



## Metropolitan North Georgia Water Planning District

International Tower | 229 Peachtree St., NE | Suite 100 | Atlanta, GA 30303

TO: Executive Committee

FROM: Metro Water District Staff

DATE: March 11, 2026

RE: Plan Amendment Process Documentation and Staff Recommendation  
(City of Villa Rica)

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The Metropolitan North Georgia Water Planning District received a request from the City of Villa Rica to modify the Water Resources Management Plan. According to the Plan Amendment Guidelines adopted by the Board on August 28, 2013, District staff is required to provide the Executive Committee a category recommendation concerning the plan amendment request prior to the meeting. The staff recommends the following change outlined below:

**Amendment Request:** Appendix B, Douglas County - Wastewater

**Local Jurisdiction:** City of Villa Rica

**Description:** The City of Villa Rica requests that Appendix B, Douglas County - Wastewater be revised to include an expanded wastewater plant capacity at Villa Rica West WPCP of treated effluent from 2.15 MGD to 4.15 MGD by 2040. The increased flow of treated effluent will be discharged to surface water bodies in the Tallapoosa Basin, potentially increasing ridgeline transfer from the Chattahoochee Basin. The City of Villa Rica has obtained a waste-load allocation for this new discharge from EPD. These changes will maintain adequate capacity according to their current growth projections and future development. Additional background is provided in the attached letter.

**Staff Recommendation:** District staff recommends this request be categorized as a major amendment and subject to a 30-day public comment period because modification of the plan is local in nature but may be objected to by other local parties.

CITY COUNCIL  
LESLIE MCPHERSON, MAYOR  
STEPHANIE WARMOTH – MAYOR PRO-TEM  
SHIRLEY MARCHMAN  
MATTHEW MONTAHAN  
TYLER BARR  
DOMINIQUE CONTEH

# City of Villa Rica



INTERIM CITY MANAGER: JENNIFER  
HALLMAN  
CITY CLERK: THERESA CAMPBELL  
CITY ATTORNEY: NICOLE SMITH

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VILLA RICA, GA 30180  
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February 20, 2026  
Revised March 23, 2026

Mr. Vic Engel, District Manager  
North Georgia Metropolitan Planning District  
229 Peachtree Street NE  
Suite 100  
Atlanta, Georgia 30303

RE: Water Resources Management Plan  
West Wastewater Reclamation Facility  
North Wastewater Treatment Plant  
Plan Amendment  
Villa Rica, Carroll & Douglas Counties

Dear Mr. Engel:

The City of Villa Rica currently owns and operates two wastewater treatment facilities; the West WRF, located in Carroll County, permitted at 2.15 MGD, and the North Sweetwater Plant, currently permitted at 0.52 MGD. Currently, the Metro Plan (Appendix B) projections state the West facility is to be expanded to 2.75 MGD by 2040 while projections for the North Plant to 1.0 MGD in 2040 for a total of 3.75 MGD. A total increase of 1.10 MGD by 2040.

The City has witnessed extensive growth in recent years. With that growth, along with already-approved development projects in various phases of design construction, the City is now projected to be at capacity within three years, and beyond treatment capacity in the next five to seven years. As such, the City has received a waste load allocation for a 2.0 MGD discharge to the Little Tallapoosa River or Hominy Creek. The City intends to discharge 2.0 MGD to the Little Tallapoosa River and not utilize the WLA to Hominy Creek. These waste load allocations allow for an increase at the West Plant from 2.15 MGD to 4.15 MGD, and an increase at the North Plant from 0.52 MGD to 1.0 MGD. It is the City's growth projections that determined the need to increase capacity to these WLA volumes. It is also the City's intent to develop a long term solution to its capacity limitations and provide for the City through 2040 and beyond. The City is therefore respectfully requesting a modification to the District plan relative only to the west plant projections, leaving the Districts planned North Plant (1.0 MGD) expansion projection in place. This provides for state approval of the permit modifications to

match the flows designated in the approved waste load allocations, so that the City can continue to serve its residents and businesses.

*From 2000 to 2010 the City grew at a rate of 12.5% per year. Between 2020 and 2025, the growth rate decreased to 2.68% and is expected to maintain this growth rate into the future. OPB estimates the 2024 population at 20,095. Projecting the current growth rate through 2045, the population is estimated to exceed 38,000 residents. Current tracking of developers initiating the planning and permitting process shows 16 residential projects complete or under construction anticipating a population increase of 6,107 persons in the immediate future.*

As these wastewater treatment facilities discharge into different watersheds, as evaluations proceed, the City is looking to direct as much water as possible back to the watershed from which it was acquired. The City's ability to purchase water from both Carroll County and Douglas County should aid in this effort to minimize any potential impacts resulting from inter-basin transfer.

The City's water production is currently limited to 1.5 MGD at the Franklin Smith Water Treatment Plant. Staff is currently evaluating options for the expansion of the water treatment facility. The Districts' Plan limits the water production to 3.2 MGD by 2040. However, existing contracts with the adjacent Carroll County and Douglas County currently provide an additional 1.2 MGD of available water capacity through interconnections to their water distribution systems. Staff is confident that the combination of water production and expanding the purchase contracts from Carroll and Douglas Counties will provide for future water supply demand and be equivalent to the proposed wastewater expansion projects.

