United Methodist Church	Stone Mountain	DeKalb	Religious Institution	Newspaper, Magazines	https://www.mpumc.org	Out-of-County
Norcross First United Methodist Church	Norcross	Gwinnett	Religious Institution	Newspaper	https://www.norcrossfirst.org	In-County
New Hope Christian Church	Lawrenceville	Gwinnett	Religious Institution	Newspaper	https://www.newhopechristian.org	In-County
Oak Road Lutheran Church	Lilburn	Gwinnett	Religious Institution	Newspaper	https://www.oakroadlutheran.org	In-County
Peachtree Corners Baptist Church	Norcross	Gwinnett	Religious Institution	Newspaper	https://www.pcobc.org	In-County
Pleasant Grove Baptist Church	Lawrenceville	Gwinnett	Religious Institution	Newspaper	https://www.pleasantgrovebc.org	In-County
Prospect United Methodist Church	Lawrenceville	Gwinnett	Religious Institution	Newspaper	https://www.prospectumc.org	In-County
Rock Springs United Methodist Church	Lawrenceville	Gwinnett	Religious Institution	Newspaper	https://www.rockspringsumc.org	In-County
Snellville United	Snellville	Gwinnett	Religious	Newspaper	https://www.snell	In-County

Methodist Church			Institution		villeumc.org	
St. James Lutheran Church	Lawrenceville	Gwinnett	Religious Institution	Newspaper	https://www.stjameslawrenceville.org	In-County
St. John Neumann Catholic Church	Lilburn	Gwinnett	Religious Institution	Newspaper, Magazines	https://stjohnneumannatl.org	In-County
St. Lawrence Catholic Church	Lawrenceville	Gwinnett	Religious Institution	Newspaper	https://stlawrenceatlanta.org	In-County
St. Monica's Catholic Church	Duluth	Gwinnett	Religious Institution	Newspaper	https://www.stmonicaatlanta.org	In-County
St. Oliver Plunkett Catholic Church	Snellville	Gwinnett	Religious Institution	Newspaper	https://www.stoliverplunkett.org	In-County
St. Patrick Catholic Church	Norcross	Gwinnett	Religious Institution	Newspaper	https://www.stpatricks.org	In-County
Sugar Hill United Methodist Church	Sugar Hill	Gwinnett	Religious Institution	Newspaper	https://www.sugarhillumc.org	In-County
Voice of Faith Ministries	Lilburn	Gwinnett	Religious Institution	Newspaper	https://www.voiceoffaithministries.org	In-County
Walnut Grove Baptist Church	Stone Mountain	DeKalb	Religious Institution	Newspaper	https://www.walnutgrovebaptist.org	Out-of-County
West Buford Baptist Church	Norcross	Gwinnett	Religious Institution	Newspaper	https://www.westbufordbaptist.org	In-County
Zion Hill Baptist Church	Lilburn	Gwinnett	Religious Institution	Newspaper	https://www.zionhillbc.org	In-County
ReBoot	Tucker	DeKalb	Nonprofit Electronics Recycler	Electronics	https://rebootatl.org	Out-of-County

Similar to other drop-off recycling programs, the amount of recyclable material diverted as a result of nonprofit recycling locations is unknown.

3.1.2.7 Reuse / Exchange Programs

Reuse and exchange programs provide residents with opportunities to extend the useful life of materials through donation, resale, refurbishment, or redistribution. As summarized in Table 3-12, reuse services within and adjacent to the planning area are primarily provided by charitable organizations, nonprofit reuse centers, and specialty electronics refurbishers.

Programs accept a range of materials including clothing, furniture, appliances, construction materials, electronics, and vehicles. Several organizations operate regionally and may serve residents of the planning area even when facilities are located outside jurisdictional boundaries. These programs are included for informational and regional context only and are not relied upon to meet recycling access or disposal capacity requirements.

Because participation is voluntary and materials are redistributed through nonprofit or charitable channels, data on the quantity of materials reused or diverted from the planning area waste stream is not available and is not included in diversion calculations for planning purposes.

Table 3 – 11. Reuse and Exchange Programs – Regional Proximity

Program Name	Primary Location(s)	County	Program Type	Materials Accepted	Market Website Reference	Regional Status
America's Thrift Store / American Family Foundation	Lawrenceville	Gwinnett	Thrift / Reuse	Clothing, furniture, appliances (white goods), vehicles	https://www.americanthrift.com	In-County
Atlanta Community Toolbox	Atlanta	Fulton	Construction Material Reuse	Paint, carpet, household cleaners, building materials	https://www.atlantacommunitytoolbox.org	Regional
Dove's Nest Thrift Store	Lawrenceville	Gwinnett	Thrift / Reuse	Clothing, furniture	Local nonprofit	In-County
Goodwill Industries of North Georgia	Multiple locations	Gwinnett	Thrift / Reuse	Clothing, household goods	https://goodwillng.org	In-County
Habitat for Humanity ReStore	Stone Mountain (regional service area)	DeKalb	Construction Material Reuse	New and gently used building materials	https://www.habitat.org/restores	Regional
March of Dimes	Suwanee	Gwinnett	Vehicle Donation Program	Vehicles (cars, trucks)	https://www.marchofdimes.org	In-County
Metro Laser	Tucker	DeKalb	Electronics Reuse	Printers, fax machines	Local business	Regional
MicroSeconds	Sandy Springs	Fulton	Electronics Reuse / Refurbishment	Computers, monitors, peripherals (restrictions apply)	https://www.microseconds.net	Regional
National Kidney Foundation of Georgia	Atlanta	Fulton	Vehicle Donation Program	Vehicles	https://www.kidneyga.org	Regional
Quinn House	Lawrenceville	Gwinnett	Reuse / Housing Support	Appliances (white goods)	Local nonprofit	In-County
Salvation Army	Lilburn	Gwinnett	Thrift / Reuse	Clothing, furniture, appliances	https://southernusa.salvationarmy.org	In-County
MUST Ministries Thrift Store	Lawrenceville	Gwinnett	Thrift / Reuse	Clothing, furniture, household goods	https://www.mustministries.org	In-County

3.1.4 Yard Trimmings Programs

The region's long growing season provides for the generation of significant amounts of yard waste, particularly from low density, single-family dwellings that are predominant in the planning area. Yard debris is prohibited from municipal solid waste landfills primarily due to volume considerations.

The management of yard trimmings, including grass, leaves, bush and small tree limbs, is thought to be best accomplished through the reuse of these materials in the natural landscape.

3.1.4.1 Mulching and Composting

Chipping the larger materials and using it as garden mulch and the composting of smaller debris are preferred management strategies. Composting is the decomposition of organic material such as leaves, grass and even vegetable-based food waste. It is a natural way to recycle these materials into a substance, that when mixed with soil, improves the soil structure and its ability to retain moisture and adds minerals and nutrients.

The plan jurisdictions approach the management of yard trimmings in related but slightly different ways. The cities of Dacula, Grayson and Suwanee do not have specific yard trimmings management programs but the remainder of the plan jurisdictions provide the following services and/or programs:

Table 3 – 12.Mulching and Composting Programming

Jurisdiction	Program Type	Service Description	Materials Accepted	Market Website Reference
Auburn	Contract Collection	Republic Services will collect for an additional fee.	Yard trimmings	https://www.cityofauburn-ga.org/public-works/garbage-and-recycling
City of Berkeley Lake	Event-Based Drop-Off	Periodic yard waste drop-off events held in conjunction with community events	Yard trimmings	https://berkeleylakega.gov
City of Dacula	Contracted Collection	Yard waste collection provided through contracted solid waste services; no City-operated composting facility	Yard trimmings	https://www.daculaga.gov
City of Duluth	Drop-Off & Composting Facility	Yard trimmings accepted at Public Works Facility by access card; City operates a composting facility	Yard trimmings	https://www.duluthga.net/departments/public_works
City Of Grayson	Contracted Collection	Yard waste collection provided through contracted solid waste services; no City-operated composting or mulching facility	Yard trimmings	www.cityofgrayson.org
City of Lawrenceville	Curbside Collection & Composting	Free curbside collection of grass clippings and limbs (up to 10 bags); fee for additional quantities; City operates composting and mulching facility and offers free mulch	Yard trimmings, limbs	https://www.lawrencevillega.org/288/Sanitation

City of Lilburn	Curbside Collection & Chipping	Curbside collection of yard waste and limbs up to 12 inches in diameter; limb chipping up to 10 inches by arrangement	Yard trimmings, limbs	https://www.cityoflilburn.com/publicworks
City of Mulberry	Contracted Collection	Yard waste collection provided through private hauler service; no City-operated composting or mulching facility	Yard trimmings	https://www.mulberryga.com
City of Norcross	Curbside Collection & Composting	Curbside yard waste collection; City operates a composting facility	Yard trimmings	https://www.norcrossga.net/publicworks
City of Snellville	Curbside, Drop-Off & Composting	Yard waste collected by arrangement; drop-off accepted at Recycling Center for residents; City operates composting facility and promotes backyard composting	Yard trimmings	https://www.snellville.org/publicworks
City of Suwanee	Curbside Collection (Contracted)	Yard waste collection provided through franchised sanitation services; no City-operated composting facility	Yard trimmings	https://www.suwanee.com/publicworks
City of Sugar Hill	Curbside Collection & Mulching	Yard waste collected curbside, chipped, and processed into mulch; free mulch available to residents	Yard trimmings	https://www.sugarhillga.gov/publicworks
Unincorporated Gwinnett County	Education & Outreach	County promotes composting and proper yard waste management through public education and outreach; no direct collection or composting operations	Yard trimmings	https://www.gwinnettcounty.com/web/gwinnett/departments/water/solidwaste

3.2 Composting Capacity

Yard waste collected within Gwinnett County is managed through a combination of municipal composting facilities and permitted private-sector composting or processing facilities. Several cities operate their own composting or mulching facilities and manage material locally. In jurisdictions without municipal facilities, yard waste collected by private haulers is transported to permitted composting or land-clearing debris processing facilities, which may be located outside the County.

Because private haulers determine final delivery locations and reporting is not required, the County does not track specific composting destinations or quantities diverted. There is no single destination. Table Several Gwinnett municipalities operate their own facilities and require or allow haulers to deliver material to them as described in Table 3-12.

Table 3 – 13.Municipal Compost Processing

Jurisdiction	City-Operated Site Type	Delivery / Acceptance Method	Processing Method (as documented)	Materials Accepted	Allow/Require Hauler Delivery to City Site?	Market Website Reference
Lawrenceville	Municipal mulch/compost availability site (City-managed)	City program collects limbs/leaves/grass; mulch/compost available for pickup at City location	Website states mulch is produced from limbs/branches collected and "leaf mulch or compost" is produced from leaf/grass collection	Limbs/branches; leaf/grass-derived mulch/compost	Yes (City-managed program; delivered/managed through City system)	https://www.lawrencevillega.org/759/Free-Mulch

Duluth	Public Works yard debris drop-off (city site)	Residents permitted to bring yard debris to PW dumpsters; access controlled by dumpster card	Processing destination not specified on the yard waste page; page documents acceptance at PW site	Tree limbs, grass cuttings, leaves, pine straw (in paper bags/emptied into dumpster)	Allowed (drop-off at City PW site); hauler delivery not explicitly stated online	https://duluthga.net/services/public_works/solid_waste___recycling/yard_waste.php
Norcross	Yard debris collection program (processing via contractor)	Weekly curbside yard debris collection	City states collected yard debris is sent to Downey Tree Service to be processed into mulch or compost	Yard debris (per city program)	No city processing site documented; processing is contractor-based	https://www.norcrossga.net/1987/Recycling-Waste-Reduction
Snellville	Municipal recycling center with yard debris container; mulch giveaway program	Yard debris accepted at Recycling Center with restrictions; mulch provided to residents (availability-based)	Recycling Center page documents yard debris container restrictions; mulch page documents mulch availability but does not explicitly state the City composts/produces it	Yard debris (restricted); mulch provided (self-load / fee to load)	Allowed (resident drop-off at city site); "hauler delivery" not explicitly stated online	https://www.snellville.org/public-works/recycling-center
Sugar Hill	City-managed mulch/wood chips program (City street department)	Yard/leaf debris collection program; mulch/wood chips request program	City provides mulch/wood chips services; supporting documents describe chips stockpile and request/delivery process	Yard & leaf debris; wood chips/mulch (service-based)		

For jurisdictions that do not operate composting facilities (e.g., Dacula, Grayson, Suwanee, Mulberry, and unincorporated Gwinnett, yard waste is typically taken to permitted private composting facilities, or land-clearing debris processing facilities (for grinding/chipping), often outside Gwinnett County. Georgia does not require haulers to report composting destinations in solid waste management plans. Local governments cannot require use of a specific composting facility unless they own or contractually control it.[78] As a result, the exact facility mix changes over time.

3.2.4.1 Christmas Tree Recycling - Bring One For the Chipper!



The annual Christmas tree recycling program known as Bring One for the Chipper[79] continues to operate in Gwinnett County each winter, organized by Gwinnett Clean & Beautiful (GC&B) in partnership with Gwinnett County government departments and private sponsors. Live Christmas trees are accepted for recycling after Christmas through late January at designated fire stations throughout Gwinnett County. Collected trees are chipped into mulch that is used in county parks and landscaping projects. This event is supported by partners including the Gwinnett County Fire Department, Jackson EMC, Walton EMC, Republic Services, and others. Recognized as one of the largest Christmas tree recycling efforts in Georgia, it regularly diverts hundreds of trees from landfills each year.

[78] O.C.G.A. § 12-8-31.1(d)

[79] https://gwinnettcb.org/events/bring-one-for-the-chipper-jan26/

3.2.4.2 Education and Coordination

Educational efforts in the planning area focus on increasing awareness of waste reduction, reuse, recycling, and composting practices among residents, businesses, and community groups. Local governments maintain web-based information on waste reduction and recycling opportunities and provide links to partner organizations supporting sustainability education.

Gwinnett Clean & Beautiful (GC&B) [80]— an affiliate of Keep America Beautiful — continues to partner with Gwinnett County government and other stakeholders on environmental stewardship and public outreach.[81] These collaborative efforts include waste reduction and recycling awareness, community cleanups, participation incentives, and informational resources. Local governments and GC&B coordinate public education through online resources, community events, and volunteer programs, although GC&B now functions as a nonprofit partner rather than a County department. GC&B education services[82] include:



- Recycling & Waste Reduction Education
  - Online recycling information, guidance, and public outreach materials
  - Promotion of proper recycling practices and contamination reduction
- Community Cleanup & Stewardship Programs
  - Participation in Great American Cleanup
  - Litter prevention and beautification initiatives
  - Volunteer-based cleanup events
- Adopt-A-Road / Adopt-A-Spot Programs
  - Coordination of volunteer roadway and site cleanup efforts
- School and Youth Education
  - Environmental education support and promotional materials for schools
  - Engagement with youth-focused sustainability initiatives
- Community Partnerships
  - Collaboration with municipalities, civic groups, HOAs, nonprofits, and residents
  - Promotion of sustainability events and environmental awareness campaign

3.2.5 Disaster Debris

Gwinnett County and its municipal partners recognize the importance of planning for disaster debris that may result from severe storms, floods, or other emergencies. Disaster debris management strategies are incorporated into the Gwinnett County Multi-Jurisdictional Hazard Mitigation Plan[83], which is periodically updated to identify hazards, mitigation actions, and frameworks to reduce risk and speed recovery following an incident. The Hazard Mitigation Plan encompasses all cities and unincorporated areas in the County and supports a coordinated response that includes debris clearance and recovery priorities. A dedicated hazard mitigation plan update was completed and adopted in 2025 and continues to address the planning and preparedness needs for natural hazard impacts.

Gwinnett County's Office of Emergency Management coordinates preparedness, response, and recovery strategies with municipal partners, including incident logistics that may encompass debris removal and resource allocation following declared emergencies or disasters.

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[80] https://www.gwinnettcb.org

[81] https://www.gwinnettcounty.com/government/departments/county-administrator/clean-beautiful

82 https://www.gwinnettrecycles.com/resources/

[83] https://www.gwinnettcounty.com/static/departments/police/pdf/hazard-mitigation-plan.pdf

3.3 Assessment of Waste Reduction Programming

Waste reduction programming within the planning area is structured to support the State of Georgia's policy objective of achieving a 23 percent per-capita reduction in municipal solid waste disposed. Current programs emphasize recycling, reuse, yard trimmings management, and special material diversion as the primary locally implementable strategies influencing per-capita disposal rates. All participating jurisdictions provide residents with access to recycling through curbside collection, public drop-off facilities, or private subscription services, while commercial recycling opportunities are available throughout the planning area primarily through private hauler arrangements. These programs target materials identified by the State as priority recyclables, including paper, cardboard, metals, plastics, and selected glass streams, and represent the principal mechanisms by which local governments contribute to statewide reduction goals.

Yard trimmings diversion constitutes a significant component of the planning area's waste reduction system and directly supports reductions in disposed tonnage on a per-capita basis. Multiple municipalities operate composting or mulching facilities, while others manage yard waste through contracted curbside collection with delivery to permitted private processing facilities. Additional organic diversion is achieved through seasonal and event-based programs, including the long-standing Christmas tree recycling initiative. Together, these programs address a high-volume portion of the residential waste stream and are consistent with State guidance encouraging diversion of organic materials from disposal facilities as a means of achieving measurable per-capita reductions.

3.4 Key Findings

The planning area has established a broad and mature waste reduction framework that aligns with the State of Georgia's per capita municipal solid waste reduction policy. All participating jurisdictions provide access to recycling through a combination of residential curbside collection, commercial subscription services, municipal drop-off facilities, and regional private-sector recycling and reuse outlets. Yard trimmings management is widely implemented through curbside collection, mulching, composting, and seasonal programs, with several municipalities operating their own composting or mulching facilities. Collectively, these programs demonstrate over the ten year planning period a sustainable reliable commitment to waste reduction and diversion consistent with statewide goals.

Table 3 -1 illustrates the projected success of existing programming over the planning period.

