



Jeffrey W. Cown, Director

Land Protection Branch

4244 International Parkway
Suite 104
Atlanta, Georgia 30354
404-362-2537

September 29, 2026

Terry Dietsch, Director of Utilities
Houston County
20280 Highway 247 South
Kathleen, GA 31047

**SUBJECT: Site Suitability Notice
Houston County – SR247 Klondike C&D Landfill
Proposed Lateral Expansion
Permit No. 076-024D(C&D)
GEOS Submission ID: 911460**

Dear Mr. Dietsch:

The Solid Waste Management Program of the Environmental Protection Division (EPD) has completed its review of the February 2025 *Site Acceptability Evaluation – Houston County C&D Landfill Expansion*, (revised 6/5/2026), prepared by Atlantic Coast Consulting, Inc. (ACC).

Based on the data submitted in addition to your application, EPD has determined that the applicable siting standards can be met in accordance with *Georgia Comprehensive Rules and Regulations Subject 391-3-4, Solid Waste Management* (Rules) Rule 391-3-4-.05(1), provided the attached Site Limitations are met. This determination is based on information provided to date for EPD review and is subject to revision prior to permit issuance should errors be found in the submitted information or new information be provided relevant to this determination. This letter denotes only the demonstration of the ability to comply with siting standards for the proposed site and does not constitute approval to begin construction or operation of the disposal site. This letter does not constitute a permit for the proposed solid waste landfill.

Following the issuance of this Site Suitability Notice, the public participation requirements of Rule 391-3-4-.03(3), including the Facility Issues Negotiation (FIN) process described in O.C.G.A. §12-8-32, must be fulfilled. The FIN process must be initiated within 15 days of receipt of this Notice by publicizing that the Notice was received and within 45 days of receipt of this Notice hold a public meeting in accordance with O.C.G.A. §12-8-32(c).

Before a permit may be issued for the proposed solid waste disposal site, a Design and Operation Plan (D&O Plan), prepared in accordance with Rule 391-3-4-.07, must be submitted for consideration by EPD.

Additionally, the appropriate governing authority must hold a public hearing regarding the proposed landfill no less than two weeks prior to the issuance of any permit. At least 30 days prior to the public hearing, notices of the public hearing must be posted at the proposed site and

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advertised in the legal organ of the county or counties in which the proposed solid waste disposal facility will be located. A transcript of the public hearing proceedings and a reaffirmation of zoning consistency must be submitted to EPD prior to a final decision regarding the issuance of a permit for the proposed solid waste disposal facility.

After our review and evaluation of the D&O Plan, and the other required submittals, a Solid Waste Handling Permit will either be issued or denied. This Site Suitability Notice shall terminate upon a final decision to issue or deny the requested permit. Failure to submit to EPD an approvable D&O Plan within one year from the date of this Notice may result in permit denial or termination of the permit application.

Please feel free to contact Beverly Tipton at 470-524-5790 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey W. Cown".

Jeffrey W. Cown, Director
Environmental Protection Division

Enclosure

cc: Keith Stevens, Beverly Tipton, William Cook – GA EPD
Dan Perdue – Chairman, Houston County Board of Commissioners
EPD West Central District
Charles Adams, P.G. – ACC

Site Limitations
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1. The area considered for acceptability includes only that surveyed property boundary identified as “Property Boundary” and “C&D Expansion Boundary” on Atlantic Coast Consulting, Inc.’s (ACC) *Potentiometric Surface Map – Ocala Aquifer February 2024*, Figure 11, dated 6-5-2026.
2. Waste shall not be placed outside of the areas defined as “Current Permitted Waste Limits” and “Proposed Waste Limits” on ACC’s *Potentiometric Surface Map – Ocala Aquifer February 2024*, Figure 11, dated 6-5-2026.
3. Solid waste shall not be disposed of below the Twiggs Clay Formation, where present. The bottom of waste cells shall be constructed: (1) a minimum of five feet above the seasonal high groundwater contours shown on ACC’s *Potentiometric Surface Map – Seasonal High*, Figure 12, dated 12-1-2024, and (2) a minimum of five feet above the top of the Ocala Limestone Formation, where present. Any perched groundwater zones encountered during excavation of the site should be drained entirely, if possible. Otherwise, an underdrain system may be required to maintain the separation requirement.
4. A minimum 200-foot undisturbed buffer shall be maintained between the waste disposal boundary and the permitted property boundary.
5. A minimum 500-foot buffer shall be maintained between the waste disposal boundary and any adjacent residences and/or water supply wells in existence at the time of Site Limitations issuance.
6. A minimum 25-foot undisturbed buffer shall be maintained between the waste disposal area and any on-site springs, intermittent or perennial streams, or surface water bodies, except as permitted by the United States Army Corps of Engineers (USACE) or EPD.
7. If during excavation of the site, any springs or seeps are discovered, EPD shall be notified immediately, and protective designs must be incorporated into the facility’s design and operational plans, such that the spring or seep can be incorporated into the facility’s groundwater monitoring system.

