


November 30, 2015

DRI REGIONAL REVIEW FINDING

TO: Hon. Jim Thornton, Mayor, City of LaGrange
Mr. Alton West, Director, Community Development

FROM: Lanier E. Boatwright, Executive Director 

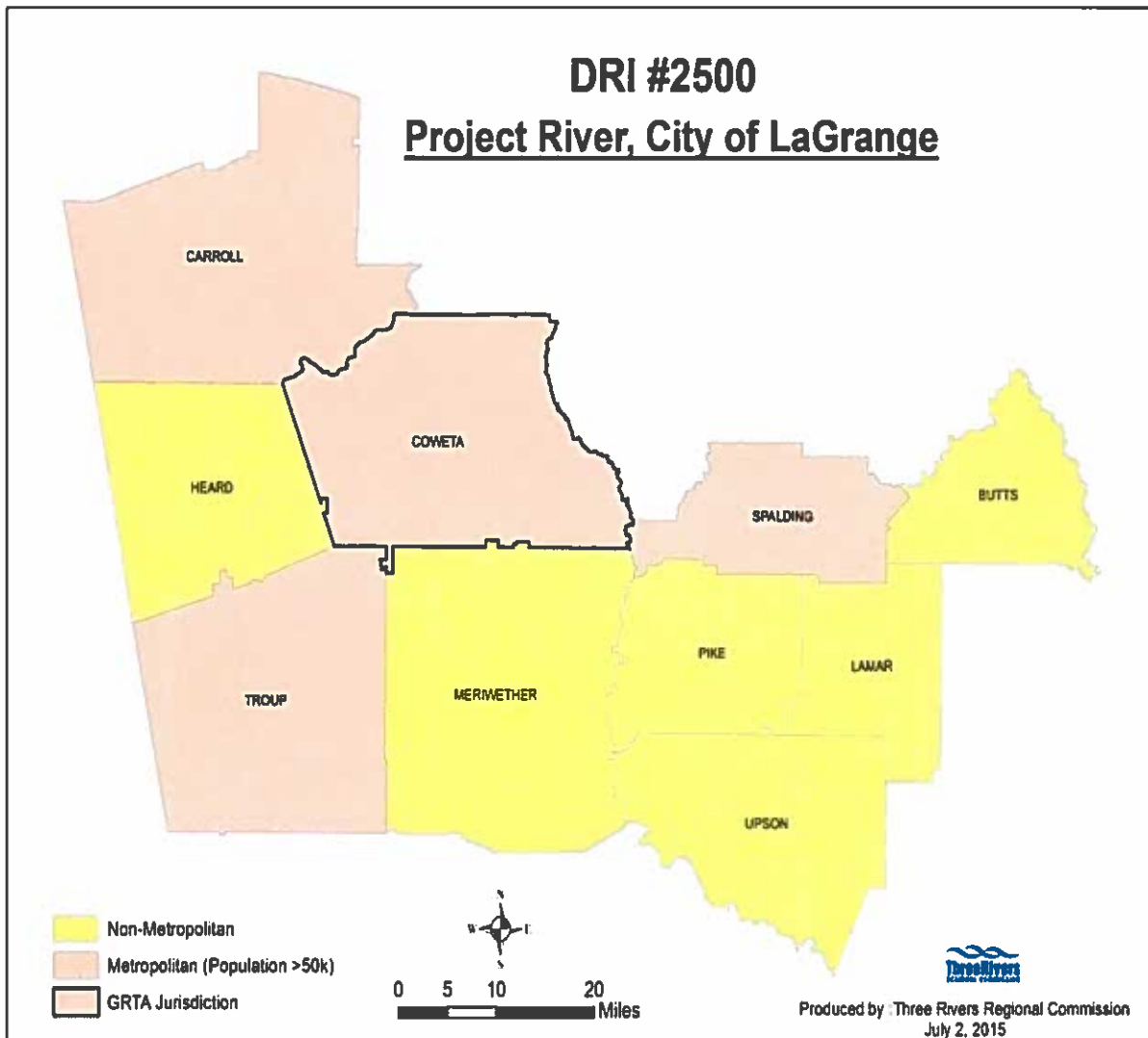
RE: Development of Regional Impact Review (DRI Online ID#: 2500)