We appreciate your consideration and look forward hearing any feedback or additional questions.

Sincerely,

*John D Bain*

John D Bain  
Interim Deputy City Manager/Utilities Director  
(470) 249-6723  
[jbain@villarica.gov](mailto:jbain@villarica.gov)

cc: Curtis Environmental Resource ([curtisdboswell@comcast.net](mailto:curtisdboswell@comcast.net) )  
Simonton Engineering ([paul@simontoneng.com](mailto:paul@simontoneng.com) )

May 27, 2025

Ms. Diana DeSanto, Interim City Manager  
City of Villa Rica  
571 W. Bankhead Highway  
Villa Rica, Georgia 30180

RE: Wasteload Allocation Transmittal  
West Water Pollution Control Plant  
Expanded Discharge to Little Tallapoosa Creek  
EPD # WLA000300  
New Discharge to Little Tallapoosa River  
EPD # WLA000301  
New Discharge to Hominy Creek  
EPD # WLA000302  
Carroll County, Tallapoosa River Basin

Dear Ms. DeSanto:

The Georgia Environmental Protection Division (EPD) has completed its evaluation of the wasteload allocation (WLA) requests for an expanded 3.0-MGD discharge of treated domestic wastewater into Little Tallapoosa Creek (also referred to as Mud Branch), and for a new discharge up to 2.0 MGD into Little Tallapoosa River or Hominy Creek (along with current 2.15-MGD discharge into Little Tallapoosa Creek/Mud Branch).

EPD has determined that the request for an expanded wasteload allocation at the existing outfall location into Little Tallapoosa Creek/Mud Branch (WLA000300) cannot be granted. This determination has been made to avoid effluent-dominated stream conditions. The instream waste concentration would exceed 50% at mean annual streamflow for the proposed discharge flow of 3.0 MGD.

The following wasteload allocations for the other proposed locations are valid for one year from the date of this letter unless a written extension is requested and granted. The wasteloads are provided for planning purposes only.

**Recommended effluent permit limits – Discharge Little Tallapoosa River (WLA000301):**

Constituent/Parameter <sup>(1)</sup>	Limits		
Effluent Flow Rate (MGD)	1.0	1.5	2.0
Five-Day Biochemical Oxygen Demand (mg/L)	5.0	5.0	5.0
Total Suspended Solids (mg/L)	10	10	10
Ammonia, as N (mg/L)	1.6	1.2	1.0
Total Phosphorus, as P (mg/L)	1.0	0.67	0.50
Dissolved Oxygen, Minimum (mg/L)	6.0	6.0	6.0
<i>Escherichia Coli</i> (#/100 mL)	126	126	126
pH, Minimum – Maximum (Standard Units)	6.0 – 8.5	6.0 – 8.5	6.0 – 8.5
Total Residual Chlorine, Daily Maximum (mg/L) <sup>(2)</sup>	0.01	0.01	0.01
Orthophosphate, as P (mg/L)	Report	Report	Report
Organic Nitrogen, as N (mg/L)	Report	Report	Report
Nitrate-Nitrite, as N (mg/L)	Report	Report	Report
Total Kjeldahl Nitrogen, as N (mg/L)	Report	Report	Report
Total Nitrogen, as N (mg/L)	Report	Report	Report

<sup>(1)</sup> Values are maximum monthly averages except as noted.

<sup>(2)</sup> Chlorine-based products cannot be utilized to meet the *E. coli* limit. The Total Residual Chlorine limit only applies when chlorine is used for maintenance purposes at the plant.

**Recommended effluent permit limits – Discharge to Hominy Creek (WLA000302):**

Constituent/Parameter <sup>(1)</sup>	Limits		
Effluent Flow Rate (MGD)	1.0	1.5	2.0
Five-Day Biochemical Oxygen Demand (mg/L)	5.0	5.0	5.0
Total Suspended Solids (mg/L)	10	10	10
Ammonia, as N (mg/L)	0.8	0.7	0.6
Total Phosphorus, as P (mg/L)	1.0	0.67	0.50
Dissolved Oxygen, Minimum (mg/L)	6.0	6.0	6.0
<i>Escherichia Coli</i> (#/100 mL)	126	126	126
pH, Minimum – Maximum (Standard Units)	6.0 – 8.5	6.0 – 8.5	6.0 – 8.5
Total Residual Chlorine, Daily Maximum (mg/L) <sup>(2)</sup>	0.01	0.01	0.01
Orthophosphate, as P (mg/L)	Report	Report	Report
Organic Nitrogen, as N (mg/L)	Report	Report	Report
Nitrate-Nitrite, as N (mg/L)	Report	Report	Report
Total Kjeldahl Nitrogen, as N (mg/L)	Report	Report	Report
Total Nitrogen, as N (mg/L)	Report	Report	Report

<sup>(1)</sup> Values are maximum monthly averages except as noted.