Any perched groundwater zones encountered during excavation of the site shall be drained entirely, if possible, otherwise an underdrain system shall be required to maintain vertical separation from the waste. The outfall of the underdrain system shall be sampled as part of the facility’s groundwater and surface water monitoring plan.

8. If non-rippable rock of the Ocala Limestone is encountered at an elevation above the approved base of the waste unit, it shall be left in place and at least five (5) feet of clean, compacted, rubble-free fill shall be placed above the non-rippable rock.

Alternatively, an engineered layer (soil or a combination of soils and geosynthetics) shall be

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placed and compacted between the non-rippable rock and the base of the waste unit. The engineered layer shall include:

- a. One (1) foot of soil with a hydraulic conductivity equal or lower than 1×10^{-5} cm/sec constructed over one (1) foot of structural fill, or
- b. If a geosynthetic is used, the geosynthetic will have a hydraulic conductivity equivalent to or less than one (1) foot of 1×10^{-5} cm/sec soil and will be placed on a minimum of two (2) feet of structural fill.

Installation of an alternative engineered layer over rock shall be documented and certified by a Professional Engineer or Professional Geologist registered in the State of Georgia and shall be included in the CQA report for the cell being constructed.

9. Impacts to wetlands shall not occur unless authorized by the United States Army Corps of Engineers (USACE) and approved by EPD in writing. Authorization by the USACE alone does not constitute compliance with the Georgia Water Quality Control Rules, Chapter 391-3-6, including but not limited to Rule 391-3-6-.03. A minimum fifty (50) foot undisturbed buffer shall be maintained between the waste disposal boundary, as defined in Georgia Solid Waste Management Rules Rule 391-3-4-.07(1)(b), and all wetlands. The buffer shall remain undisturbed and shall not be used for grading, construction access, or material placement. Alternatively, a request to reduce the required 50-foot buffer may be submitted for EPD approval. Any such request shall include a certification signed and sealed by a professional engineer and supporting documentation demonstrating that the proposed design, construction, and operation will not result in adverse impacts to wetlands, including limits of disturbance and erosion and sedimentation control measures consistent with O.C.G.A. § 12-7-6. Wetlands as shown on ACC's *Potentiometric Surface Map – Ocala Aquifer February 2024*, Figure 11, dated 6-5-2026, waste disposal boundaries, and limits of disturbance shall be clearly delineated on the approved Design and Operational Plan. The Design and Operational Plan shall be implemented as approved to prevent unauthorized impacts to wetlands.
10. All erosion control measures shall conform to the *Erosion and Sediment Control Act, Georgia Comprehensive Rules and Regulations Subject 391-3-4 Solid Waste Management* (Rules), and be protective of all perennial and intermittent streams and tributaries. Runoff from the entire facility must be routed at all times, either directly or via properly designed conveyance systems, to permanent sediment control impoundments.
11. The facility shall not restrict the flow of the 100-year flood, reduce the temporary water storage capacity of the floodplain, or result in a washout of solid waste or material to pose a hazard to human health and the environment.
12. All soil borings, monitoring wells, and piezometers that have been completed/installed at this site shall be plugged and abandoned, except for those locations that will be used as monitoring

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wells for the proposed landfill. Abandonments shall be performed in accordance with the Water Well Standards Act. Additionally, all soil borings, monitoring wells, and piezometers located within the proposed waste footprint shall be abandoned by over-drilling and filling with a non-shrinking cement/bentonite grout mixture via tremie pipe from the bottom to within 10 feet of the base of the landfill. The remaining borehole shall be filled with hydrated bentonite. The abandonment of all borings/piezometers/monitoring wells shall be supervised by a professional geologist (PG), or professional engineer (PE) registered to practice in the State of Georgia. A report documenting the abandonment shall be submitted to EPD prior to cell construction. This documentation shall be signed and stamped by the responsible professional geologist or engineer registered to practice in the State of Georgia.

13. Groundwater, surface water, and methane monitoring systems shall be installed at the site. Sampling parameters, sampling schedules, monitoring well construction, and spacing shall adhere to the guidelines established in the 1991 EPD document, *Georgia Manual for Groundwater Monitoring*, the September 2021 EPD document, *Monitoring of Surface Water and Underdrain Systems at Solid Waste Facilities*, the September 2015 EPD document, *Methane Monitoring at Solid Waste Disposal Facilities*, and current USEPA Region IV guidance. The system design and monitoring requirements shall be detailed in groundwater, surface water, and methane monitoring plans that are prepared in accordance with *Georgia Comprehensive Rules and Regulations Subject 391-3-4 Solid Waste Management* (Rules), the guidance documents mentioned above and are approvable by EPD.