The Three Rivers Regional Commission (TRRC) has completed its regional review of the following Development of Regional Impact (DRI). Below is the TRRC finding. TRRC reviewed the DRI with regards to conflict to regional plans, goals, policies and the impact it might have on the activities, plans, goals, and policies of each other local jurisdiction, state, federal, and other agencies. The findings do not address whether the DRI is or is not in the best interest of the local government.

| | |
|--|--------------------------------|
| <u>Name of Proposal:</u> | Project River |
| <u>Submitting Local Government:</u> | City of LaGrange |
| <u>Initial Action Triggering the DRI:</u> | Permitting |
| <u>Applicant Name:</u> | Southpoint Development Group |
| <u>Applicant Engineers:</u> | |
| <u>Review Type:</u> | Development of Regional Impact |
| <u>Date Reopened:</u> | October 27, 2015 |
| <u>Date Comments Due:</u> | November 11, 2015 |
| <u>Date Review Closed:</u> | November 26, 2015 |
| <u>Project Built out Year:</u> | 2016 |

PROJECT DESCRIPTION: This project is located in the City of LaGrange, in Troup County. According to the applicant online DRI Form it is a manufacturing /distribution facility on Old Hutchinson Mill Road and Pegasus Parkway. No other project descriptions have been provided to staff with the exception of the Preliminary Site Plan dated February 16, 2015, which was submitted on 10/21/2015.

STAFF COMMENTARY:



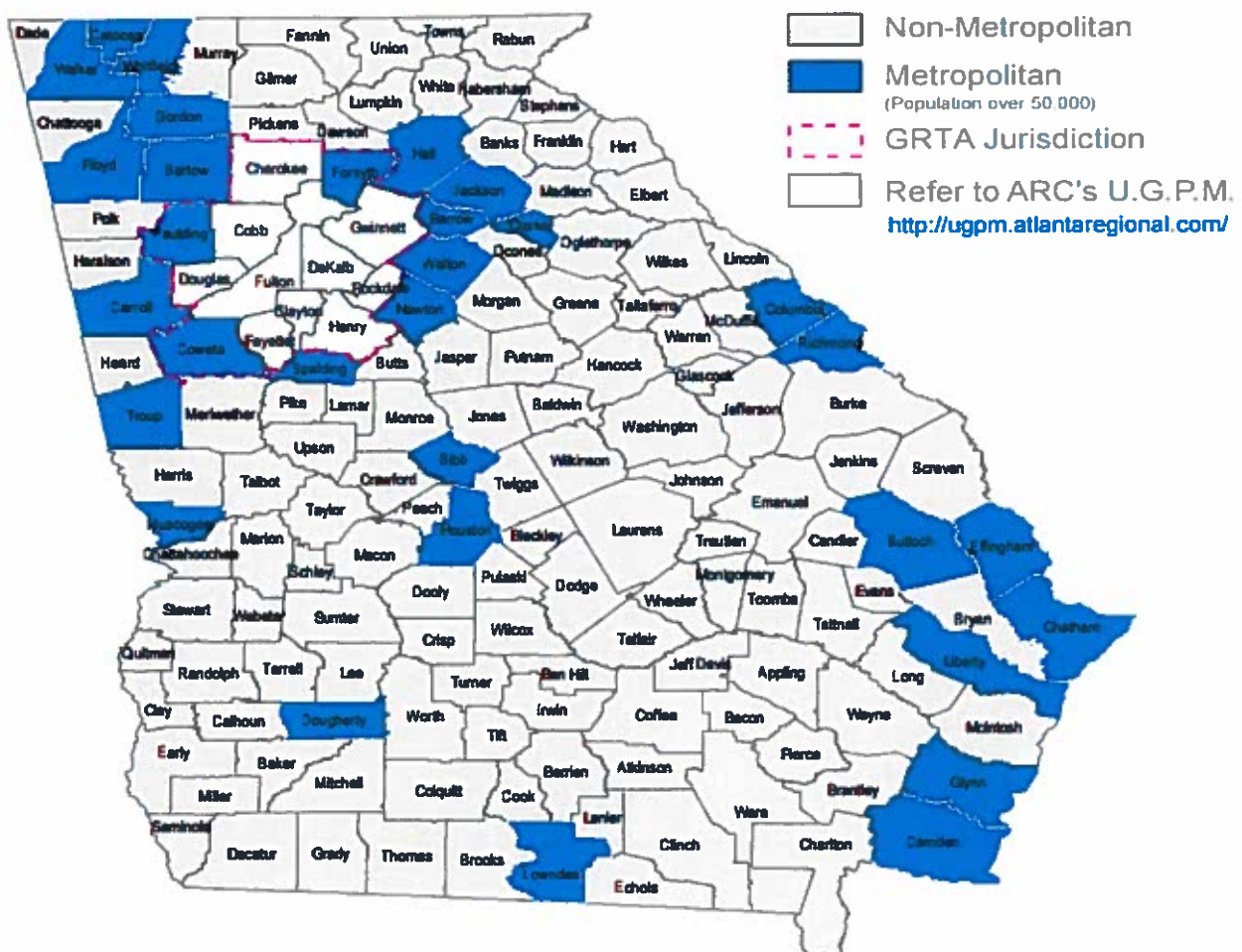
Regional Context: In accordance with The Three Rivers Regional Plan 2013-2033 (Regional Assessment), the Three Rivers Regional Plan is intended to provide the Region with a tool to manage and guide the future growth and development through 2033. Based on the region's Regionally Important Resources Plan, October 2011, Regional Plan, and Comprehensive Economic Development Strategy (CEDs), this DRI was triggered by a permitting application filed with the City of LaGrange. Based on the applicant's DRI application, the proposed project is expected to be completed by the year 2016.