Table 3-1. Planning Area Res/Com/Industrial Diversion Analysis

Year		Total Planning Area Res/Com/Ind Generation TPY	Total Planning Area Res/Com/Ind Generation Diversion Rate	State of Georgia Disposal Rate Tons/Capita/Yr.	Total Landfill Capacity Needed Planning Area TPY
2019	Actual	1,788,754	22%	1.719	1,397,667
2020	Actual	1,771,180	29%	1.569	1,263,174
2021	Actual	1,783,320	26%	1.630	1,321,278
2022	Actual	1,803,395	26%	1.638	1,342,710
2023	Actual	1,823,162	28%	1.591	1,318,478
2024	Actual	1,842,731	28%	1.581	1,323,974
2025	Actual	1,846,636	29%	1.561	1,310,412
2026	*Projected*	1,859,395	30%	1.542	1,302,985

2027	*Projected*	1,872,131	31%	1.522	1,295,316
2028	*Projected*	1,884,866	32%	1.503	1,287,421
2029	*Projected*	1,897,601	33%	1.483	1,279,300
2030	*Projected*	1,910,337	33%	1.464	1,270,953
2031	*Projected*	1,923,072	34%	1.444	1,262,380
2032	*Projected*	1,935,807	35%	1.425	1,253,582
2033	*Projected*	1,948,543	36%	1.405	1,244,558
2034	*Projected*	1,961,278	37%	1.386	1,235,308
2035	*Projected*	1,974,013	38%	1.366	1,225,832

The 2025 base year diversion rate of 29% is projected to increase to 38% based on state wide disposal projections. The resulting landfill capacity required also declines over the planning period.

Although the unincorporated area of Gwinnett County have a well-organized consistent recycling collection and waste management program, incorporated reduction programming varies significantly by jurisdiction and hauler, resulting in inconsistent materials acceptance lists, uneven targeting of priority recyclables, and resident confusion regarding proper recycling practices. In addition, many recycling, reuse, and special management programs operate on a voluntary basis without standardized reporting, limiting the ability to quantify diversion attributable to these activities.

Accurate timely data availability remains a challenge across the incorporated planning area. Recycling tonnage is accurately reported by Gwinnett County Solid Waste Management but private-sector processors, drop-off locations, nonprofit programs, and composting facilities are not required to report material-specific diversion data by jurisdiction. The incorporated planning area lacks the granular data necessary to fully assess program performance, identify underperforming materials, and measure progress toward the State's per capita waste reduction target with precision.

3.5 Waste Reduction Needs and Goals

The planning area is well-positioned to meet and sustain compliance with Georgia's waste reduction requirements over the ten year planning period. Base year 2025 diversion rate of 29% exceeds the state goal of 25% and the current statewide diversion rate of 23%. Achieving higher diversion rates will require strategic program enhancements and coordination between incorporated areas. As an example, priority recyclable materials including cardboard, metals, glass, and certain plastics are not uniformly captured across incorporated areas.

Key gaps in the current waste reduction system include limited curbside materials acceptance, declining participation, insufficient processing capacity for expanded single-stream recycling, and the absence of comprehensive diversion data. Education and outreach efforts, while ongoing, are fragmented across jurisdictions and not consistently focused on high-value recyclable materials. In addition, electronics recycling opportunities remain limited, construction and demolition material diversion is largely market-driven without coordinated planning oversight, and composting destinations for yard waste collected by private haulers are not tracked. These gaps reduce program efficiency and obscure the true diversion potential of the planning area.

To enhance current programming and achieve a higher waste diversion goal, the planning area should prioritize expanding curbside recycling to include a broader range of commonly recyclable materials, supported by standardized education and consistent messaging across jurisdictions. Investment in additional single-stream recycling processing capacity, improved data collection and reporting

mechanisms, and coordinated oversight through a designated waste reduction and recycling coordinator would materially strengthen program performance. Expanded commercial recycling requirements, targeted electronics and special waste initiatives, increased promotion of backyard composting, and stronger alignment of procurement and market development efforts with recyclable materials demand would further advance waste reduction objectives and support long-term compliance with State diversion targets.

In addition to core municipal programs, the planning area benefits from a network of private-sector, nonprofit, and retail recycling and reuse opportunities that supplement local government services. These include drop-off locations for electronics, household hazardous waste, batteries, tires, textiles, and other special management items, as well as reuse and donation programs that extend material life and reduce disposal demand. While these activities contribute to overall waste reduction and align with the State's 23 percent per-capita reduction objective, participation is voluntary and material recovery data are not consistently reported. As a result, diversion attributable to these supplemental programs cannot be fully quantified but is recognized as contributing to reductions in the amount of MSW received at disposal facilities within and serving the planning area.

Section 4 COLLECTION ELEMENT

4.1 Purpose

The Collection Element evaluates existing residential and commercial solid waste and recycling collection systems within the planning area. Collection systems represent one of the primary mechanisms through which local governments can influence waste generation, diversion, service efficiency, and environmental outcomes.

The purpose of Section 4 is to ensure that county-wide efficient, effective, and environmentally sustainable collection of solid waste and recyclable materials exists in support of statewide waste reduction goals during the planning period.

4.2 Inventory of Collection Programs



Residential and commercial solid waste collection services are provided throughout the planning area through a combination of public-sector programs and private-sector haulers operating under varying service arrangements.

Approximately 72 percent[84] of the planning area population resides in single-family residences. All single family homes have access to curbside collection service from a hauler. Multi-unit residential developments typically utilize dumpsters or roll-off containers serviced by contracted haulers.

Commercial collection services are provided to businesses and institutions primarily through dumpsters or roll-off containers collected by private haulers. Collection of recyclables is available in most jurisdictions but varies by sector, service frequency, and materials accepted. Table 4.2 details each planning community. Table 4.3 provides the reference site.

[84] https://www.point2homes.com/US/Neighborhood/GA/Gwinnett-County-Demographics.html

Table 4-2 Residential Collection Programs

Jurisdiction(s) Served	Services	Hauler Name(s)	Contract End Date
Auburn	Recycling and Trash	Republic Services	January renewal (yearly)
Berkeley Lake	Recycling and Trash	WM	No data
Dacula	Recycling and Trash	City Sanitation Department	NA
Duluth	Recycling and Trash	Republic Services	Year to year extensions
Grayson	Recycling and Trash	Latham Home Sanitation	No data
Lawrenceville	Recycling and Trash	City Sanitation Department	NA
Lilburn	Recycling and Trash	WM/United Waste	12/31/2026
Norcross	Recycling and Trash	WM	8/31/2028
Snellville	Recycling and Trash	Waste Pro of Georgia	12/31/2028
Mulberry	Recycling and Trash	Private Arrangements - Open Market	1/1/25 Notice of Intent *
Sugar Hill	Recycling and Trash	WM	10/31/2029
Suwanee	Recycling and Trash	Various Private Arrangements	NA
Gwinnett County Unincorporated	Recycling and Trash	Red Oak Sanitation, Inc.	6/30/2026 with Potential 2 yr. Ext.
	Recycling and Trash	Republic Services of Georgia	6/30/2026 with Potential 2 yr. Ext.
	Recycling and Trash	Southern Sanitation, Inc.	6/30/2026 with Potential 2 yr. Ext.
	Recycling and Trash	Waste Management	6/30/2026 with Potential 2 yr. Ext.
	Recycling and Trash	Waste Pro of Georgia, Inc.	6/30/2026 with Potential 2 yr. Ext.

**Gwinnett County currently provides solid waste collection to the City. The city issued a Notice of Intent[85] to the Gwinnett County Government indicating that, effective January 1, 2025, it intends to assume responsibility for various services — which include local governance functions including solid waste and trash services. Further, Mulberry adopted an emergency ordinance that established a "Chapter 55 Solid Waste" section of its municipal code, laying the groundwork for how solid waste (trash) regulation and disposal will be handled under city authority rather than under Gwinnett County ordinances.*

Table 4-3 Residential Collection References

Jurisdiction(s) Served	Source
Auburn	City Council Agenda item February 27, 2025 https://www.cityofauburn-ga.org/city-council
Berkeley Lake	/https://www.berkeleylake.com/Assets/Files/Docs/Other/2024%20Residential%20Garbage%20Guidelines%20V3.pdf?utm_source
Dacula	https://www.daculaga.gov/publicworks/page/sanitation-services
Duluth	https://duluthga.net/services/public_works/solid_waste___recycling/index.php
Grayson	https://www.republicservices.com/locations/georgia/grayson-trash-pickup-and-recycling
Lawrenceville	https://www.lawrencevilleutilities.com/171/Sanitation-Department
Lilburn	https://www.cityoflilburn.com/271/Garbage-Recycling
Norcross	https://www.norcrossga.net/263/Sanitation-Solid-Waste
Snellville	https://www.snellville.org/public-works/sanitation-recycling/garbage-collection

[85] https://www.gwinnettcounty.com/-/county-statement-regarding-the-provision-of-services-within-the-city-of-mulberry

Mulberry	https://www.mulberryga.gov/DocumentCenter/View/158/Chapter-55-Solid-Waste?bidId=
Sugar Hill	https://cityofsugarhill.com/services/public-works/waste-management/
Suwanee	https://www.suwanee.com/services/welcome-to-the-neighborhood/sanitation-services
Gwinnett County Unincorporated	https://www.gwinnettcounty.com/services/solid-waste-management

4.3 Service Arrangements

Collection service arrangements vary among jurisdictions and include non-exclusive franchise systems, exclusive contracts, public utility programs, and open-market subscription systems.

The Georgia Environmental Protection Division (EPD) issues permits and maintains records for Solid Waste Collection Operations. A list is published by the County.[86] The list of Gwinnett County haulers is attached as Exhibit 4A.[87]

4.3.1 Unincorporated Areas Service Area/Zone System

Gwinnett County's unincorporated-area residential trash system is a county-administered "Service Area/Zone" model that uses multiple private hauler contracts. Gwinnett County contracts with private haulers and assigns each hauler a designated Service Area/Zone. The service contract language describes the hauler's right to serve a designated Service Area/Service Zone and makes the service mandatory for "Service Units" in that area.

The County established a residential solid waste service fee that is charged to residential properties in unincorporated Gwinnett. Fees are placed on property tax bills as a separate item for the Tax Commissioner's Office to collect for Solid Waste.

The County's program provides weekly household waste collection plus recycling, with standardized cart-based set-out rules. Bulk/white goods collection is included in the residential program. Yard waste is optional and is paid separately to the haulers and is not part of the core service fee.

4.3.2 Local Government Contracts



Several cities contract directly with private haulers to provide residential and, in some cases commercial collection services. Contract terms range from annual renewals to multi-year agreements. Contracted systems allow municipalities to establish service standards, pricing structures, and materials collected.

4.3.3 Public Utility Programs

Some jurisdictions provide collection services directly through municipal sanitation departments, offering both residential and commercial collection under a public utility model. Examples include Dacula and Lawrenceville.

4.3.4 Open-Market Subscription Systems

[86] https://www.gwinnettcounty.com/services/solid-waste-management/search-solid-waste-hauler
[87] https://epd.georgia.gov/about-us/land-protection-branch/solid-waste/regulated-solid-waste-facilities

City of Suwanee residents and businesses may independently select service providers from a list of permitted haulers. Under this model, participation in collection services is voluntary unless otherwise required by ordinance.

4.4 Level of Service

Weekly curbside collection of municipal solid waste and recyclables is available throughout the planning area. Bulky items, yard trimmings, storm debris, and construction-related materials may be collected curbside depending on jurisdictional policies and may require special arrangements or additional fees.

Commercial waste is generally collected from on-site containers using specialized vehicles. Recycling services for commercial generators are available in many jurisdictions but are less uniformly provided than residential recycling services.

4.5 Required Services and Self-Haul Behavior

Several jurisdictions require residential and commercial waste collection services. In jurisdictions where collection services are voluntary, self-haul behavior is more prevalent. Self-haul activity may contribute to illegal dumping and littering due to reduced convenience and direct disposal costs.

The extent of self-haul behavior cannot be precisely quantified with existing data; however, it is believed to be concentrated in areas without mandatory service requirements.

4.6 Cost of Service

The cost of residential and commercial collection services varies significantly among jurisdictions and service arrangements. Some cities incorporate collection costs into general revenues, while others charge direct fees.

In unincorporated Gwinnett County, subscription-based pricing varies by hauler and service package. The rate for residential solid waste and recycling service is $24.14 per month; $289.68 per year for basic service in 2026. After initially establishing service, payment will be made as a separate item for the Tax Commissioner's Office to collect for Solid Waste. The senior discount for those 62 and older who fill out a request form is 25 percent of the hauler paid rate, which reduces fees for seniors to $18.01 per month for 2026.

4.7 Construction and Demolition Collection



Construction and Demolition (C&D) waste is defined in Georgia EPD, Solid Waste Management Rule 391-3-4 as waste building materials and rubble resulting from construction, remodeling, repair, and demolition operations on pavements, houses, commercial buildings, and other structures. Such wastes include, but are not limited to, asbestos containing waste, wood, bricks, metal, concrete, wallboard, paper, cardboard, inert waste landfill material, and other non-putrescible wastes which have a low potential for ground water contamination. Gwinnett County published a list of C&D haulers. [88]

[88] https://www.gwinnettcounty.com/services/solid-waste-management/commercial-services

4.8 Assessment of Collection Programs

Overall, existing collection systems adequately provide basic waste management services. The City of Suwanee still relies on open market services. This system results in inefficiencies including excessive numbers of collection vehicles, inconsistent service days, higher costs, increased traffic, noise, and emissions, and reduced system control.[89] Conversely, the multi-contract/zoned system used by Gwinnett County to service the incorporated areas:

- Delivers consistent, reliable, customer focused, and cost-effective service.
- Expands recycling access and equity.
- Reduce the number of overlapping trash trucks on neighborhood streets.
- Reduces heavy truck traffic on residential roads.
- Creates economies of scale offering the best value for solid waste collection.

4.9 Illegal Dumping and Litter



Illegal dumping and littering remain ongoing concerns within the planning area. Most jurisdictions report moderate but persistent illegal dumping activity, with household waste, yard debris, appliances, and construction materials among the most commonly dumped items. Mandatory collection systems, consistent service coverage, and enhanced enforcement are expected to reduce illegal dumping and littering incidents. Special litter collection programs are sponsored throughout the planning area with volunteers policing and cleaning specific areas.

4.10 Contingency Strategies

A coordinated County-wide plan does exist that outlines contingency strategies to manage waste and debris during emergencies. Disaster planning requires programming that can manage an increased generation of construction, hazardous, and household wastes depending on the event.

Details about these hazards are outlined in the Gwinnett County Hazard Mitigation Plan Update. [90]

4.11 Collection Needs and Goal

4.11.1 Collection Goal

The primary goal of the collection system is to ensure that during the planning period, adequate, county-wide reliable, and environmentally sound solid waste and recycling collection services are available to all generators within the planning area, consistent with O.C.G.A. § 12-8-31.1 and the Georgia Department of Community Affairs Solid Waste Management Plan Format.

Chapter 4 provides evidence that collection services for municipal solid waste and recyclables are available throughout all incorporated and unincorporated areas over the ten year planning period.

4.11.2 Collection Needs

[90] https://www.gwinnettcounty.com/-/multi-jurisdictional-hazard-mitigation-plan

Identified collection system needs include:

- Improved system efficiency and routing
- Standardized recycling services
- Reduced collection-related environmental impacts
- Enhanced system oversight and enforcement
- Reduced self-haul behavior and illegal dumping
- Improved data collection and performance monitoring
- Coordinated contingency and debris management planning.

A key need identified is the coordination and management of collection services across multiple jurisdictions and service delivery models, including County-administered service areas, municipal collection programs, contracted systems, and open-market subscription arrangements.

While weekly collection of municipal solid waste and recyclables is available throughout the planning area, differences in participation requirements, service standards, pricing structures, and recycling availability result in varying levels of efficiency and performance.

The County's service area/zone system in unincorporated areas provides standardized service levels, reduces overlapping collection routes, and improves system oversight. In contrast, jurisdictions relying on open-market systems may experience increased truck traffic, inconsistent service days, and reduced system control. These differences are acknowledged for planning purposes and are addressed through coordination and cooperation rather than mandates.

This Solid Waste Management Plan Update addresses these needs through ongoing coordination with municipalities and haulers, continued evaluation of service models, public education efforts, and performance monitoring, thereby supporting a stable and effective collection system for the duration of the 2025–2035 planning period.