<sup>(2)</sup> Chlorine-based products cannot be utilized to meet the *E. coli* limit. The Total Residual Chlorine limit only applies when chlorine is used for maintenance purposes at the plant.

Priority pollutant limitations and aquatic toxicity testing requirements will be determined at a later date. Please also be aware that EPD will be developing a Nutrient Permitting Strategy in the upcoming months that may result in a total nitrogen limit and/or reduced total phosphorus limit.

The City of Villa Rica will be required to submit an *Antidegradation Analysis* justifying the proposed discharge, an *Environmental Information Document* to evaluate the direct and indirect environmental impacts of the project, and a *Design Development Report* to describe any process modifications to meet the WLA limits. EPD must concur with all the documents before a draft NPDES permit for the requested flow rates can be issued. Please submit the reports for review to the Wastewater Regulatory Program. Please be aware that construction cannot start until a permit is issued and plans and specifications for the proposed facility are approved.

In addition, the City must evaluate if their Watershed Protection Plan (WPP) covers the expanded service area. If this is not the case, the WPP must be revised to include the new area

If you should have any questions, please contact me at (678) 672-6037, or via email at [ethan.rhine@dnr.ga.gov](mailto:ethan.rhine@dnr.ga.gov).

Sincerely,



Ethan Rhine  
Municipal Permitting Unit  
Wastewater Regulatory Program

cc: Diana DeSanto, City of Villa Rica ([ddessanto@villarica.gov](mailto:ddessanto@villarica.gov))  
John Bain, City of Villa Rica ([jbain@villarica.gov](mailto:jbain@villarica.gov))  
Paul Simonton, Simonton Engineering ([paul@simontoneng.com](mailto:paul@simontoneng.com))  
Josh Welte, EPD Water Quality Modeling Unit ([josh.welte@dnr.ga.gov](mailto:josh.welte@dnr.ga.gov))

DOUGLAS COUNTY - WASTEWATER

Original

**Summary of Needs**

Wastewater Flows & Capacities	2040 Maximum Month Average Daily Flow (MMF-MGD)
Douglas County Sewered Needs	12.3
From Cobb County	0.09
To Cobb County	-3.01
<b>Total Projected Sewered Flow to Plants</b>	<b>9.4</b>
Septic Flows (AAD-MGD)	3.1

**Phasing Plan**

Facilities (Notes 1, 2, 3)	Existing (2021)	By 2040
	Permitted Plant Capacity (MMF-MGD)	Planned Plant Capacity (MMF-MGD)
<b>Chattahoochee Basin</b>		
DDCWSA Rebel Trails WPCP	0.04	Decommission
DDCWSA South Central UWRF	0.5	<i>17.5</i>
DDCWSA South Central WPCP	6	
DDCWSA Northside WPCP	0.6	
DDCWSA Sweetwater Creek WPCP	3	
Villa Rica North Sweetwater WPCP	0.52	1.0
<b>Tallapoosa Basin</b>		
Villa Rica West WPCP (Note 4)	2.15	2.75
<b>Total Capacity (MMF-MGD)</b>	<b>12.8</b>	<b>21.3</b>
<b>Sewered Needs</b>		<b>9.4</b>

Notes:

- 1) Max Month Flow (MMF) is 1.25 times the Average Annual Daily Flow (AAD).
- 2) The schedule shown is intended to be a general guideline to identify general capacity needs. While the expansion capacities are intended to be in operation before the end of the period shown, exact timing of expansions should be determined by local wastewater master plans.
- 3) Planned plant capacity values shown in italics are values provided by local wastewater providers and are subject to applicable water quality permitting requirements and must provide justification of need to Georgia EPD. Inclusion in this appendix does not guarantee assimilative capacity or a permit. When applying to Georgia EPD for wasteload allocations or wastewater disposal permits, wastewater providers are responsible for providing the necessary documentation to justify the socio-economic need that may be documented through local master planning or other planning documents and that the plant capacities specified above are not exceeded.
- 4) Villa Rica West WPCP is located within Carroll County; a portion of this facility flow was estimated to be generated in Douglas County.

DOUGLAS COUNTY - WASTEWATER

Proposed Revision

**Summary of Needs**

Wastewater Flows & Capacities	2040 Maximum Month Average Daily Flow (MMF-MGD)
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To Cobb County	-3.01
<b>Total Projected Sewered Flow to Plants</b>	<b>9.4</b>
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<b>Chattahoochee Basin</b>		
DDCWSA Rebel Trails WPCP	0.04	Decommission
DDCWSA South Central UWRF	0.5	<i>17.5</i>
DDCWSA South Central WPCP	6	
DDCWSA Northside WPCP	0.6	
DDCWSA Sweetwater Creek WPCP	3	
Villa Rica North Sweetwater WPCP	0.52	1.0
<b>Tallapoosa Basin</b>		
Villa Rica West WPCP (Note 4)	2.15	<del>2.75</del> <i>4.15</i>
<b>Total Capacity (MMF-MGD)</b>	<b>12.8</b>	<b>21.3</b>
<b>Sewered Needs</b>		<b>9.4</b>

Notes:

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