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The City of LaGrange Comprehensive Plan 2015-2035 made reference to Regional Cooperation in cooperating with neighboring jurisdictions to address shared needs. This according to the plan, may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

STAFF OBSERVATIONS AND ANALYSIS:

Developments of Regional Impact (DRI) Tier Map



Updated July 2015

Data Source: US Bureau of the Census, P001
Total Population
Census 2010 Summary File 1 (SF 1) 100-Percent Data

Georgia Community Affairs

The project is located in the City of LaGrange, Troup County which is considered Metropolitan (population 50,000). However, staff wishes to note that Troup County is not in the Georgia Regional Transportation Authority (GRTA) jurisdiction. As a result, pursuant to state law (OCGA §50-32-14), no GRTA review is required for this project. But that does not preclude Georgia Department of Transportation (GDOT) review or comments on the project.

For the purpose of this review and report, a DRI is a large, master-planned development that exceeds a threshold size and land use type determined by the Georgia Department of Community Affairs. The Regional Commission determines if the project warrants a DRI review.

The reference project has been submitted to the Three Rivers Regional Commission (TRRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

The Three Rivers Regional Commission (TRRC) has completed its review of the Development of Regional Impact (DRI). TRRC reviewed the DRI with regards to conflict to regional plans, goals, policies and the impact it might have on the activities, plans, goals, and policies of each other local jurisdiction, state, federal, and other agencies. TRRC preliminary review and report does not address whether the DRI is or is not in the best interest of the local government.

The West Point Lake provides public water system to the City of LaGrange and is a critical resource for Troup County and the region. Staff does expect the developer to comply with Federal, State and local requirements with regards to waters of the state.

ECONOMIC DEVELOPMENT:

Impact: The Three Rivers Economic Development District has a strong network of historic neighborhood squares and main streets to provide amenities, jobs and luxuries that residents desire to have a good quality of life. Employment centers are located in all ten counties throughout the Three Rivers Economic Development District. The Project River Industrial development has the potential to be an added asset to the District upon completion in 2016.

The City of LaGrange Comprehensive Plan 2015-2035 made reference to Economic Prosperity by encouraging development or expansion of businesses and industries that are suitable for the community. According to plan, factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

TRANSPORTATION:

Traffic Impact: Staff has not been provided with any transportation figures other than what has been provided on Form Two of the DRI online application which indicates 599 AM Peak Trips and 636 PM Peak Trips. Applicant will have to provide clarification regarding these figures and any potential impact on the local streets/roads.

The applicant did not provide staff with a Trip Generation and as a result staff was unable to review ADT with regards to traffic distributions and peak hours. Though, a complete transportation analysis that meets GRTA's criteria was not required both TRRC and GDOT still require some kind of traffic distribution information based on the land use ITE Code for the proposed development. In staff opinion, it is paramount that the intersections have enough capacity to handle any potential/anticipated traffic that the proposed new development may generate in the area. In an effort to accomplish that Staff recommends traffic data be sent to the Georgia Department of Transportation (GDOT). See email GDOT comments attached requesting trip distribution data for the project. GDOT has expressed particular interest with the intersection of SR 219 and Pegesus Parkway. The information entered on the DCA online form is insufficient for any traffic review and analysis.