Exhibit 4A

EDP Licensed Haulers [91]

	County	Address
ADVANCED DISPOSAL SERVICES	Gwinnett	5374 GOSHEN SPRINGS ROAD NORCROSS GA 30093
ADVANCED DISPOSAL SERVICES	Gwinnett	1009 INDUSTRIAL COURT SUITE I SUWANEE GA 30043
AMERICAN WASTE SYSTEMS	Gwinnett	LILBURN INDUSTRIAL WAY SW LILBURN GA 30047
AMERICAN WASTE SYSTEMS, INC. COLLECTION	Gwinnett	4235 LILBURN INDUSTRIAL LILBURN GA 30247
AMERIHAUL	Gwinnett	2575 WESTBURY CT SUWANEE GA 30024
ANTHONY B. CLOWER CONSTRUCTION CO. COLLECTION	Gwinnett	3755 LENNA DRIVE SNELLVILLE GA 30278
ARROW WASTE	Gwinnett	2392 PLEASANTDALE ROAD ATLANTA GA 30360
ATLANTA NATIONAL EQUIPMENT SERVICES, LLC	Gwinnett	2480 WEAVER WAY DORAVILLE GA 30340
ATLANTA WASTE INDUSTRIES	Gwinnett	2365 PLEASANTDALE ROAD ATLANTA GA 30340
ATS,INC.	Gwinnett	6173 WILLOW RUN ROAD NORCROSS GA 30092
B.A.BARKER AND ASSOCIATES, INC. COLLECTION	Gwinnett	1141 LOCHSHYRE WAY LAWRENCEVILLE GA 30243
B.C. PROPERTIES	Gwinnett	5126 ROCKBRIDGE SCHOOL ROAD NORCROSS GA 30073
BASHA SERVICES LLC (Biomedical Collections)	Gwinnett	2336 Wisteria Drive, Suite 510 Snellville GA 30078
BETTY SUE SMALLEY/QUALITY WASTE COLLECTION	Gwinnett	1157 ARTHUR DRIVE LAWRENCEVILLE GA 30243
BLUSKY RESTORATON CONTRACTORS, LLC	Gwinnett	3010 BUSINESS PARK DRIVE - SUITE E NORCROSS GA 30071
BROWNING-FERRIS INDUSTRIES OF GEORGIA,INC.	Gwinnett	75 CURTIS ROAD DRIVE, STE. 3 LAWRENCEVILLE GA 30245
BURNS BIO ENGINEER	Gwinnett	2320 ROCK SPRINGS RAD BUFORD GA 30519
CHAMBERS BACKHOE SERVICE, INC.	Gwinnett	49 RUSSELL ROAD LAWRENCEVILLE GA 30243
CHARLES W. PRUITT ENTERPRISES,INC. COLLECTION	Gwinnett	869 PINE DALE TERRACE BUFORD GA 30518
CITY-WIDE RECYCLING INC	Gwinnett	MALTBIE STREET LAWRENCEVILLE GA 30046
COLLEGE HUNKS HAULING JUNK & MOVING	Gwinnett	3194 BAILEY ROAD DACULA GA 30019
D AND S CONSTRUCTION	Gwinnett	1411 GATESIDE COURT SNELLVILLE GA 30278
DIAMONDBACK DISPOSAL, INC.	Gwinnett	2800 MECHANICSVILLE ROAD NORCROSS GA 30071
DIVERSIFIED ENVIRONMENTAL MANAGEMENT,INC. COLLECTION	Gwinnett	2875 N. BERKELEY LAKE ROAD, NW SUITE 7 DULUTH GA 30096
DOUG BRYSON GRADING AND HAULING, INC.	Gwinnett	51 KILLIAN HILL ROAD LILBURN GA 30226
DUMP ALL SERVICES, LLC	Gwinnett	3245 PEACHTREE PARKWAY, SUITE D 302 SUWANEE GA 30024
DUMPSTER DUDES, INC	Gwinnett	350 BUFORD HWY SUITE 101 SUGAR HILL GA 30518
EARTHWISE INDUSTRIES, INC	Gwinnett	4765 HIGHWAY 78 LILBURN GA 30047
ERIC L. DUNCAN COLLECTION	Gwinnett	1760 BUFORD DAM ROAD BUFORD GA 30518
ERIC LEE DUNCAN	Gwinnett	1760 BUFORD-DAM ROAD BUFORD GA 30518
ERIC LEE DUNCAN COLLECTION OPERATION	Gwinnett	1760 BUFORD DAM ROAD BUFORD GA 30518
FARLEY TECHNOLOGIES, INC	Gwinnett	4295A INTERNATIONAL BLVD NORCROSS GA 30098
GABLES RESIDENTIAL	Gwinnett	2605 MEADOW CHURCH ROAD ATLANTA GA 30339
GEORGE L. & BETTY H. WADDELL	Gwinnett	3431 PATE ROAD SNELLVILLE GA 30278
GEORGIA CRIME SCENE RESTORATION	Gwinnett	4002 HWY. 78, SUITE 530-271 SNELLVILLE GA 30039
GREATER GWINNETT SANITATION AND RECYCLING, LLC	Gwinnett	815 BRANCH DRIVE ALPHARETTA GA 30004
GRIMES PROPERTIES,INC. COLLECTION OPERATION	Gwinnett	2671 SEQUOIA DRIVE LILBURN GA 30247
GRN COMMUNITY SERVICE BOARD BIOCOLLECTION	Gwinnett	595 A OLD NORCROSS ROAD LAWRENCEVILLE GA 30043
GWINNETT CO- FIRESTAR INC BIOMEDICAL WASTE COLLECTION	Gwinnett	6815 CRESCEMT DRIVE NORCROSS GA 30071
HAUL MASTERS INC	Gwinnett	485 BUFORD DR #319 LAWRENCEVILLE GA 30045
HEAVENLY PAWS PET AQUAMATION, INC.	Gwinnett	3040-E BUSINESS PARK DRIVE NORCROSS GA 30071

[91] https://epd.georgia.gov/about-us/land-protection-branch/solid-waste/regulated-solid-waste-facilities

HOPKINS SOLID WASTE COLLECTION	Gwinnett	1243 BEAVER RUIN RD. NORCROSS GA 30091
JACK HALL BUILDERS, INC.--COLLECTION	Gwinnett	1630 WINDING CREEK CIR. SNELLVILLE GA 30278
JUNK PATROL HAULING AND WASTE REMOVAL, LLC	Gwinnett	1600 BRIERGATE DRIVE DULUTH GA 30097
K.E. ENTERPRISES, PEACHTREE SANITATION, INC.	Gwinnett	455 FREDRIX ALLEY LAWRENCEVILLE GA 30045
L AND M HAULING, INC. COLLECTION OPERATION	Gwinnett	326 B BRADLEY WOODS COURT LILBURN GA 30247
MAJAC DEVELOPMENT CORP. COLLECTION	Gwinnett	1886 DORMINY COURT LAWRENCEVILLE GA 30243
NEW SOUTH SANITATION, INC. COLLECTION	Gwinnett	4279 LAWRENCEVILLE HWY. LILBURN GA 30247
OKIKX	Gwinnett	462 PEACHTREE RIDGE DRIVE LAWRENCEVILLE GA 30043
OKIKX SYSTEMS, INC.	Gwinnett	462 PEACHTREE RIDGE DR LAWRENCEVILLE GA 30043
PERCY MOORE DBA RIVER TRACE TRANSPORT, INC.	Gwinnett	2600 INDIAN TRAIL-NORTH NORCROSS GA 30091
PHILLIP P. WOODS COLLECTION	Gwinnett	1116 TULLIS ROAD LAWRENCEVILLE GA 30246
PIEDMONT MATERIALS CO., INC. COLLECTION	Gwinnett	P.O. BOX 545 LAWRENCEVILLE GA 30246
QUALITY WASTE SERVICES, INC.	Gwinnett	1 RUBY STREET GAINESVILLE GA 30501
REICHEL LANDSCAPE AND GRADING, INC.	Gwinnett	3650 TUGGLE ROAD BUFORD GA 30518
RENTOKIL, INC. - HEALTHCARE SERVICES	Gwinnett	4067 INDUSTRIAL PARK DRIVE NORCROSS GA 30071
RICHARD WILLIAM IHRINGER COLLECTION	Gwinnett	1211 RIVER CHASE TRAIL DULUTH GA 30136
SCIENTIFIC WASTE SYSTEMS, INC., COLLECTION	Gwinnett	2900 COLE COURT NORCROSS GA 30071
SHOAL CREEK FILTER PLANT	Gwinnett	1755 BUFORD DAM ROAD BUFORD GA 30518
SOUTHERN SANITATION	Gwinnett	4570 ROSEBUD ROAD LOGANVILLE GA 30052
STAPLES TRUCKING, INC.	Gwinnett	5314 LAWRENCEVILLE HWY. LILBURN GA 30247
TOTAL CLEAN UP COLLECTION OPERATION	Gwinnett	6050 MCDONOUGH DRIVE SUITE W NORCROSS GA 30093
TRIPLE C	Gwinnett	1035 HEATHER COURT LAWRENCEVILLE GA 30243
UNIVAR USA, INC.	Gwinnett	2145 Skyland Court Norcross GA 30071
VISION WASTE, LLC	Gwinnett	2837 HIGHLAND PARK DRIVE STONE MOUNTAIN GA 30087
WASTE MANAGEMENT OF ATLANTA, NORTHEAST	Gwinnett	1243 BEAVER RUIN ROAD NORCROSS GA 30093
WAYMON BROWNLEE CONSTRUCTION COLLECTION	Gwinnett	281 WEST PIKE STREET LAWRENCEVILLE GA 30245
WMI MEDICAL WASTE SERVICES OF NORTH CAROLINA, INC.	Gwinnett	1234 BEAVER RUIN RD NORCROSS GA 30071

Section 5: DISPOSAL ELEMENT

The primary goal Chapter 5 is to ensure that adequate, permitted, and environmentally compliant disposal capacity is available to manage all municipal solid waste generated within the planning area through the ten-year planning horizon, consistent with O.C.G.A. § 12-8-31.1.

Chapter 5 also inventories solid waste treatment and disposal facilities serving the planning jurisdictions and demonstrates that disposal is provided at facilities that meet applicable federal, state, and local regulatory requirements. The planning area relies on a network of permitted municipal solid waste landfills, construction and demolition (C&D) landfills, inert disposal facilities, and transfer stations, with the majority of final disposal occurring at facilities located outside the planning

5.2 Inventory of Disposal Facilities



A wide range of solid waste processing and disposal facilities are available to serve local communities. Facilities identified in this inventory include municipal solid waste landfills, construction and demolition (C&D) landfills, inert disposal facilities, transfer stations, biomedical collection and treatment facilities, on-site thermal treatment facilities, liquid waste processing facilities, and on-site processing facilities. For planning purposes, only currently operating licensed municipal solid waste landfills, construction and demolition (C&D) landfills, inert disposal facilities, transfer stations, and 'other facilities' listed by the Georgia Environmental Protection Division (EPD) will be inventoried.[92]

5.2.1 Municipal Solid Waste Disposal Facilities

Five permitted municipal solid waste landfills received waste generated by the planning jurisdictions during the 2024 base year. Only one municipal solid waste landfill is located within the planning area. Four others are located in surrounding counties. The majority of municipal solid waste generated within the County is exported to disposal facilities outside the planning area. In the base year, more than three-quarters of municipal solid waste generated by the planning jurisdictions was disposed at facilities located in other counties.

Operating Local Public Landfills

		Remaining Capacity (yd3) Reporting Year 2024	Estd. Pct. Cover (%)	Net Remaining (yd3)	Year Remaining	Estimated fill Date
Pine Ridge Landfill - Republic Services	Spalding	18,373,345	15	15,617,343	15	11/19/2038
Eagle Point Landfill - GFL	Forsyth	39,789,005	12	35,014,324	26	7/15/2049
R&B Landfill – WM (Site #2)	Banks	12,135,336		12,135.336	11	2/17/35
Pine Bluff Landfill- WM	Cherokee	50,658,609	-	50,658,609	31	11/23/2055
Oak Grove Landfill- Republic	Barrow	4,131,868	15	3,512,088	7	7/6/2030
Richland Creek Road Landfill - Republic	Gwinnett	6,324,594	11	5,641,538	7	8/3/2030

92 92 https://epd.georgia.gov/about-us/land-protection-branch/solid-waste/regulated-solid-waste-facilities

5.2.2 Construction and Demolition (C&D) Disposal Facilities

The Georgia Environmental Protection Division (EDP) published a list of all permitted operating C&D disposal facilities. The entire list is attached as Exhibit 5A. Remaining capacity varies among these facilities. Facilities available to planning area communities include:

Operating C&D Landfills and Transfer Stations available to Planning Area

Facility	County Adjacent to Gwinnett	Estd. Pct. Cover (%)	Net Remaining (yd3)	Year Remaining	Estimated fill Date	Estimated One Way Haul Time Minutes
DeKalb Co-Seminole Rd Ph 2 (SL)	DeKalb	.06	82,734.00	TBD	TBD	10-25
Gainesville Waste and Recycling, LLC	Hall	4.00	4,340,545.92	28.93	5/29/2053	20-45
GFL Environmental/Safeguard Landfill	Fulton	20.00	581,235.20	1.72	3/18/2026	20-45
Waste Eliminators C&D Transfer Station*	Gwinnett	NA	NA	NA	NA	NA
Walton C&D Landfill (Caruthers Mill C&D Landfill)	Walton	13.5278	664,783.57	2.90	5/24/2027	15-35

Waste Eliminator*, a waste management and recycling company headquartered in Gainesville, Georgia, opened a new, state-of-the-art Material Recovery Facility (MRF) in Peachtree Corners, Gwinnett County in 2024[93]. Current EPD listings do not include this new facility. The new facility is s designed to sort, process, and recover recyclable materials, particularly from construction C&D waste streams. Waste Eliminator projects that this facility will divert more than 70% of processed waste adding to the local capacity for C&D management.

5.2.3 Inert Disposal Facilities

A large number of permitted inert disposal facilities are located within the planning area. Most of these facilities serve individual construction projects or residential developments and accept materials generated on-site, such as soil, rock, concrete, and land-clearing debris.

In addition, a small number of inert landfills located within or near the planning area are open to the public for fee-based disposal of yard waste and concrete. The widespread availability of inert disposal facilities has reduced disposal costs for certain waste streams but has also limited opportunities for large-scale recycling and composting of construction debris and yard trimmings.

The entire list of Gwinnett County facilities is attached as Exhibit 5B. Remaining capacity varies among these facilities.

5.2.4 Transfer Stations

The planning jurisdictions primarily rely on the BJ Transfer Station in Norcross, the Lawrenceville Transfer Station in Lawrenceville, and the GFL Transfer Station in Lawrenceville for transfer capacity. [94]

Facility	County	City	Primary Landfill Disposal Sites
BJ Transfer Station - WM	Gwinnett	Norcross	Eagle Point Landfill - GLF
			Pine Bluff Landfill – WM

93 https://www.alliedindustrialpartners.com/news/waste-eliminator-announces-opening-of-its-new-material-recovery-facility

94 Internal Gwinnett County records request

			R&B Landfill – WM
Lawrenceville Transfer Station	Gwinnett	Lawrenceville	Eagle Point Landfill - GLF
			Pine Bluff Landfill – WM
			R&B Landfill – WM
GFL Gwinnett Transfer Station	Gwinnett	Lawrenceville	Eagle Point Landfill - GFL

Transfer stations do not provide final disposal capacity and therefore are not considered capacity-limiting facilities for purposes of disposal assurance. There are thirteen total permitted transfer stations located within Gwinnett County that receive municipal solid waste, recyclables, construction and demolition debris, and biomedical waste prior to transport to final disposal or processing facilities. The entire list of Gwinnett County Transfer Stations is attached as Exhibit 5C.

5.2.5 Other Treatment and Processing Facilities

Additional solid waste facilities located within the planning area include biomedical collection and treatment facilities, on-site thermal treatment facilities, liquid waste processing facilities, and on-site processing facilities.

These facilities provide collection and treatment services but do not perform final disposal. Residual materials generated through these processes are disposed at permitted municipal solid waste landfills. As a result, disposal capacity is not a limiting factor for these facility types.

5.3 Assessment of Disposal Facilities

An adequate list of disposal facilities serve the planning area, including municipal solid waste landfills, C&D and inert landfills, transfer stations, thermal treatment sites, biomedical centers, liquid waste processors, and on-site processing facilities. Details reflected in this report are generated from 2024 EPD data. [95]

5.3.1 Municipal Solid Waste Disposal Capacity

The planning jurisdictions are primarily served by five municipal solid waste landfills in terms of total tons disposed as noted in 5.2.1. Two of the facilities are projected to reach permitted capacity prior to the end of the 2035 ten-year planning period. Three of the landfills have sufficient remaining capacity to accommodate waste disposal needs through the ten year planning horizon.

Several additional municipal solid waste landfills located within reasonable hauling distance of the planning area have substantial remaining capacity and may provide future disposal options if needed.

5.3.2 Construction and Demolition Disposal Capacity

One of the four construction and demolition disposal facilities adjacent to Gwinnett County has sufficient remaining capacity to serve the entire planning period. As remaining facilities reach capacity, collectors serving the planning jurisdictions will be required to secure alternative disposal arrangements. The entire list of state-wide C&D facilities is attached as Exhibit 5A.

5.3.3 Other Facilities

[95] https://epd.georgia.gov/about-us/land-protection-branch/solid-waste/regulated-solid-waste-facilities

Transfer stations and other treatment and processing facilities do not provide final disposal and therefore are not evaluated for disposal capacity. These facilities support waste management operations by facilitating waste transfer, treatment, and processing.

5.4 Disposal Capacity Assurance

Disposal of municipal solid waste and yard trimmings is provided by private-sector collectors operating under contracts or franchise agreements for most planning jurisdictions. With limited exceptions, disposal facility selection is determined by the contracted collector rather than by the local government.

Ownership of both collection services and disposal facilities by private companies influences disposal patterns and import/export dynamics. Over time, the proportion of waste disposed outside the planning area has increased, while imported waste disposed within the planning area has also grown.

Disposal capacity assurance for the planning period is documented through written commitments from landfill owners and operators serving the planning jurisdictions. These commitments are provided in the Disposal Capacity Assurance Appendix 5D.

5.5 Contingency Strategy – Disaster Planning

Past waste-generating disasters have resulted in the disposal of debris at facilities of varying types and locations. In response, the Gwinnett County Multi-Jurisdictional Hazard Mitigation Plan (HMP) was developed in 2025 serving Gwinnett County and the cities and towns of: Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Mulberry, Norcross, Peachtree Corners, Snellville, Sugar Hill, and Suwanee. [96] This contingency plan provides guidance for disaster planning and debris management.

5.6 Key Findings

Key findings from the Disposal Element include:

- Numerous treatment and disposal facilities serve the planning jurisdictions.
- Five local municipal solid waste landfills receive waste generated within the planning area.
- A majority of municipal solid waste generated by the planning jurisdictions is exported out-of-county for disposal.
- Substantial quantities of municipal solid waste are also imported into the planning area.
- All construction and demolition debris generated within the planning area is disposed outside the planning area.
- Only a portion of C&D disposal facilities have sufficient remaining capacity for the full planning period. MSW landfills are also positioned to accept C&D.
- Inert disposal facilities are widespread and reduce disposal costs but limit diversion opportunities.
- Disposal facility selection is largely controlled by private collectors.
- Disposal capacity is available through the planning period, but long-term assurance depends on contractual arrangements and system design.
- Development of a comprehensive debris management plan will improve system resilience.

[96] https://www.gwinnettcounty.com/static/departments/police/pdf/hazard-mitigation-plan

5.7 Disposal Needs and Goal

5.7.1 Disposal Goal

The goal of the Disposal Element is to ensure that sufficient permitted solid waste disposal capacity is available to meet the planning jurisdictions' needs throughout the planning period, while complying with all applicable local, state, and federal requirements.

Disposal capacity assurance for the planning period is supported through written commitments from landfill owners and operators and is supplemented by disaster debris planning addressed through the Gwinnett County Multi-Jurisdictional Hazard Mitigation Plan. Collectively, these measures support a stable and compliant disposal system for the duration of the planning period.

Chapter 5 documents that sufficient solid waste disposal capacity is available from the continued use of regional, out-of-county disposal facilities and private-sector disposal arrangements. The disposal network offers sufficient capacity and operational flexibility as documented in the Disposal Assurance Letters in Appendix 5D.

5.7.2 Disposal Needs.

Additional needs during the planning period include:

- Continuous monitoring and updating of disposal capacity and assurances including monitoring facilities projected to reach capacity prior to the end of the planning period,
- Ensuring disposal contingency options for emergency and disaster-related waste streams.
- Focus on C&D disposal capacity with potential coordination with adjacent-county facilities and transfer stations.

EXHIBIT 5A

EPD Statewide Operating Licensed C&D Facilities

Facility Name	County	Address	Interest Type	Operating Status
Appling County Roaring Creek Landfill	Appling	8595 EAST RIVER ROAD BAXLEY GA 31513	C&D Landfill	Operating
Camden County Solid Waste Department	Camden	5395 HIGHWAY 110 WOODBINE GA 31569	C&D Landfill	Operating
Caruthers Mill C&D Landfill	Walton	75 Highway 78 Monroe GA 30656	C&D Landfill	Operating
Chadwick Road Landfill	Fulton	13700 CHADWICK FARM BOULEVARD ROSWELL GA 30075	C&D Landfill	Operating
Cherokee Co-Swims-SR 92 Ph 5	Cherokee	N Dixie Speedway Track Woodstock GA 30188	C&D Landfill	Operating
Cook Co. - C.R. 216 Construction/Demolition Landfill	Cook	1006 M J Taylor Rd Adel GA 31620	C&D Landfill	Operating
Coweta Co. - Ishman Ballard Rd C/D Landfill	Coweta	164 Essie Walker Rd NEWNAN GA 30263	C&D Landfill	Operating
DeKalb Co-Seminole Rd Ph 2 (SL)	DeKalb	4203 CLEVEMONT RD ELLENWOOD GA 30294	C&D Landfill	Operating
Douglas Co-Cedar Mt/Wortham Rd Ph 1 (SL)	Douglas	8700 HOSPITAL DRIVE DOUGLASVILLE GA 30134	C&D Landfill	Operating
Evans County Little Bull Creek C&D Landfill	Evans	2681 GEORGE SMITH ROAD CLAXTON GA 30417	C&D Landfill	Operating
FORT EISENHOWER	Richmond	Gibson Rd Harlem GA 30814	C&D Landfill	Operating
Franklin County - SR 51 Construction/Demolition Landfill	Franklin	12306 Old Federal Road CARNESVILLE GA 30521	C&D Landfill	Operating
Gainesville Waste and Recycling, LLC	Hall	2033 Old County Dump Road Gainesville GA 30507	C&D Landfill	Operating
GFL Environmental/Safeguard Landfill	Fulton	6895 Roosevelt Highway FAIRBURN GA 30213	C&D Landfill	Operating
Greenleaf Recycling, LLC	Forsyth	4512 Keith Bridge Road Cumming GA 30041	C&D Landfill	Operating
Haralson Co - HCSWA US 78	Haralson	Landfill Road Buchanan GA 30113	C&D Landfill	Operating
Highway 78 C&D Landfill	Walton	64 Highway 78 Monroe GA 30656	C&D Landfill	Operating
Houston Co - SR247 Klondike C/D Landfill	Houston	2080 GA HIGHWAY 247 KATHLEEN GA 31047	C&D Landfill	Operating
Jasper County Landfill	Jasper	544 Ted Sauls Road Monticello GA 31064	C&D Landfill	Operating
Jenkins Co-CR54 Phase 2 MSWL & C&D Site	Jenkins	3199 Paramore Hill Road MILLEN GA 30442	C&D Landfill	Operating
LaFayette-Coffman Springs Rd (L)	Walker	COFFMAN SPRINGS RD. LAFAYETTE GA 30728	C&D Landfill	Operating
Macon Co. - Middle Ga SWMA Regional MSWL	Macon	SR 49 APP 4.5 MI N OF MONTEZUMA GA 31063	C&D Landfill	Operating
Maple Hill Landfill	Dougherty	106 SOUTH BRANCH ROAD Albany GA 31708	C&D Landfill	Operating
McIntosh County - King Road Construction and Demolition Landfill	McIntosh	3393 Churchill Rd Townsend GA 31331	C&D Landfill	Operating
Oglethorpe County Construction & Demolition Landfill	Oglethorpe	882 ATHENS ROAD CRAWFORD GA 30630	C&D Landfill	Operating
Rabun Co - Boggs Mountain Rd C/D Landfill	Rabun	BOGGS MOUNTAIN ROAD CLAYTON GA 30525	C&D Landfill	Operating
Sample and Son, Inc	Columbia	5944 COLUMBIA ROAD GROVETOWN GA 30813	C&D Landfill	Operating
Spalding Co -Griffin Shoal Creek Rd Ph 3	Spalding	575 SHOAL CREEK ROAD GRIFFIN GA 30223	C&D Landfill	Operating
Stephens MDS, LP Processing Facility	Clayton	5401 W LEES MILL ROAD ATLANTA GA 30349	C&D Landfill	Operating
Thomas Co - Thomasville/Sunset Dr Ph 3 C/D Landfill	Thomas	88 County Landfill THOMASVILLE GA 31757	C&D Landfill	Operating
Toombs Co - S1898 C&D Landfill Site 2	Toombs	2974 Lyons Center Road Lyons GA 30436	C&D Landfill	Operating

Troup County C&D Landfill	Troup	174 PARMER RD LAGRANGE GA 30241	C&D Landfill	Operating
US Army-Ft Stewart Main Cantonment (L)	Liberty	E OF MILL CREEK FT STEWART GA 31314	C&D Landfill	Operating
Walker Co - Marble Top Rd Site 2 MSWL	Walker	5120 N Marble Top Rd Chickamauga GA 30707	C&D Landfill	Operating
Walton C&D Landfill	Walton	145 US Highway 78 Monroe GA 30656	C&D Landfill	Operating
Waste Pro of GA, Inc d/b/a Cherokee C&D Landfill	Cherokee	6285 BALL GROUND HIGHWAY BALL GROUND GA 30107	C&D Landfill	Operating
Whitestone Valley C&D Landfill	Pickens	1714 Old Whitestone Road Talking Rock GA 30175	C&D Landfill	Operating
Whitfield Co - DWRSWA Old Dixie Hwy Baled Carpet	Whitfield	4189 OLD DIXIE HIGHWAY SE DALTON GA 30721	C&D Landfill	Operating
Willow Oak Landfill	Fulton	7395 Roosevelt Highway Fairburn GA 30213	C&D Landfill	Operating

Exhibit 5B Gwinnett County Operating Licensed Inert Landfills

Facility Name	County	Address	Interest Type	Operating Status
ASTIN-RUSSELL LANDSCAPING LANGFORD DRIVE INERT LF	Gwinnett	660-B LANDFORD DRIVE NORCROSS GA 30071	SW- Inert Landfill	Operating
BENNY GRISHAM	Gwinnett	980 WALTHOR BLVD. LAWRENCEVILLE GA 30243	SW- Inert Landfill	Operating
BILLY R. SEABOLT SYCAMORE ROAD INERT LF	Gwinnett	SYCAMORE ROAD BUFORD GA 30518	SW- Inert Landfill	Operating
C.A. MUELLER DEVELOPERS, INC. INERT LANDFILL	Gwinnett	WHITLOCK TRAIL SUWANEE GA 30043	SW- Inert Landfill	Operating
CHARLES E. JONES-INERT LF	Gwinnett	2200 Willow Trail Pkwy Norcross GA 30093	SW- Inert Landfill	Operating
COUNTRYSIDE INVESTMENTS, INC. INERT LANDFILL	Gwinnett	MANORSIDE COURT CENTERVILLE GA 31111	SW- Inert Landfill	Operating
D. GURLEY HOMES, INC. INERT LANDFILL	Gwinnett	4035 PIPER GLEN DRIVE BUFORD GA 30518	SW- Inert Landfill	Operating
DAVID BOLAND INERT LANDFILL	Gwinnett	2762 NEW HOPE ROAD GRAYSON GA 31111	SW- Inert Landfill	Operating
DAVIS CROY INERT LANDFILL	Gwinnett	1265 E.M. CROY ROAD BUFORD GA 30518	SW- Inert Landfill	Operating
DETAIL HOME INC.	Gwinnett	1887 DEWINTON PLACE LAWRENCEVILLE GA 30243	SW- Inert Landfill	Operating
DETAIL HOME INC. INERT LANDFILL	Gwinnett	1887 DEWINTON PLACE LAWRENCEVILLE GA 30243	SW- Inert Landfill	Operating
DOUG HINTON DOUG HINTON	Gwinnett	2215 GIVENS ROAD DACULA GA 30211	SW- Inert Landfill	Operating
E.R. SNELL CONTRACTOR, INC.	Gwinnett	RONALD REAGAN PARKWAY SNELLVILLE GA 30078	SW- Inert Landfill	Operating
FINLON GRADING	Gwinnett	I-985 AND SR20 BUFORD GA 30518	SW- Inert Landfill	Operating
FRANK CHANDLER INERT LANDFILL	Gwinnett	2743 OLD PEACHTREE ROAD DACULA GA 30211	SW- Inert Landfill	Operating
FRANK TATE INERT LANDFILL	Gwinnett	2742 NEW HOPE ROAD GRAYSON GA 31111	SW- Inert Landfill	Operating
GABLES RESIDENTIAL	Gwinnett	2605 MEADOW CHURCH ROAD ATLANTA GA 30339	SW- Inert Landfill	Operating
GDOT - OLD NORCROSS ROAD PROPERTY	Gwinnett	OLD NORCROSS ROAD DULUTH GA 30096	SW- Inert Landfill	Operating
HELEN SPANHOUS INERT LANDFILL	Gwinnett	1940 LAKE EDWARDS SNELLVILLE GA 30278	SW- Inert Landfill	Operating
HIGHLAND LAKE PARNTERS, L.L.C.	Gwinnett	HIGHLAND LAKE S/D, LOT 46, BLOCK A SUWANEE GA 31111	SW- Inert Landfill	Operating
HIGHLAND LAKE PARNTERS, L.L.C.	Gwinnett	HIGHLAND LAKE S/D, LOTS 35, 36 AND 41 SWANEE GA 31111	SW- Inert Landfill	Operating
HOWARD GRADING & LANDSCAPING LK.LUCERNE RD.	Gwinnett	LAKE LUCERNE ROAD LILBURN GA 30047	SW- Inert Landfill	Operating
JACKSON FARMS ASSOC. LP INERT LANDFILL	Gwinnett	JACKSON FARMS S/D SNELLVILLE GA 30278	SW- Inert Landfill	Operating

JAY BULLOCK - BUILDER, INC.	Gwinnett	POST OFFICE BOX 2105 LAWRENCEVILLE GA 30246	SW- Inert Landfill	Operating
JDB INVESTORS, INC. INERT LANDFILL	Gwinnett	FOSTER TRACE DRIVE LAWRENCEVILLE GA 30043	SW- Inert Landfill	Operating
JEROME PARKER INERT LANDFILL	Gwinnett	SWANEE-BUFORD DAM ROAD BUFORD GA 30518	SW- Inert Landfill	Operating
JOHN FLEITZ	Gwinnett	2925 BRANSON WALK LANE LILBURN GA 30244	SW- Inert Landfill	Operating
JSW CONSTRUCTION, INC. INERT LANDFILL	Gwinnett	IVY CREEK BUFORD GA 30518	SW- Inert Landfill	Operating
K R Y INVESTMENTS, INC.	Gwinnett	3280 POINTE PARKWAY, ST. 2400 NORCROSS GA 30092	SW- Inert Landfill	Operating
LASALLE COMPANY-INERT LF	Gwinnett	ADJACENT OT ATLANTA RAILCAR COMPANY BUILDING, WEST SIDE OF U.S SMYRNA GA 30080	SW- Inert Landfill	Operating
MEADOW TRACE, INC.	Gwinnett	FAIRFIELD OAKS S/D, UNIT 5 LAWRENCEVILLE GA 31111	SW- Inert Landfill	Operating
MICHAEL L. YEARTY INERT LANDFILL	Gwinnett	3571 KILLARNEY TRAIL LITHONIA GA 30039	SW- Inert Landfill	Operating
MIKE YOUNG DESIGNS INERT LANDFILL	Gwinnett	BRITT ROAD AT OLD NORCROSS TUCKER ROAD NORCROSS GA 31111	SW- Inert Landfill	Operating
MINEAR GROUP, INC. INERT LANDFILL	Gwinnett	LOT 509 AMBERFIELD UNIT V DULUTH GA 30136	SW- Inert Landfill	Operating
MORGAN INERT LANDFILL	Gwinnett	4110 TUGGLE RD, OFF TUGGLE RD BUFORD GA 30518	SW- Inert Landfill	Operating
NOLEN CARTER	Gwinnett	3114 LAKEWAY CT. DACULA GA 30211	SW- Inert Landfill	Operating
RANDY F. RISER INERT LANDFILL	Gwinnett	4505 RIVER MANSION TRACE DULUTH GA 30136	SW- Inert Landfill	Operating
RICH SMITH-RESIDENCE	Gwinnett	5110 LILBURN STONE MOUNTAIN ROAD LILBURN GA 30047	SW- Inert Landfill	Operating
RIVER OF LIFE FAMILY CHURCH	Gwinnett	3015 PUCKETTS MILL ROAD BUFORD GA 30518	SW- Inert Landfill	Operating
RUSS WATSON BUILDERS, INC. INERT LANDFILL	Gwinnett	2883 CENTERVILLE ROSEBUD ROAD SNELLVILLE GA 30039	SW- Inert Landfill	Operating
S & W INERT LANDFILL, INC.	Gwinnett	421 THUNDER ROAD BUFORD GA 30518	SW- Inert Landfill	Operating
S & W INERT LANDFILL, INC.	Gwinnett	421 THUNDER ROAD BUFORD GA 30518	SW- Inert Landfill	Operating
SIMPRO HOMES INC	Gwinnett	AMBERLY GLEN S/D, LOT 262 DACULA GA 31111	SW- Inert Landfill	Operating
SSM ENTERPRISES, INC.	Gwinnett	MALCOM COURT LILBURN GA 30044	SW- Inert Landfill	Operating
TRAVIS PRUITT	Gwinnett	4317 PARK DRIVE #400 NORCROSS GA 30093	SW- Inert Landfill	Operating
W J ENTERPRISES, INC	Gwinnett	3280 POINTE PKWY, STE 2400 NORCROSS GA 30092	SW- Inert Landfill	Operating
W.J. ENTERPRISES, INC.	Gwinnett	3134 Dunlin Lake Rd LAWRENCEVILLE GA 30044	SW- Inert Landfill	Operating
WATERFORD HOMES INERT LANDFILL	Gwinnett	4584 CAMPENILLE TRACE SUWANEE GA 31111	SW- Inert Landfill	Operating
WILLIAM R. HESS	Gwinnett	1827 SCHOLAR DRIVE LAWRENCEVILLE GA 30244	SW- Inert Landfill	Operating

Exhibit 5C Gwinnett County Operating Licensed Transfer Facilities

Facility Name	County	Address	Interest Type	Operating Status
BJ SANITARY LANDFILL & RECYCLING CENTER	Gwinnett	6461 CORLEY ROAD NORCROSS GA 30071	SW- Transfer Station	Operating
BLUSKY RESTORATION CONTRACTORS, LLC	Gwinnett	3010 BUSINESS PARK DRIVE - SUITE E NORCROSS GA 30071	SW- Transfer Station	Operating
CITY OF SNELLVILLE RECYCLING CENTER	Gwinnett	1000 EAST PARK DRIVE SNELLVILLE GA 30078	SW- Transfer Station	Operating
DORAVILLE TRANSFER STATION, LLC	Gwinnett	2784 WOODWIN ROAD DORAVILLE GA 30360	SW- Transfer Station	Operating

FIRESTAR INC BIOMEDICAL WASTE TRANSFER STATION	Gwinnett	6815 CRESCENT DRIVE NORCROSS GA 30071	SW- Transfer Station	Operating
LAWRENCEVILLE TRANSFER CENTER	Gwinnett	535 SEABOARD INDUSTRIAL DR LAWRENCEVILLE GA 30045	SW- Transfer Station	Operating
PERCY MOORE DBA RIVERTRACE TRANSPORT, INC.	Gwinnett	2600 INDIAN TRAIL-NORTH NORCROSS GA 30091	SW- Transfer Station	Operating
REST HAVEN TRANSFER STATION	Gwinnett	TRACT #5, GWINNETT CO., REST HAVEN GA 30518	SW- Transfer Station	Operating
RTS LAWRENCEVILLE TRANSFER STATION	Gwinnett	350 MALTBIE INDUSTRIAL DRIVE LAWRENCEVILLE GA 30045	SW- Transfer Station	Operating
RUTH W. PRUITT	Gwinnett	2492 HWY 324 BUFORD GA 30518	SW- Transfer Station	Operating
SANIFILL OF GEORGIA, INC.	Gwinnett	350 MALTBIE INDUSTRIAL DRIVE LAWRENCEVILLE GA 30045	SW- Transfer Station	Operating
SCIENTIFIC WASTE SYSTEMS, INC.	Gwinnett	2900 COLE COURT NORCROSS GA 30071	SW- Transfer Station	Operating
UNIVAR USA, INC.	Gwinnett	2145 Skyland Court Norcross GA 30071	SW- Transfer Station	Operating

Exhibit 5D Gwinnett County Disposal Capacity Assurances

Section 6: SOLID WASTE FACILITY SITING

Solid waste handling facilities must be located and operated in a manner that minimizes adverse impacts to public health, nearby communities, and environmental resources.[97] For purposes of this Plan, "solid waste handling facilities" include recycling centers, recovered materials processing facilities, transfer stations, composting facilities, and landfills.[98]

The purpose of this section is to establish and document the solid waste facility siting framework applicable to participating communities within Gwinnett County, including mandatory state and federal siting limitations, locally applicable land-use controls, and locally desirable criteria that guide decision-making for new solid waste handling facilities and expansions of existing facilities.[99]

Criteria for determining siting suitability are listed including natural, environmental, regulatory, and land-use constraints present within the planning area consistent with Georgia law[100] and Georgia Environmental Protection Division (EPD) rules.

In addition, this section defines the procedure by which Gwinnett County and participating municipalities will evaluate plan consistency for proposed facilities, including requirements for a Written Statement of Consistency, zoning verification, public notice, and intergovernmental coordination.

6.1 Siting Limitations for Solid Waste Handling Facilities

Federal, state, and local policies establish where solid waste handling facilities may be sited. Federal standards are implemented through state regulations and are reflected in Georgia's siting requirements. [101]

O.C.G.A. § 12-8-24(a) of the Georgia Comprehensive Solid Waste Management Act (Act) and Rule 391-3-4-.02 of the Rules for Solid Waste Management both require that any person seeking to engage in solid waste handling or to construct or operate a solid waste handling facility first obtain a permit from the Director of the Georgia Environmental Protection Division (EPD) authorizing such activity. The solid waste permitting process includes compliance with technical design, construction, and operating conditions, administrative requirements, and public participation requirements.

To site a solid waste handling facility in Georgia[102], or to expand an existing facility, an applicant must ensure that the proposed location:

- Meets environmental/geologic/land-use suitability standards.
- Is consistent with local solid waste management plans and zoning.
- Allows required monitoring and closure infrastructure.
- Allows for public participation and obtains the appropriate permit from the Georgia Environmental Protection Division (EPD).

97 O.C.G.A. § 12-8-25.1 — Local approval and public participation requirements for solid waste facility siting.
98 Ga. Comp. R. & Regs. r. 391-3-4-.02 — Definitions
99 O.C.G.A. § 12-8-31.1 — Solid Waste Management Plans
100 O.C.G.A. § 12-8-24 — Permit Requirements and EPD Authority
101 O.C.G.A. § 12-8-25.1 — Local approval and public participation requirements for solid waste facility siting.
[102] DNR Rule 391-3-4

The Siting Criteria for solid waste facilities include but are not limited to:

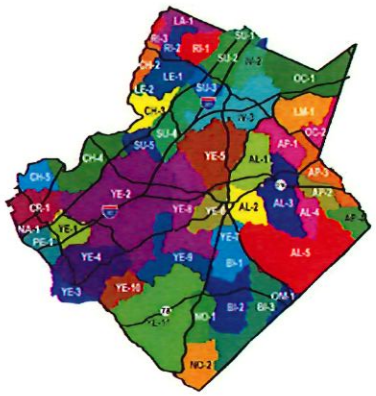
- Facilities cannot be sited as an "open dump."
- Location must comply with certain land-use, geological and hydrological requirements — for example, avoiding unsuitable sites like floodplains, unstable soils, significant groundwater/surface water risk.
- The application must provide a "Site Assessment Report" (SAR) which evaluates the proposed facility site with respect to environmental and land-use criteria.
- Buffer zones and setbacks: The regulation sets requirements for separation distances from property boundaries, public use areas, waterbodies, and other applicable features
- Monitoring systems: For landfills and disposal units the siting must allow installation of groundwater, surface water, and methane monitoring systems.[103]
- Closure and post-closure plans must be built into the siting/permit process: i.e., the selected site must be suitable for closure operations and long-term care.

The review process for new solid waste handling facility, or expansion to an existing solid waste handing facility, is also subject to natural and land use factors such as groundwater sensitivity or proximity to public water supplies all intended to protect public health and prevent pollution. Land use restrictions and zoning controls also prevent the placement of facilities in areas where they would conflict with existing community uses. Finally, design standards provide flexibility in development while maintaining strong protections for environmental quality and community character. The following criteria shall apply to all solid waste handling facility applications prepared for review by EPD.

6.1.1 Natural Limitations

6.1.1.1 Water Supply Watersheds

A total of 15 distinct watershed/ basin units exist in Gwinnett County referenced in the United States Geological Survey (USGS). [104] In addition, Gwinnett County publishes online "Watershed Basins" maps published by the Gwinnett County Department of Water Resources. [105]



A small water supply watershed is defined as an area of less than 100 square miles located upstream of a publicly owned drinking water intake.[106] New sanitary landfills may be developed within these watersheds only if they include synthetic liners and leachate collection systems designed to safeguard public drinking water sources.[107]

The EPD Watershed Protection Program is administered by the EPD's Watershed Protection Branch. The Gwinnett County Watershed Assessment and Protection Implementation Guidance data was used in this analysis. [108] EPD uses major basins for water-quality monitoring, Total Maximum Daily Load (TMDL) listings, and water-resource permitting.

Within the planning area, two small water supply watersheds[109] are identified in the Gwinnett County

[103] OCGA Statute § 12-8-24(4)(B),(C),(D))

[104] https://pubs.usgs.gov/publication/sir20235035
[105] https://www.gwinnettcounty.com/static/departments/publicutilities/watershed_maps/no_2.htm?
[106] DNR Rule 391-3-16-.01(7)(c)1. Criteria for Water Supply Watersheds (O.C.G.A. § 12-2-8)

[107] Ga. Comp. R. & Regs. 391-3-16-.01(7)(c)1 (Criteria for Water Supply Watersheds — Small Water Supply Watersheds)
108 https://epd.georgia.gov/watershed-protection-branch
[109] https://www.gwinnettcounty.com/static/departments/publicutilities/pdf/gwinnett-wpp.pdf?

Watershed Protection Plan:

- Big Haynes Creek Watershed – Located in southeast Gwinnett County, this watershed protects Randy Poynter Lake, a 650-acre drinking water reservoir in Rockdale County approximately seven miles from the county line.
- Alcovy River Watershed – Located in eastern Gwinnett County, this watershed protects Jackson Lake, a 4,750-acre reservoir in Jackson County, about 50 miles south of the planning area.

6.1.1.2 River Corridors

River corridors are the lands that border Georgia's major rivers. These corridors are critical for maintaining water quality, supporting wildlife habitat, reducing erosion and sedimentation, and mitigating flooding.[110] They also provide important recreation and drinking water resources. Under The Georgia law [111] regarding "River Corridor Protection" requires a protected river that includes a natural vegetative buffer area bordering each protected river. This rule applies to all major rivers in Gwinnett County[112] including:

1. Chattahoochee River
- Basin: Apalachicola–Chattahoochee–Flint (ACF) Basin
- Location: Forms much of Gwinnett County's western border with Fulton and Forsyth Counties.
- Importance: Primary drinking water source for Gwinnett County (via the Shoal Creek Water Intake).
- Used for recreation (Buford Dam/Lake Lanier to Morgan Falls).
- Major receiving stream for treated effluent from the F. Wayne Hill Water Resources Center.
- Key Tributaries (within Gwinnett):
    - Suwanee Creek
    - Richland Creek
    - Ivy Creek
    - Level Creek
    - Crooked Creek

2. Yellow River
- Basin: Ocmulgee River Basin
- Location: Flows through central and southern Gwinnett County (near Snellville, Stone Mountain area).
- Importance: One of Gwinnett's largest and most scenic rivers, part of the Yellow River Water Trail.
- Historically used for gristmills and small impoundments.
- Supports habitat and stormwater functions across a large watershed.
- Key Tributaries:
    - Big Haynes Creek (shared with Rockdale County)
    - No Business Creek
    - Jack's Creek

3. Alcovy River
- Basin: Ocmulgee River Basin
- Location: Eastern edge of Gwinnett County (near Dacula/Harbins Park).
- Importance: Source of drinking water for Walton County and the City of Monroe.

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https://www.law.cornell.edu/regulations/georgia/department-391/chapter-391-3/subject-391-3-16

[110] Ga. Comp. R. & Regs. 391-3-16-.04 (River Corridor Protection) Rule 391-3-16-.04 implements O.C.G.A. § 12-2-8,
[111] Ga. Comp. R. & Regs. 391-3-16-.04 (River Corridor Protection)
[112] https://water.usgs.gov/GIS/huc.html

- Classified by the Georgia EPD as part of a small water supply watershed (less than 100 sq mi upstream of intake).

4. Apalachee River
- Basin: Oconee River Basin
- Location: Northeastern tip of Gwinnett County, near Auburn and Dacula (crosses briefly into Barrow County).
- Importance: Tributary to the Oconee River.

Additional protections apply along the Chattahoochee River corridor between Buford Dam and Douglas County. Within this reach, new solid waste facilities—and expansions of existing ones—are prohibited within 2,000 feet of the river or its impoundments. Because the Chattahoochee forms a county boundary, any development proposals within this corridor also require approval from adjacent counties.[113]

The 2,000-foot restriction and cross-county review requirement come from the Metropolitan River Protection Act (MRPA) — O.C.G.A. § 12-5-440 through § 12-5-457 that applies to a 2,000-foot-wide corridor (measured horizontally from the river's banks and the full pool of its impoundments) extending from Buford Dam downstream to the downstream boundary of Douglas County. The law also mandates coordinated land-use control among Fulton, Cobb, Gwinnett, Forsyth, DeKalb, and Douglas Counties. O.C.G.A. § 12-5-445 states:

> *"Prohibition against solid waste disposal sites within river corridor. No solid waste disposal site shall be located within 2,000 feet of the banks of the Chattahoochee River between Buford Dam and the downstream boundary of Douglas County. Any proposed land-disturbing activity or facility development within the corridor shall be subject to review and approval by the Georgia Department of Natural Resources (DNR) and by all affected local governments."*

6.1.1.3 Floodplains

The State of Georgia[114] and Gwinnett County policies[115] strictly regulate the siting of solid waste facilities in flood-prone areas to protect human health and the environment.[116]

FEMA (Federal Emergency Management Agency) defines in their National Flood Insurance Program (NFIP) Glossary[117] Defines the 100-year floodplain as:

> *"Any land area susceptible to being inundated by floodwaters from any source that has a 1 percent or greater chance of flooding in any given year."*

FEMA offers an updated Flood Map Service Center where individual sites can be searched by address.[118] Support data is available from the Georgia Flood Map Program.[119]

According to state rules, solid waste handling facilities located within a 100-year floodplain must not:

- Restrict or alter the natural flow of floodwaters,

[113] https://law.justia.com/codes/georgia/title-12/chapter-5/article-5/part-6/
[114] https://rules.sos.ga.gov/gac/391-3-4-.05
[115] https://library.municode.com/ga/gwinnett_county/codes/code_of_ordinances
[116] Ga. Comp. R. & Regs. Rule 391-3-4-.05(1)(a) — *Criteria for Siting.*
[117] https://www.fema.gov/flood-insurance/terminology-index
[118] https://msc.fema.gov/portal/search
[119] https://www.georgiadfirm.com/FIRMFISSearch.html

- Reduce the temporary water storage capacity of the floodplain, or
- Create conditions that could cause waste to be released during flooding.

Gwinnett County regulations[120] further prohibit the siting of landfills, composting facilities, gas recovery systems, recycling centers, and transfer stations within any 100-year floodplain or within 200 feet of a stream buffer, whichever distance is greater.

According to the Gwinnett Department of Planning and Development Flood Risk Management Portal[121], a floodplain is an area of low-lying land next to a stream or river that is susceptible to flooding. Gwinnett County has approximately 24,000 acres of floodplain. Approximately 8% of the county's total 279,680-acre land area, fall within the 100-year floodplain. [122]

Several Gwinnett County municipalities have large portions of their land area located within FEMA-mapped floodplains because they were built along major river or creek corridors. Below is a breakdown based on Gwinnett County GIS floodplain maps[123], FEMA Flood Insurance Rate Maps (FIRM 2018 update)[124], and the 2022 Watershed Protection Plan (WPP)[125]. Gwinnett Cities with Extensive 100-Year Floodplain Areas:

1. Suwanee

- Most flood-prone city in the county.
- Large portions of Suwanee Creek, Level Creek, and Brushy Creek corridors run through the city.
- The Suwanee Creek Greenway and much of the Town Center Park floodplain were intentionally preserved as floodplain open space.

2. Lilburn

- The Yellow River and Camp Creek floodplains occupy a significant portion of the city's south and central areas.
- Many neighborhoods near Killian Hill Road and Rockbridge Road border mapped floodplains.

3. Norcross

- The Crooked Creek and Pecans Creek basins cause floodplain presence in the southwest corner.
- Much of the floodplain area is along Beaver Ruin Creek, which parallels the railroad corridor.

4. Duluth

- The Chattahoochee River and Suwanee Creek floodplains cut through Duluth's western and northern limits.
- Several parks (Rogers Bridge Park, McDaniel Farm) are located within the floodplain.

6.1.1.4 Wetlands

[120] https://www.gwinnettcounty.com/static/departments/publicutilities/pdf/gwinnett-wpp.pdf (see Chapter 3, "Watershed Conditions," pages 3-6 through 3-8)
[121] https://www.gwinnettfloodplain.com/
[122] https://www.gwinnettfloodplain.com/pages/flood
[123] https://www.gwinnettcounty.com/departments/water/whatwedo/stormwater/floodriskmanagement
[124] https://msc.fema.gov/portal/home
[125] https://www.gwinnettcounty.com/static/departments/publicutilities/pdf/gwinnett-wpp.pdf

Wetlands are areas where surface or groundwater saturates the soil often enough to support water-tolerant vegetation. These ecosystems provide important environmental services, including flood control, water filtration, and wildlife habitat. A 2013 summary of the National Wetlands Inventory for Georgia mentions that the state has more than 7.7 million acres of wetlands [126].

Note that wetland acreage estimates also vary by method and era and that a more current University of Georgia School of Law Land Conservation Clinic report states that clarifies that 7.7 million is an estimate.[127]

The State of Georgia has determined that solid waste landfills generally represent an incompatible use within wetlands.[128] Siting a landfill or other solid waste facility[129] within a wetland designated by the U.S. Army Corps of Engineers (USACE) is prohibited unless the applicant demonstrates that all required federal and state permits have been obtained and the activity is authorized under applicable laws. Specifically Ga. Comp. R. & Regs. 391-3-4-.05(1)(b) states:

> ***(b) Wetlands.*** *"New solid waste handling facilities or expansions of existing facilities shall not be located in wetlands, as defined by the U.S. Army Corps of Engineers, unless evidence is provided by the applicant that all applicable federal and state permits required under section 404 of the Federal Clean Water Act and applicable state laws have been obtained and that such facility is authorized to be constructed and operated."*

In Gwinnett County, wetland systems are identified primarily through the U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI).[130] However, final determination of a wetland's status for siting purposes must be made on a site-specific basis by the USACE, and it is the applicant's responsibility to secure verification and any required permits.

6.1.1.5 Groundwater Recharge Areas

Groundwater recharge areas are locations where water infiltrates into the ground to replenish aquifers. Some recharge areas, known as significant recharge areas, have geological conditions that make them especially vulnerable to contamination. [131] These areas are mapped by the Georgia Department of Natural Resources (DNR) in Hydrologic Atlas 18.[132]

State policy prohibits the permitting of new sanitary landfills in significant groundwater recharge areas unless they include synthetic liners and leachate collection systems to protect groundwater quality. Additionally, new landfills and expansions of existing facilities within two miles of a significant recharge area must incorporate liners and leachate collection systems. Facilities that accept waste from outside the host county must be located entirely outside any designated significant recharge area.[133]

In Gwinnett County, no significant groundwater recharge areas have been identified within the planning area. While the county contains nine mapped recharge areas covering roughly 20% of its land area, none are currently designated as significant or highly susceptible to contamination.[134]

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[126] https://www.nawm.org/pdf_lib/mapping_2013/georgia.pdf
[127] https://landconservation.law.uga.edu/wp-content/uploads/2025/06/2025.06.25-Local-Wetlands-Protection-Primer.pdf
[128] DNR Rule 391-3-16-.03(3)(e). Criteria for Wetlands Protection, pursuant to O.C.G.A. § 12-2-8.
[129] DNR Rule 391-4-.05(1)(e). Solid Waste Management Criteria for Siting. Amended, pursuant to O.C.G.A.
[130] https://www.fws.gov/program/national-wetlands-inventory
[131] Definition (Rule 391-3-16-.02(2)(a))
[132] https://epd.georgia.gov/outreach/publications/georgia-geologic-survey-atlases
[133] Ga. Comp. R. & Regs. 391-3-4-.05(1)(c) — *Criteria for Siting: Ground-Water Recharge Areas*
[134] https://epd.georgia.gov/outreach/publications/georgia-geologic-survey-atlases

The statement is derived from Hydrologic Atlas 18 Ground-Water Recharge Areas of Georgia, Georgia Geologic Survey 1989. That atlas classifies recharge zones statewide into low, moderate, high, and significant susceptibility categories based on soil permeability, slope, and geology.

Gwinnett County's geology consists mostly of crystalline bedrock with thin clayey soils, which limit infiltration and make groundwater recharge slower compared to south-Georgia's porous limestone aquifers.[135] Therefore, while recharge *does* occur in about 20 % of the county's surface area, none of these zones are high-susceptibility recharge areas as defined by the Georgia EPD Environmental Planning Criteria.

In Gwinnett County, mapped recharge zones occur mainly along the northeastern Piedmont uplands, but their permeability and infiltration rates are moderate, not meeting the "significant" threshold.[136]

6.1.1.6 Protected Mountains

Georgia law prohibits the siting of new solid waste landfills within areas designated as protected mountains. These areas are defined as land at or above 2,200 feet in elevation with slopes of 25% or greater for at least 500 horizontal feet.[137] No land meeting these criteria exists within Gwinnett County.[138] Gwinnett County lies within the Piedmont physiographic province with average elevations generally ranging from approximately 900 to 1,200 feet above sea level. The nearest elevations exceeding 2,200 feet are in the Blue Ridge Mountains well north of the planning area.

6.1.1.7 Fault Areas

To protect public health and structural integrity, new landfill units and lateral expansions must maintain required setbacks from known faults with Holocene displacement. The Brevard Fault zone crosses the western portion of Gwinnett County adjacent to the Chattahoochee River and extends northeast in the vicinity of Sugar Hill and Buford. During permitting, landfill applicants must demonstrate compliance with fault setback requirements and associated geotechnical evaluation standards. Exceptions may be granted only if the facility demonstrates to the Georgia Environmental Protection Division (EPD) that a smaller setback would still protect human health and the environment.[139]

6.1.1.8 Seismic Impact Zones

Georgia prohibits construction of new landfill units or expansions within seismic impact zones unless the applicant demonstrates to Georgia EPD that containment and control structures (including liners, leachate collection, and surface water controls) are engineered to withstand site-specific seismic conditions and expected horizontal ground acceleration. While Georgia includes several Holocene-age faults statewide, Gwinnett County is underlain by generally stable crystalline rock and no Holocene-active faults are mapped within the county that would typically impose a practical siting constraint. Nonetheless, seismic design compliance remains a required element of landfill permit review.[140]

Therefore, this 200-foot fault setback requirement has no practical siting limitation within Gwinnett but

[135] https://epd.georgia.gov/outreach/publications/georgia-geologic-survey-atlases
[136] https://ngmdb.usgs.gov/ https://www.usgs.gov/the-national-map-data-delivery/gis-data-download
[137] Ga. Comp. R. & Regs. 391-3-16-.05 ("Criteria for Mountain Protection") states in subsection (4)(l)
[138] USGS 7.5' Topographic Quadrangles for Gwinnett County (Norcross, Lawrenceville, Buford) and Georgia DNR Geologic Map (2008)
[139] DNR Rule 391-3-4-.05(1)(f). Solid Waste Management Criteria for Siting, amended. Ga. Comp. R. & Regs. 391-3-4-.05(1)(d) — Criteria for Siting: Seismic Impact Zones / Fault Areas (under authority of the Georgia Comprehensive Solid Waste Management Act, O.C.G.A. § 12-8-20 et seq.
[140] https://earthquake.usgs.gov/qfaults/

remains a mandatory check during landfill permit review.

6.1.1.9 Unstable Areas

Per Georgia EPD and U.S. EPA[141] definitions, new solid waste handling facilities shall not be in unstable areas unless engineering measures have been incorporated into the design to ensure the structural integrity of the facility and its components. Applicants must demonstrate that stability controls address risks such as movement, settlement, collapse, or other conditions that could compromise containment or environmental controls. Unstable areas may include locations subject to subsidence including sinkholes or mine voids, karst terrain, unstable soils, or slopes, seismic or fault-related instability, or man-made instability (including mine spoil or uncontrolled fill.

A sinkhole has been documented in unincorporated Gwinnett County near the intersection of Prospect Road and Old Fountain Road in Lawrenceville following heavy rain. This isolated occurrence indicates that localized subsidence can occur. However, no formal study has been identified that concludes unstable geological conditions are broadly present within the planning area. Project-specific geotechnical evaluation remains the appropriate mechanism for demonstrating compliance with unstable area criteria.[142]

6.1.2 Land Use Limitations

Solid waste handling facilities must comply with all applicable state and local land use regulations. These requirements ensure that facilities are appropriately located to protect community health, environmental quality, and neighborhood character.[143]

6.1.2.1 Zoning

All proposed solid waste handling facilities must conform to applicable local zoning and land-use ordinances. Prior to issuance of a Georgia EPD solid waste handling permit, the applicant must obtain local approval confirming that the site is properly zoned for the proposed use and provide written verification of zoning compliance typically a certification letter from the applicable jurisdiction. If zoning or land-use compliance cannot be demonstrated, Georgia EPD will not issue the permit.[144]

The following summarizes municipal zoning approaches relevant to solid waste handling facilities:

City of Berkeley Lake[145]

- Prohibits solid waste handling facilities in all zoning districts; limited industrial zoning and predominantly residential land use reduce siting feasibility.

City of Dacula[146]

- Composting, gas recovery, transfer stations, and landfills are allowed only in the M-2 Heavy Manufacturing District via SUP, with performance and compatibility review criteria.

City of Duluth[147]

[141] 40 CFR 258.15 (Unstable Areas) from the Resource Conservation and Recovery Act (RCRA) Subtitle D, which Georgia has adopted by reference.

[142] https://patch.com/georgia/dacula/sinkhole-appears-over-weekend-blocks-gwinnett-intersection

[143] Georgia Rules for Solid Waste Management, Chapter 391-3-4-.05(1)(a) (Adopted under the Georgia Comprehensive Solid Waste Management Act)

[144] Rules and Regulations for Solid Waste Management, Chapter 391-3-4, Rule .05

[145] City of Berkeley Lake Ordinances, Chapter 39 Zoning Regulations.

[146] City of Dacula Zoning Ordinance, Section 909, M-2 Heavy Manufacturing/Industry District.

[147] Duluth's Unified Development Code / zoning ordinance from the City's official code publisher (Municode)

- Solid waste facilities may be allowed in RD, M-1, and M-2 districts subject to specified conditions and permitting review.

City of Grayson[148]

- Landfills are prohibited in all zoning districts; other solid waste uses are not expressly permitted and are effectively prohibited.

City of Lawrenceville[149]

- Transfer stations may be allowed in manufacturing districts with an SUP; landfills, composting, and recovery facilities are prohibited.

City of Lilburn[150]

- Sanitary landfills are prohibited; other solid waste handling operations may be allowed in M-2 Heavy Industry District through SUP processes with buffering and operational conditions.

City of Mulberry[151]

- New or expanded solid waste facilities would be subject to zoning approval under the City's Unified Development Ordinance, including rezoning or special/conditional use authorization in an appropriate zoning district Program.

City of Norcross[152]

- Solid waste handling facilities are not listed as permitted or conditional uses and are therefore prohibited.

City of Snellville[153]

- Landfills and sanitary landfills are explicitly prohibited in all zoning districts.

City of Sugar Hill[154]

- Recovered materials processing and composting may be allowed in industrial districts through conditional or special use approval; landfills, transfer stations, and gas recovery plants may be considered in HM-2 as Special Uses with conditions.

City of Suwanee[155]

- Landfills may be allowed by Special Use in the C-3 Special Commercial District with public hearings and approvals; recycling facilities may be allowed as Special Uses in M-1; transfer stations are not permitted.

Unincorporated Gwinnett County[156]

- Landfills and transfer stations are allowed only by SUP; municipal solid waste composting may be allowed in M-2 with an SUP; recovered materials processing and certain organic processing activities may be permitted by right in M-1 and M-2 subject to applicable development standards.

[148] https://cityofgrayson.org/planning-and-zoning-copy/
[149] https://www.lawrencevillega.org/782/Zoning-Ordinance
[150] https://library.municode.com/ga/lilburn/codes/code_of_ordinances
[151] https://www.mulberryga.gov/DocumentCenter/View/190/Chapter-55-Solid-Waste and https://www.mulberryga.gov/DocumentCenter/View/183/Chapter-34-Land-Development-Regulations
[152] https://library.municode.com/ga/norcross/codes/code_of_ordinances
[153] http://www.snellville.org/sites/default/files/uploads/planning-development/documents/UDO/udo-full-compiled-version-3-10-2025.pdf https://library.municode.com/ga/snellville/codes/code_of_ordinance
[154] https://cityofsugarhill.com/wp-content/uploads/2024/01/Zoning-Ordinance-20220802.pdf https://library.municode.com/ga/sugar_hill/codes/code_of_ordinances
[155] https://library.municode.com/ga/suwanee/codes/code_of_ordinances
[156] Gwinnett County Unified Development Ordinance (UDO) provisions under Title 2 – Land Use and Zoning, particularly Sections 230 and 230-130.

City of Auburn (partially in Gwinnett)[157]

- The Auburn zoning ordinance does not explicitly list "landfills," "transfer stations," or "solid waste facilities" as permitted uses in its use tables (Tables 4-1 and 4-3).

Loganville (partially in Gwinnett)[158]

6.1.2.2 Airport Safety

To protect aviation safety and reduce wildlife hazards, siting restrictions apply near airport runways. New landfill units or lateral expansions are prohibited within 10,000 feet of runways used by turbojet aircraft or within 5,000 feet of runways used by piston aircraft, consistent with federal and state location restrictions.[159]



Briscoe Field, located northeast of Lawrenceville, is Gwinnett County's only public-use airport and includes a 6,021-foot runway serving general aviation and corporate jets. [160]The 10,000-foot separation standard therefore applies. The resulting buffer covers portions of the urbanized central-eastern area of the county, where industrial zoning is already limited. Any proposed landfill unit or lateral expansion within this distance would be prohibited unless the applicable regulatory provisions allow an exception supported by an appropriate bird hazard evaluation demonstrating no adverse impact.

6.1.2.3 National Historic Sites

State rules prohibit[161] siting solid waste disposal facilities within 3.25 miles)of the geographic center of a designated National Historic Site unless no feasible alternatives exist. The three closest National Historic Sites are all outside the Gwinnett County plan area.

6.1.2.4 Archaeological Sites

The Archaeological Resources Protection Act of 1979[162] requires federal, state, and local agencies to consider potential impacts on archaeological and cultural resources before approving any land development or public works projects. This federal framework is reinforced in Georgia through the Georgia Historic Preservation Act[163] and coordination with the Georgia Historic Preservation Division (HPD) and the Georgia Archaeological Site File (GASF) maintained by the University of Georgia. No solid waste facility should be located where it would disturb known or concentrated archaeological sites listed in the Georgia Archaeological Site File.

Georgia's solid waste siting rule (Rule 391-3-4-.05) incorporates location restrictions;

- O.C.G.A. § 12-8-25.3 provides additional siting limitations for cultural and historical resources

[157] https://www.zoneomics.com/code/auburn-GA/chapter_6

[158]

[159] Federal: 40 CFR § 258.10 (Location Restrictions – Airports) State (Georgia): Georgia Rules for Solid Waste Management, Chapter 391-3-4-.05(1)(b)

[160] https://www.gwinnettcounty.com/government/departments/transportation/aviation

[161] Georgia Rules for Solid Waste Management, Rule 391-3-4-.05(1)(d) (Location Restrictions — National Historic Sites)
O.C.G.A. § 12-8-25.3, establishing additional siting limitations to protect cultural and historical resources.

[162] The Archaeological Resources Protection Act of 1979 (ARPA) (16 U.S.C. § 470aa–mm)

[163] O.C.G.A. § 12-3-50 et seq.)

- Federal Archaeological Resources Protection Act (16 U.S.C. §§ 470aa–mm) and Georgia's archaeological protection statutes (O.C.G.A. § 12-3-620 et seq.) govern impacts to archaeological and historic sites
- Georgia's Burial Law (O.C.G.A. § 36-72-1 et seq.) protects cemeteries and human remains.

Prior to site approval, developers must conduct archaeological and cultural resource assessments, typically including a Phase I cultural resource survey, and coordinate findings with HPD and the Georgia EPD. If archaeological materials or human remains are discovered during construction, work must immediately cease and the Georgia Department of Natural Resources must be notified.[164]

Prior to site approval, developers must conduct archaeological and cultural resource assessments as appropriate (often including Phase I cultural resource surveys) and coordinate findings with the Georgia Historic Preservation Division (HPD) and, where applicable, Georgia EPD. If archaeological materials or human remains are discovered during construction, work must cease, and the appropriate state notifications must be made.

As of 2025, the Georgia Archaeological Site File identifies approximately 623 recorded archaeological sites within Gwinnett County, concentrated primarily along the Chattahoochee River corridor, the Yellow and Alcovy River basins, and within historic town centers (including Lawrenceville, Suwanee, and Norcross). Accordingly, proposed landfills, transfer stations, and related facilities must avoid or mitigate impacts to documented archaeological resources through appropriate survey, consultation, and avoidance or mitigation measures.

6.1.2.5 Surface Water Intakes

To safeguard public drinking water supplies, Georgia Rules for Solid Waste Management[165] (prohibit siting a municipal solid waste landfill within two miles up-gradient of any surface water intake used for public drinking water, unless the facility incorporates engineered containment systems designed to prevent contamination. These systems typically include composite liners and leachate collection, groundwater monitoring, and compliance with applicable surface water protection standards.

This siting restriction reduces the risk of leachate migration or stormwater discharge that could compromise reservoirs, rivers, or lakes used as potable water sources. It ensures that landfill runoff cannot enter surface waters feeding public intakes without prior containment and monitoring safeguards.

Gwinnett County's public drinking water is drawn primarily from Lake Sidney Lanier, with intake points near the county's northern boundary (including the Lanier Filter Plant intake and the Shoal Creek Water Intake). [166] These intakes withdraw from Lake Lanier's main basin, which lies north of much of the developed county area. Hydrologically, the intake locations are generally down-gradient from most of the county's land area, and no portion of the planning area is identified as within the two-mile up-gradient restriction zone.[167] Consequently, this criterion does not create a practical siting limitation within the planning area. However, any proposed landfill or solid waste facility must demonstrate compliance with stormwater management, groundwater protection, and buffer requirements.

6.1.2.6 Co-Located Landfills

[164] O.C.G.A. § 36-72-1 et seq. (the Burial Law).
[165] Rule 391-3-4-.05 (1)(c)
[166] /https://www.gwinnettcounty.com/static/departments/water/pdf/Water-Map-Current.pdf
[167] Georgia Solid Waste Management Rule 391-3-4-.05

To prevent over-concentration of disposal capacity in any one community, state rules prohibit[168] siting new solid waste handling facilities within two miles of three or more landfills including closed landfills that received waste after June 29, 1989. Exemptions exist for recovered materials processing, composting, inert waste, and private industrial facilities.

Two primary closed regional landfills exist in County planning area:[169]

1. The BJ Sanitary Landfill, 2901 Jones Mill Road, Norcross, GA 30071, is located in the Peachtree Corners/Norcross industrial area, near Peachtree Industrial Boulevard. The landfill was owned and operated by Waste Management, Inc - formerly Sanifill of Georgia from 1955 to 1999. The landfill is currently closed and under post-closure care replaced by the BJ Transfer Station, located at 6461 Corley Road, Norcross, which handles municipal solid waste and construction debris for transfer to regional landfills.

2. The Button Gwinnett Landfill aka Arnold Road Landfill, 70 Arnold Road, Lawrenceville, Georgia is located just east of Lawrenceville in the Arnold Road area. The landfill was originally operated as a private landfill known as Arnold Landfill and later Button Gwinnett Landfill. The landfill was active through multiple phases beginning in the 1960s–1970s and continuing into the 1990s. The facility was closed in 1999, with post-closure monitoring beginning in March 1999.

In addition to these two large regional closed landfills, Gwinnett County's planning area also includes:

- 28 operating waste management facilities
- One active C&D Site - B-J Landfill, a permitted construction and demolition site.
- One active MSW Landfill – Richland Creek Rd Sanitary Landfill
- Eight closed landfills that received waste after June 29, 1989, distributed primarily in the Doraville, Norcross, Sugar Hill, Buford, and Lawrenceville areas.
- Numerous private industrial waste handling facilities and materials recovery operations, primarily concentrated along the I-85 corridor.
- A full list of closed and operating waste management facilities is available from the searchable data based maintained by the Georgia EPD Regulated Solid Waste Facilities.[170] : Any proposed solid waste handling facility must undergo a case-by-case co-location review to determine compliance with siting requirements. [171]

6.1.2.7 Political Subdivisions

To promote intergovernmental cooperation and equitable regional siting of waste facilities, the Georgia Rules for Solid Waste Management[172] prohibit locating a municipal solid waste disposal facility within one-half mile (2,640 feet) of any city or county boundary unless the adjoining jurisdiction provides written consent. This regulation ensures that host communities and neighboring governments have the opportunity to review and comment on potential environmental, traffic, and land-use impacts before a facility is permitted.

The Georgia Environmental Protection Division (EPD) may grant an exception to this boundary separation requirement only if no reasonable alternative locations exist within the host or adjacent jurisdictions. Such

[168] Georgia Solid Waste Management Rules 391-3-4-.05(1)(e),

[169] Georgia EPD Land Protection Branch – Regulated Solid Waste Facilities Database

[170] https://epd.georgia.gov/about-us/land-protection-branch/solid-waste/regulated-solid-waste-facilities

[171] Georgia Solid Waste Management Rules Rule 391-3-4-.05(1)(e).

[172] Rule 391-3-4-.05(1)(f)

a finding must be supported by:

- Documented alternatives analysis
- Evidence that the facility is necessary to meet regional disposal capacity needs, and
- Demonstration that the siting will not create disproportionate impacts to residents in either jurisdiction.

Given Gwinnett County's extensive municipal incorporation and shared borders with Hall, Barrow, Walton, DeKalb, Fulton, and Forsyth Counties, this restriction is a practical consideration for any proposed siting near the county periphery. Facilities proposed near a boundary must obtain written concurrence from the adjoining jurisdiction or pursue a case-specific EPD determination where applicable.

6.1.2.8 Youth Camps and Long-Established Recreational Facilities

The State prohibits new municipal solid waste disposal facilities within one mile of any private youth camp that has been in continuous operation for at least 25 years.[173] This rule was enacted to preserve the health, safety, and recreational enjoyment of youth attending long-standing private camps by preventing conflicts with odors, noise, traffic, and other external impacts commonly associated with waste-disposal activities. A private youth camp is defined by the Georgia Department of Public Health and the Department of Natural Resources as a privately owned or operated site providing overnight or extended recreational or educational programs for minors.[174]

The restriction applies only if the camp:

- Has operated continuously for at least 25 years and has remains active at the time of permit application
- Temporary closures, seasonal interruptions, or ownership changes do not necessarily nullify "continuous operation" status if camp use has persisted through the period

According to the Gwinnett County Comprehensive Parks and Recreation Master Plan, approximately 70 privately owned recreational or camp-style facilities operate within the county, several of which may meet the 25-year operational threshold. Examples include:

- Long-established church or faith-based youth camps
- Equestrian and outdoor adventure facilities
- Private swim-and-tennis or sports academies with youth lodging components

Because these camps are distributed throughout the county, any proposed landfill or major waste-handling facility must undergo site-specific verification during the permitting process to confirm compliance with the one-mile setback. The Georgia EPD and Gwinnett Department of Planning and Development would jointly review nearby recreational and camp properties as part of the siting review and public-notification process.

6.1.2.9 Air Quality

Gwinnett County prohibits any solid waste handling, storage, or processing activities that could degrade local

[173] Rules for Solid Waste Management, Rule 391-3-4-.05(1)(g).
[174] O.C.G.A. § 31-2-4.

air quality or create public health and safety risks. [175]

Although in 2008 the Atlanta metropolitan area, including Gwinnett County, was designated non-attainment for the National Ambient Air Quality Standards (NAAQS) for ozone and particulate matter, the Atlanta 2015 8-hour ozone[176] area was redesignated to attainment/maintenance.[177]

Applicants proposing new or expanded solid waste facilities should evaluate air-quality and transportation-related impacts and incorporate appropriate mitigation measures, which may include:

- Air-quality analysis consistent with Georgia EPD guidance, where applicable, to demonstrate compliance with NAAQS.
- Transportation impact evaluation (haul routes, congestion, road wear, safety) and operational controls to reduce localized impacts.
- Mitigation measures such as reduced idling, routing optimization, and dust and odor control systems for transfer and processing operations.

6.1.3 Locally Desirable Criteria

In addition to mandatory siting limitations, Gwinnett County applies locally desirable criteria to guide decision-making for new or expanded facilities. These criteria are planning preferences intended to improve compatibility with surrounding land uses and protect public resources. These criteria do not establish independent legal prohibitions unless adopted in local ordinances.

6.1.3.1 Accessibility and Existing Development

Efficient and safe transportation access is a critical factor in siting solid waste handling facilities. To minimize haul distances, improve operational efficiency, and reduce community disturbance, Gwinnett County requires that new or expanded solid waste facilities be located within one (1) mile of a Freeway, Principal Arterial, or Major Arterial as designated in the Gwinnett County Long-Range Road Classification Map[178] and the Atlanta Regional Commission's Functional Classification System.[179] This requirement ensures that heavy truck traffic can directly access facilities via roads designed for freight movement, avoiding local neighborhood streets and minimizing infrastructure wear. During site evaluation, applicants should demonstrate that:

- Primary access routes can accommodate truck volumes without unacceptable degradation of level of service or safety conflicts with residential and school zones;
- Facility siting and truck routing are compatible with applicable transportation corridor standards and access management practices; and
- The facility avoids urbanized or densely developed areas where feasible and includes adequate setbacks and buffers to mitigate noise, dust, and visual impacts.

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[175] The Georgia Air Quality Control Act (O.C.G.A. § 12-9-1 et seq.), and The federal Clean Air Act and its implementing regulations under 40 CFR Parts 50 and 51, The Atlanta Regional Commission's Air Quality State Implementation Plan (SIP).

[176] https://www.federalregister.gov/documents/2025/08/21/2025-15986/air-plan-approval-ga-removal-of-emissions-statements-requirement-and-updates-to-permit-by-rule

[177] https://epd.georgia.gov/ozone-state-implementation-plans-sips

[178] https://www.gwinnettcounty.com/web/gwinnett/departments/transportation

[179] https://atlantaregional.org/transportation/data-maps-and-tools/

6.1.3.2 Nature Preserves and Public Recreation Facilities

Solid waste facilities should not be located within, adjacent to, or in any way that negatively affects nature preserves, public parks, or recreation areas.[180] This restriction is intended to protect areas designated for conservation and recreation from visual intrusion, noise, odor, traffic, and habitat disruption associated with waste-handling operations.

In Gwinnett County, solid waste facilities should not be located[181] within, immediately adjacent to, or in any configuration that would negatively impact:

- Nature preserves
- Public or private recreation areas
- Designated open-space or greenway corridors identified in the Gwinnett County Open Space and Greenway Master Plan or the Atlanta Regional Commission's Green Infrastructure Network.

During site evaluation, applicants must demonstrate that:

- The proposed facility site maintains adequate separation and buffering from public parks and preserves
- Potential impacts on visitor experience, water quality, wildlife habitat, and scenic vistas are avoided or mitigated; and

- Coordination has occurred with Gwinnett County Parks and Recreation and the Georgia Department of Natural Resources (DNR) to verify no conflict with protected resources.

As of 2025[182], Gwinnett County contained as described in Exhibit 6A:

- 51 county parks[183]
- 37 city-operated parks[184]
- Federally managed recreation sites, including portions of the Chattahoochee River National Recreation Area.

Prominent protected resources within or near the county include:

- Tribble Mill Park
- Little Mulberry Park
- Yellow River Park
- George Pierce Park
- Sites within the Chattahoochee National Recreation Area.

These parks and greenways represent critical community assets and environmental buffers. Accordingly, all proposed solid waste facilities must undergo site-specific review to ensure compatibility with existing and planned recreational and conservation lands.

[180] Georgia Rules for Solid Waste Management (Rule 391-3-4-.05(1)(h); Gwinnett County's Open Space and Greenway Master Plan; Atlanta Regional Commission's Regional Greenspace Plan.
[181] https://www.gwinnettcounty.com/web/gwinnett/departments/communityservices/parksandrecreation Gwinnett County Department of Community Services. *Open Space and Greenway Master Plan.* Lawrenceville, GA, 2002 (as incorporated into the Gwinnett County 2040 Unified Plan).
[182] https://www.gwinnettcounty.com/departments/parksandrecreation
[183] https://www.gwinnettcounty.com/government/departments/parks-recreation/parks
[184] https://www.gwinnettcounty.com/government/departments/board-of-commissioners/splost/parks

6.1.3.3 Historic Districts and Places

Solid waste facilities should not be sited in or near areas listed on the National Register of Historic Places or locally designated historic districts.[185] In addition, the National Historic Preservation Act (54 U.S.C. § 300101 et seq.) mandates federal Section 106 review, and Georgia's Historic Preservation Act (O.C.G.A. § 12-3-50 et seq.) requires consideration of historic resources in state and local project reviews. The Georgia Rules for Solid Waste Management (Rule 391-3-4-.05(1)(d)) incorporate historic-site considerations into landfill siting decisions to ensure protection of designated historic properties. Additionally, locally designated parks and recreation resources are identified through the Gwinnett County Parks & Recreation pages and the SPLOST Parks Program, which are protected from adverse impacts under locally desirable siting criteria.

Before state permitting, applicants must consult with the Georgia Historic Preservation Division (HPD) and, if applicable, conduct a Phase I Cultural Resources Survey to identify and evaluate potential impacts to historic properties.

Gwinnett County contains numerous historic sites and districts that require consideration during siting reviews[186]:

- Seventeen properties and districts in Gwinnett County are listed on the National Register of Historic Places, including the Gwinnett Historic Courthouse (Lawrenceville), the Elisha Winn House (Dacula), and other recognized historic sites throughout the county.
- The county's broader Historic Resources Inventory identifies approximately 297 individual historic resources, encompassing churches, bridges, farmsteads, schools, cemeteries, and early settlement sites.

The Gwinnett County Historic Resources Survey and Preservation Plan (2007) provided historical context and baseline documentation of local historic resources. Current designation status and inventories should be verified through the Georgia Historic Preservation Division National Register database and the National Park Service National Register of Historic Places database.[187]

Accordingly, all proposed solid waste facilities must avoid locations that would directly or indirectly alter the setting, integrity, or character of these resources. If a site is near a listed or eligible property, applicants must submit cultural resource documentation and mitigation plans as part of the Georgia EPD permitting process.

6.1.3.4 Sensitive Habitats

No solid waste handling facility should be sited in a way that would destroy or degrade habitats of rare, threatened, or endangered plants, animals, or ecological communities[188] as identified by the Georgia Natural Heritage Inventory (DNR).[189]

Because the locations of rare-species habitats and biologically sensitive areas are not publicly available—to protect them from disturbance—the determination of potential conflicts must be made on a site-specific basis by

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[185] The National Historic Preservation Act of 1966 (54 U.S.C. § 300101 et seq.), which mandates federal and state agencies to consider impacts on historic resources under Section 106 review; and the Georgia Historic Preservation Act (O.C.G.A. § 12-3-50 et seq.) and Georgia Rules for Solid Waste Management, Rule 391-3-4-.05(1)(d), which incorporate historic-site considerations into landfill siting decisions.

[186] Gwinnett County Department of Community Services. Gwinnett County Historic Resources Survey and Preservation Plan. Lawrenceville, GA, 2007.

Georgia Department of Natural Resources, Historic Preservation Division. National Register of Historic Places – Gwinnett County Listings. Accessed 2025. https://georgiashpo.org/nationalregister

National Park Service. National Register of Historic Places Database – Gwinnett County, GA.

[187] https://www.gnahrgis.org/PublicHome/Index

[188] Georgia Rules for Solid Waste Management (Rule 391-3-4-.05(1)(i))

[189] The Federal Endangered Species Act of 1973 (16 U.S.C. § 1531 et seq.); The Georgia Endangered Wildlife Act of 1973 (O.C.G.A. § 27-3-130 et seq.); and The Georgia Wildflower Preservation Act of 1973 (O.C.G.A. § 12-6-170 et seq.).

the Georgia DNR Natural Heritage Program.

Applicants are responsible for:

- Submitting project coordinates and site maps to DNR for environmental screening
- Conducting field habitat assessments and biological surveys where DNR indicates potential occurrence
- Implementing avoidance or mitigation measures as conditions of state permitting if sensitive habitats are confirmed.

While Gwinnett County is largely urbanized, several remaining natural habitat corridors—particularly along the Chattahoochee River, Yellow River, and Apalachee River basins—contain forested wetlands, bottomland hardwoods, and riparian habitats that may support state-listed species. Any proposed landfill or solid waste facility must therefore undergo coordination with Georgia DNR to ensure protection of these sensitive ecosystems and compliance with federal and state wildlife laws.

6.2 Assessment of the Land Limitation Element

This section outlines land siting constraints and plan consistency requirements for solid waste disposal facilities. Local Solid Waste Management Plans must have a procedure to assess if proposed facilities or expansions are consistent with the Plan, in line with environmental, land-use, and State regulations.

6.2.1 Land Limitations

Table 6-1 identifies those physical, environmental, and regulatory factors that occur within the Gwinnett County planning area and that therefore impose practical siting limitations on new or expanded solid waste facilities.

Each factor is classified as:

- Prohibition – a legally binding exclusion under federal, state, or local rule
- Restriction – a conditional or spatial limitation subject to case-specific review
- Design – an engineering or operational requirement
- Locally Desirable – a best-practice siting preference that supports community compatibility and resource protection.

As outlined in Exhibit Table 6.1, these criteria ensure that solid waste facility siting in Gwinnett County is environmentally responsible, consistent with zoning and transportation policy, and aligned with state and federal siting standards (Georgia EPD Rule 391-3-4-.05 and EPD Plan Format v4.2).[190]

Table 6.1 Summary Land Siting Limitations for Solid Waste Handling Facilities

- Prohibition – Legally binding exclusion under federal, state, or local regulation.
- Restriction – Conditional limitations requiring review, approval, or mitigation.
- Design – Engineering or operational performance requirements.
- Locally Desirable – Planning preferences supporting compatibility and resource protection.

Factor	Metric / Standard	Type of Limitation	Citation

[190] https://rules.sos.ga.gov/gac/391-3-4

Small Water Supply Watersheds	Full watershed extent; enhanced liner and leachate collection systems required	Design	1
River Corridors – Statewide	100-foot vegetated buffer from the upper bank of state-protected rivers	Prohibition	2
River Corridor – Chattahoochee (MRPA)	2,000-foot corridor from riverbanks and impoundments (Buford Dam to Douglas County)	Prohibition	3
Floodplains – State	100-year floodplain; no rise in base flood elevation, no washout, no loss of flood storage	Design	4
Floodplains – County	100-year floodplain or 200-foot stream buffer (greater of the two)	Prohibition	5
Wetlands	Full extent of U.S. Army Corps of Engineers–jurisdictional wetlands	Prohibition	6
Fault Areas	Minimum 200 feet from known Holocene-active faults	Prohibition	7
Seismic Impact Zones	Full extent; containment and control systems engineered for site-specific seismic acceleration	Design	8
Zoning – Auburn (Partially in Gwinnett)	Requires approvals and environmental compliance – approval of unlisted industrial or waste handling permits.	Design	31
Zoning – Berkeley Lake	Jurisdiction-wide prohibition of solid waste facilities	Prohibition	9
Zoning – Dacula	M-2 Heavy Manufacturing District by Special Use Permit with conditions	Restriction	10
Zoning – Duluth	RD, M-1, and M-2 districts subject to conditional approval and performance standards	Restriction	11
Zoning – Grayson	Jurisdiction-wide prohibition of landfills	Prohibition	12
Zoning – Lawrenceville	Transfer stations allowed only by Special Use Permit in manufacturing districts	Restriction	13
Zoning – Lilburn	Sanitary landfills prohibited; other facilities allowed by Special Use Permit	Prohibition / Restriction	14
Zoning – Mulberry	Solid Waste facilities subject to zoning approval	Restriction	30
Zoning- Loganville (Partially in Gwinnett)	Solid waste facilities are subject to zoning and operational restrictions	Design	32
Zoning – Norcross	Solid waste facilities not listed as permitted or conditional uses; effectively prohibited	Prohibition	15
Zoning – Snellville	Jurisdiction-wide prohibition of landfills	Prohibition	16
Zoning – Sugar Hill	HM-1 and HM-2 districts by conditional or special use approval	Restriction	17
Zoning – Suwanee	C-3 district by Special Use Permit and Special Exception approval	Restriction	18
Zoning – Unincorporated Gwinnett County	Landfills and transfer stations allowed only by Special Use Permit	Restriction	19
Airports	10,000 feet from turbojet runways; 5,000 feet from piston aircraft runways	Prohibition	20
Archaeological Sites	Known concentrations and mapped resources; site survey and avoidance required	Restriction	21
Co-Located Landfills	Within a 2-mile radius of three or more landfills receiving waste after June 29, 1989	Prohibition	22

Political Subdivisions	Within ½ mile of adjacent city or county boundary without written consent	Restriction	23
Air Quality	Countywide non-attainment permitting, emissions modeling, and mitigation compliance	Restriction / Design	24
Private Recreational Camps	Within 1 mile of qualifying private youth camps operating continuously ≥25 years	Prohibition	25
Accessibility & Existing Development	Within 1 mile of freeway, principal arterial, or major arterial; avoidance of urbanized areas	Locally Desirable	26
Nature Preserves & Recreation Areas	Public parks, greenways, and conservation lands	Locally Desirable	27
Historic Districts & Places	National Register properties and locally designated historic resources; regulated review and avoidance	Restriction	28
Sensitive Habitats	Areas identified through Georgia DNR Natural Heritage Inventory screening	Locally Desirable	29

Regulatory Citations

[1] Ga. Comp. R. & Regs. r. 391-3-16-.01(7)(c) (Water Supply Watershed Protection); O.C.G.A. § 12-2-8.
[2] Ga. Comp. R. & Regs. r. 391-3-16-.04 (River Corridor Protection).
[3] Metropolitan River Protection Act (MRPA), O.C.G.A. §§ 12-5-440 through 12-5-457.
[4] 40 C.F.R. § 258.11 (Floodplains); Ga. Comp. R. & Regs. r. 391-3-4-.05(1)(b).
[5] Gwinnett County Unified Development Ordinance (Flood Hazard and Stream Buffer Regulations).
[6] Clean Water Act § 404 (33 U.S.C. § 1344); Ga. Comp. R. & Regs. r. 391-3-4-.05(1)(b).
[7] Ga. Comp. R. & Regs. r. 391-3-4-.05(1)(f).
[8] Ga. Comp. R. & Regs. r. 391-3-4-.05(1)(g).
[9] City of Berkeley Lake Code of Ordinances, Zoning Chapter.
[10] City of Dacula Zoning Ordinance, Sec. 909 (M-2 District).
[11] City of Duluth Unified Development Code, Industrial and Research Districts.
[12] City of Grayson Zoning Ordinance, Use Table.
[13] City of Lawrenceville Zoning Ordinance, Manufacturing Districts.
[14] City of Lilburn Code of Ordinances, Industrial District Uses.
[15] City of Norcross Code of Ordinances, Zoning Use Tables.
[16] City of Snellville Unified Development Ordinance.
[17] City of Sugar Hill Zoning Ordinance.
[18] City of Suwanee Code of Ordinances, Article XIII.
[19] Gwinnett County Unified Development Ordinance, Title 2 – Land Use and Zoning.
[20] 40 C.F.R. § 258.10 (Airport Safety); Ga. Comp. R. & Regs. r. 391-3-4-.05(1)(b).
[21] Archaeological Resources Protection Act (16 U.S.C. § 470aa–mm); O.C.G.A. § 12-3-50 et seq.; Georgia Archaeological Site File (UGA).
[22] Ga. Comp. R. & Regs. r. 391-3-4-.05(1)(h).
[23] Ga. Comp. R. & Regs. r. 391-3-4-.05(1)(j).
[24] Clean Air Act (42 U.S.C. § 7401 et seq.); Georgia SIP; Ga. Comp. R. & Regs. r. 391-3-1 (Air Quality Control Rules).
[25] Ga. Comp. R. & Regs. r. 391-3-4-.05(1)(k).
[26] Gwinnett County Comprehensive Transportation Plan; Atlanta Regional Commission Functional Classification System.
[27] Gwinnett County Parks & Recreation Master Plan; Gwinnett County Open Space and Greenway Master Plan.
[28] National Historic Preservation Act (54 U.S.C. § 300101 et seq.); O.C.G.A. § 12-3-50 et seq.; Ga. Comp. R. & Regs. r. 391-3-4-.05(1)(d).
[29] Georgia Natural Heritage Program (DNR); Endangered Species Act (16 U.S.C. § 1531 et seq.); O.C.G.A. § 27-3-130 et seq.; O.C.G.A. § 12-6-170 et seq.
30 City of Mulberry Chapter-34-Land-Development-Regulations
31 https://www.zoneomics.com/code/auburn-GA/chapter_6 § 17.60.050 – Uses Not Listed

32 https://www.zoneomics.com/code/loganville-GA

6.3 Plan Consistency Determination Procedure

Georgia law requires that any proposed solid waste handling facility or expansion be consistent with the currently approved local solid waste management plan as a condition of Georgia EPD permit issuance or renewal. Under O.C.G.A. § 12-8-31.1 and Georgia Rules for Solid Waste Management, Georgia EPD may issue or renew a solid waste handling permit only if the proposed facility or expansion is consistent with the approved local Plan.

Gwinnett County requires submittal of a Written Statement of Consistency to the host local government prior to any solid waste handling permit application or permit-by-rule notification.

Applicant Submittal Requirements

At least 60 days prior to filing a solid waste handling permit application (or providing EPD notification for permit-by-rule activities), the applicant shall submit a Written Statement of Consistency addressing:

- Plan Alignment and Need - Describe how the proposed facility or modification supports goals and needs identified in this Plan, including collection capability, disposal capacity, and waste reduction and recycling performance targets.
- Community and System Impacts - Provide an analysis of potential community and system effects in relation to Plan goals and measures, including:
  - Traffic volumes, circulation, and public safety near the site and within the service area.
  - Financial viability of the existing public and private solid waste system.
  - Potential impacts on residential and commercial customer rates.
  - Effects on natural and cultural resources, including any required hydrologic assessment.
  - Compatibility with existing solid waste infrastructure and services.
- Location Suitability Analysis - Demonstrate that the proposed site meets the siting standards established in this Plan's Land Limitation Element (see Section 6.2 and Table 6-1).
- Local Zoning Consistency -Provide written verification from the appropriate jurisdiction that the site complies with local zoning requirements and any Special Use Permit conditions (see Table 6-2).
- Financial Assurance - Describe how the owner/operator will satisfy financial assurance obligations for closure, post-closure, and corrective action consistent with state requirements and applicable local provisions (see Table 6-2).
- Public Notification - Provide documentation demonstrating that public notice requirements have been met, including publication in the official legal organ for at least 15 days and proof of any mailed or posted notices required by Georgia EPD and local procedures (see Table 6-2).

Table 6-2. Local Financial Assurance, Public Notification, and Zoning References

Jurisdiction	Financial Assurance	Public Notification (Minimum Requirements)	Zoning Reference	Citation
Auburn (Partially in Gwinnett)	Consistent with State	Public hearings, legal-organ notice, site signage, and adjacent owner notification	City of Auburn Zoning Ordinance (Title 17)	13
Berkeley Lake	N/A – Use not permitted	Public hearing notice and legal-organ publication; site signage where applicable	Ch. 78-238 to 78-244 (Use not permitted)[1]	1
Dacula	Consistent with State	Public hearings, legal-organ notice, site signage, and adjacent owner notification per zoning ordinance	Sec. 909 (M-2 Heavy Manufacturing/Industry)[2]	2

Duluth	Consistent with State	Minimum 15-day legal-organ notice; public hearing; site signage	Art. 12, §§ 1211, 1212, 1214[3]	3
Grayson	N/A – Use not permitted	N/A – Use not permitted	Art. 5, § 516 (Use not permitted)[4]	4
Lawrenceville (Partially in Gwinnett)	Consistent with State (no separate local standards)	Minimum 15-day rezone notice and public hearing	§§ 7.12, 7.13[5]	5
Lilburn	Consistent with State	Minimum 15-day rezone notice and public hearing	Art. XII, §§ 1200, 1309[6]	6
Mulberry	Consistent with State		Chapter 34 Land Development Regulations	12
Norcross	N/A – Use not permitted	N/A – Use not permitted	Use not listed in zoning use tables; prohibited by omission[7]	7
Snellville	N/A – Use not permitted	N/A – Use not permitted	Art. IX, § 9.12 (Use not permitted)[8]	8
Sugar Hill	Consistent with State	Legal-organ publication; public hearing; site signage	Art. 9, §§ 909–910[9]	9
Suwanee	Consistent with State	Special Exemption / Variance notice; legal-organ publication; public hearing; site signage; mailed notice per ordinance	Art. XIII, §§ 507, 509, 1300–1301[10]	10
Unincorporated Gwinnett County	Consistent with State	Legal-organ publication; public hearing; site signage; mailed notice to nearby property owners per UDO	Art. XII, §§ 1200–1201; Art. XIII, §§ 1310–1311[11]	11

Regulatory Citations

1 Berkeley Lake
City of Berkeley Lake Code of Ordinances, Chapter 78 (Zoning Regulations), Use Tables and Prohibited Uses.

[2] Dacula
City of Dacula Zoning Ordinance, Section 909 — M-2 Heavy Manufacturing/Industry District (Special Use Permit standards and public notice procedures).

[3] Duluth
City of Duluth Unified Development Code, Article 12, §§ 1211, 1212, 1214 — Special Use Permits, public hearing and notice requirements.

[4] Grayson
City of Grayson Code of Ordinances, Article 5, § 516 — Use Regulations and Prohibited Uses.

[5] Lawrenceville
City of Lawrenceville Zoning Ordinance, §§ 7.12 and 7.13 — Rezoning procedures, public notice, and hearing requirements.

[6] Lilburn
City of Lilburn Code of Ordinances, Article XII, §§ 1200 and 1309 — Special Use Permits, notice, and hearing procedures.

[7] Norcross
City of Norcross Code of Ordinances, Zoning Use Tables — Solid waste facilities not listed as permitted or conditional uses; prohibited by omission under zoning interpretation rules.

[8] **Snellville**
City of Snellville Unified Development Ordinance, Article IX, § 9.12 — Prohibited Uses.

[9] **Sugar Hill**
City of Sugar Hill Zoning Ordinance, Article 9, §§ 909–910 — Conditional and Special Use approval procedures, notice, and hearing requirements.

[10] **Suwanee**
City of Suwanee Code of Ordinances, Article XIII, §§ 507, 509, 1300–1301 — Special Exceptions, Variances, and Special Use procedures including public notice and mailed notification.

[11] **Unincorporated Gwinnett County**
Gwinnett County Unified Development Ordinance, Article XII, §§ 1200–1201 (Zoning Procedures and Public Notice); Article XIII, §§ 1310–1311 (Special Use Permit procedures and notification requirements).

12 **Mulberry**

Chapter 34 – Land Development Regulations establish the technical standards that apply to any approved development, including: Site plan review; Access and traffic requirements; Stormwater management; Environmental protections;Buffering and screening that would apply to any proposed solid waste facility once the land use is approved.

13 **Auburn**
Not Specifically Listed as Permitted Uses - The Auburn zoning ordinance does not explicitly list "landfills," "transfer stations," or "solid waste facilities" as permitted uses in its use tables (Tables 4-1 and 4-3). City of Auburn Zoning Ordinance (Title 17)

6.2.3 Review and Determination

Gwinnett County or the appropriate participating incorporated community will review the Written Statement of Consistency and determine whether the proposed facility or expansion is consistent with this Plan. Within 30 days of its decision, the host local government will notify the applicant of the determination. Determinations may include:

- Consistent with the Plan – the project aligns with adopted goals, needs, and siting standards.
- Conditionally Consistent – approval contingent on specific actions, mitigation measures, or plan amendments; or
- Not Consistent – the proposal conflicts with plan provisions or regulatory criteria. If found inconsistent, the applicant may revise and resubmit the Written Statement for further review. A determination of consistency must accompany the applicant's submittal to Georgia EPD as part of the permit or permit-by-rule process.

6.3 Key Findings

- The planning area contains multiple siting constraints affecting development of solid waste handling and disposal facilities.
- Constraints arise from natural resource protections, floodplain, and wetland restrictions, MRPA corridor limitations, airport separation standards, and local zoning and land-use controls.
- Limitations fall into four categories: Prohibitions, Restrictions, Design requirements, and Locally desirable criteria that guide siting decisions.
- Georgia EPD permits (issuance or renewal) require proposed facilities and expansions to be consistent with the approved local Solid Waste Management Plan.
- This Plan establishes a consistency determination procedure, including a Written Statement of Consistency and a Location Suitability Analysis, supported by Tables 6-1 and 6-2 and Exhibits 6A–6C.

6.4 Implementation Needs

The following actions are recommended to support implementation of the Solid Waste Facility Siting Element:

- Incorporate this Plan Update into comprehensive planning, zoning administration, permitting coordination, and enforcement activities through interdepartmental coordination and County oversight.
- Use this Plan as the benchmark for solid waste-related decisions, including zoning amendments, permit reviews, and solid waste infrastructure investments.
- Maintain a GIS-based Land Suitability Map and associated database as living tools for site screening and evaluation of proposed facilities.
- Review progress toward ordinance harmonization, land-suitability mapping, and inter-jurisdictional coordination annually and report progress during the five-year plan update cycle.

6.5 Siting Goal

The goal of Section 6 is to ensure that proposed solid waste handling facilities and expansions of existing facilities are sited only in locations that are environmentally suitable, compatible with surrounding land uses, and consistent with the limitations, procedures, and long-term objectives of this Solid Waste Management Plan.

Section 6 is intended to protect public health, safety, and welfare, and to minimize adverse impacts to natural resources and infrastructure for participating community members. Facility siting decisions shall be reviewed by host communities guided by applicable state and federal regulatory requirements, local land-use controls, and the Plan's adopted siting criteria.

Section 6 provides a clear, transparent, and legally defensible framework for evaluating plan consistency and supporting Georgia Environmental Protection Division permitting decisions over the planning period.

EXHIBIT 6A Current City and County Parks

Auburn
RH Burel Park
Roy E. Parks Children Playground
James Skackelford Memorial Pak (Not in Gwinnett County)
Whistlestop Park
Auburn Ballpark (Not in Gwinnett County)
Berkeley Lake
Children's Park
Berkeley Lake Greenspace
Dacula
Maple Creek Park
Duluth
Bunten Road Park
Church Street Park
Rogers Bridge Park
Scott Hudgens Park / Soccer Complex
Taylor Park
W.P. Jones Park
Grayson
Grayson City Park and Pavilion
Grayson Senior Center
Lilburn
Lilburn City Park
Camp Creek Greenway
Lilburn Greenspace
Lilburn Lion's Club Park
St. Albans Recreational Area
Sterling Trace Park
Loganville
Gaither Park
Destination Park
Town Green
Vines Park
Mulberry
Little Mulberry Park
Norcross

Betty Mauldin Park
Rossie Brundage Park
Snellville
Baker's Rock Park
Jones Property Park
S. Wayne Odum Senior Center Park component
T.W. Briscoe Park
Sugar Hill
E.E. Robinson Memorial Park
Sugar Hill Community Center Park Amenities
Sugar Hill Greenspace
Sugar Hill Town Green
Sugar Hill Golf Club (public facility)
Suwanee
City Hall Park
Duluth Town Green
Hovendick Property
Martin Farm Road Park
Main Street Park
Suwanee Town Center Park
PlayTown Suwanee
Gwinnett County
Alexander Park
Bay Creek Park
Best Friend Park and Best Friend Park Pool
Bethesda Park and Bethesda Park Aquatic Center
Bogan Park and Bogan Park Aquatic Center
Bryson Park
Cemetery Field
Club Drive Park
Collins Hill Golf Club
Collins Hill Park and Collins Hill Park Aquatic Center
Dacula Park and Dacula Park Pool
DeShong Park
Duncan Creek Park
E.E. Robinson Park
Elisha Winn House
Freeman's Mill Park
George Pierce Park
Graves Park
Gwinnett Environmental & Heritage Center
Gwinnett Historic Courthouse

Harbins Park
Harmony Grove Soccer Complex
Holcomb Bridge Park
Isaac Adair House and Lawrenceville Female Seminary
J. B. Williams Park
Jones Bridge Park
Lenora Park and Lenora Park Pool
Lilburn Activity Building
Lions Club Park
Little Mulberry Park
Lucky Shoals Park
McDaniel Farm Park
Mountain Park Aquatic Center and Activity Building
Mountain Park
Pinckneyville Park Community Recreation Center, Pinckneyville Park
Pinckneyville Park Soccer Complex
Rabbit Hill Park
Rhodes Jordan Park and Rhodes Jordan Park Pool
Rock Springs Park
Ronald Reagan Park
Settles Bridge Park
Shorty Howell Park
Simpsonwood Park
Singleton Park
South Gwinnett Park
Sweet Water Park
Tribble Mill Park
Vines Park
West Gwinnett Park and West Gwinnett Park Aquatic Center
Yellow River Park
Yellow River Post Office Site

Auburn
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MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Josh Rowan
Jonathen Eggleston

AGENDA ITEM: 2h

TO: Mayor and Council

FROM: Michael Parks
City Administrator

DATE: June 11, 2026

PURPOSE: To review the proposed FY 2027 Budget Schedule

BACKGROUND: The State of Georgia requires each municipal governing body to establish a balanced General Fund Budget under Title 36, Chapter 81, and Article 1 of the Official Code of Georgia Annotated. The City of Auburn's Fiscal Year operates from October to September of each year.

***(Mayor and Council attendance in Bold)**

Monday 6/8	Budget forms, to include revenue, expenditures, and workload measurements issued to all Departments and Library.
Tuesday 6/16 (5:00PM)	**City Council Capital Improvements and Budget Planning Retreat (Meeting Location - Training Room)**
Friday 7/3	Budget forms, to include revenue, expenditures and workload measurements from all Departments and Library entered into BS&A software.
Thursday 7/23	FY 2027 Proposed Budget Packet issued to Mayor and Council from all Departments and City Administrator.

Thursday 7/30 (5:00PM) Mayor and Council Called Meeting for Pre-Budget Workshop:

Revenue: Projections for General Fund, Water, and Stormwater
Expenditures: Gov't Building, Public Works, Roads, Street Lights, Water, Stormwater, Downtown Development, Main Street and Library.

Thursday 8/6 (5:00PM) Mayor and Council Called Meeting for Pre-Budget Workshop:

Expenditures: Legislative Council, Executive Mayor, Elections, Administration/Financial, Law, Information Technology, Courts, Police, Code Enforcement, Planning and Zoning, Special Events, Parks, and Leisure.

Thursday 8/20 (5:00PM) Public Hearing - Mayor and Council

To review budget, goals, and workload measurements by City Administrator.

Thursday 8/27 (6:00PM) Public Hearing - Mayor and City Council

To receive comments and suggestions – Presentation by City Administrator.

Thursday 9/10 (6:00PM) Ordinance presented to **Mayor and Council Business Meeting** to approve the FY 2027 Budget.

RECOMMENDATION: To set the meeting dates for approval

FUNDING: N/A

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MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

AGENDA ITEM: 2i

TO: Mayor and Council

FROM: Michael Parks
City Administrator

DATE: June 11, 2026

PURPOSE: To approve the pricing for the buildout for the upstairs room in the Auburn Municipal Complex

BACKGROUND: The City of Auburn Municipal Complex project received its initial Certificate of Occupancy with the understanding that an additional upstairs buildout room would be completed at a later date. Following occupancy of the facility, the project experienced delays due to the loss of the project architect and the subsequent time required to prepare and recertify revised construction plans for the unfinished area.

The revised plans have now been completed and reviewed, and an initial walkthrough has been conducted with the fire marshal. Construction activities associated with the remaining upstairs room are ready to proceed. Completion of this final portion of the project will allow the City to finalize and close out the contract.

RECOMMENDATION: Staff recommends approval to proceed with the remaining upstairs buildout work at the City of Auburn Municipal Complex and authorize completion of all necessary improvements required for final closeout of the contract with BM&K Construction.

FUNDING: General Fund

ATTACHMENTS: BM&K Suite Upfit Cost Comparison

CITY HALL SUITE UPFIT

Item/Description	2023 Total Cost $	CURRENT Total Cost $	DIFFERENCE	NOTES
City Hall Suite Upfit				
Window Sills	$ 7,180.00	$ 3,200.00	$ (3,980.00)	Removed transaction counter
Doors, Frames, Transaction Window, and Hardware Installation; Supply and Install Cores; Removing and Replacing Exterior Window	$ 16,687.00	$ 6,700.00	$ (9,987.00)	Removed doors and frames costs; Added removal and reinstallation of exterior window
Framing, Drywall, Insulation, and Acoustical Ceilings with Attic	$ 46,000.00	$ 54,620.00	$ 8,620.00	Drywall and metal studs increases
Painting and Caulking	$ 2,900.00	$ 3,600.00	$ 700.00	
Floor Cleaning and Prep, Sealed Concrete LVT Flooring, 6" Rubber	$ 9,540.00	$ 13,230.00	$ 3,690.00	LVT price increases
Sprinkler Head Adjustments	$ 3,611.00	$ 4,950.00	$ 1,339.00	
HVAC	$ 29,191.00	$ 38,200.00	$ 9,009.00	Materials and labor increases
Electrical and Data Drops	$ 36,311.00	$ 43,380.00	$ 7,069.00	Materials and labor increases
Fire Alarm Allowance	$ 2,000.00	$ 3,500.00	$ 1,500.00	Allowance - Will only pay what is spent
Card Readers and Access Controls Allowance	$ 14,000.00	$ 20,000.00	$ 6,000.00	Allowance - Will only pay what is spent
Final Cleaning	$ 850.00	$ 1,000.00	$ 150.00	
Cost of Work	$ 168,270.00	$ 192,380.00	$ 24,110.00	
General Conditions & General Requirements	$ 8,413.50	$ 36,440.00	$ 28,026.50	Assumes 12 weeks of supervision and project management
Project Management		*$ 6,840.00*		
Full-Time Supervision		*$ 23,700.00*		
Small Tools		*$ 1,000.00*		
Temp Labor, Clean-Up		*$ 2,200.00*		
Dumpsters		*$ 2,700.00*		
Insurance and Builder's Risk		$ 3,250.00	$ 3,250.00	
Fee	$ 8,413.50	$ 16,352.30	$ 7,938.80	Currently at 8.5%
GCs and Fee	$ 16,827.00	$ 56,042.30	$ 39,215.30	
Total	$ 185,097.00	$ 248,422.30	$ 63,325.30	