Staff sent out an email recommending that Staff meets with GDOT, the developer and the host jurisdictions and other affected and/or interested parties to discuss this issue before finalizing or closing this review. However, the local jurisdiction indicted via email that in consultation with the developer they did not want to convene such a meeting and that the developer would work with GDOT on the issues. Staff has some concern as the true spirit and intent of the DRI legislations is to facilitate such process and issues.

According to the City of LaGrange Comprehensive Plan 2015-2035, as its objectives it identifies to address the transportation needs, challenges and opportunities of all community residents. By fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Troup County has raised two areas of concerns which are:

1. The future road extension of Orchard Hill Road and the intersection at Whitesville Road (see Troup County comments attached).

Aviation Impact: In reviewing the project and its proposed location, it has been revealed that the development is possible located within the approach surface to Runway 31 of the LaGrange-Callaway Airport (LGC) and pose the potential to impact the airport if vertical construction or equipments exceeds 870" MSL. Given that, a FAA Form 7460-1 is required to be submitted to the Federal Aviation Administration (FAA) for their review and analysis. The necessary form completion can be completed online <https://oeaaa.faa.gov>. The FAA must receive that notification no later than 90 days prior to any construction (see email dated October 27, 2015 from Mr. Alan Hood, Airport Safety Data Program Manager with GDOT – Aviation Programs).

ENVIRONMENTAL:

Impact: The City of LaGrange Comprehensive Plan 2015-2035 made reference to the preservation and protection of both the region and local water quality are paramount and adherence to the Georgia Clean Water Act. Therefore, staff review of the development is focused on the region's water supply and to exercise due diligence that green space requirements and all developments within the region are design, reviewed and approved by the local jurisdictions with a view to alternative approaches and methods to addressing storm water runoff and retention based on sound environmental engineering principles and best management practices (BMP's). The city of LaGrange is proactive in the promotion of efficient use of natural resources, protection of environmentally sensitive areas of its community. The City encourages green building construction and renovation; the utilization of appropriate waste management techniques with empathizes on water conservation and reuse.

The green infrastructure network is vital to the Region and is a union of the conservation areas within TRRC Future Development Map and the Regionally Important Resources Map. This union illustrates a network of both public and private areas of conservation and provides important linkages across the region. It is the responsibility of the host local jurisdictions to ensure that the development complied with Federal, State and local requirements with regards to waters of the state.

The Three Rivers Region's water resources include rivers, water supply watersheds, significant groundwater recharge areas, wetlands, and stream corridors. These specific resources have been identified by the Georgia Department of Natural Resources (DNR) as State Vital Areas and are portrayed on the RIR Map. These same resources are addressed in DNR's Environmental Planning Criteria. The Environmental Planning Criteria is the portion of the state's Minimum Planning Standards that deals specifically with the protection of these water resources. Water sources in the region are important for the necessary day-to-day living activities of the inhabitants of the region. Water sources are important for drinking, cooking, bathing, sewage treatment, industry, electrical plants, recreation, and irrigation of crops. These sources are vulnerable to human intrusion and drought. Any water supply watershed in the area where rainfall runoff drains into a river, stream or reservoir used downstream as a source of public drinking water supply. Water supply watersheds are one of the most vital natural resources necessary to maintain an acceptable quality of life for the residents of the Three Rivers Region.

Therefore, it is imperative that the City of LaGrange protect such natural resources and incorporate into this development Best Management Practices by way of ensuring that the development comply with their local ordinances as well.

Troup County has raised similar concern which is:

1. Consistency with the goals of the Mission Zero Corridor, now The Ray, as identified in the Georgia Conservancy Blueprint Document.

OTHER GOVERNMENTAL SERVICES:

Impact: Staff notes that other governmental services such as law enforcement (Police, Sheriff), emergency services (Fire & EMA), recreational facilities, roads, courts and general administration may experience an increase demand from this development.

SCHOOL SYSTEM:

Impact: Troup County School Systems will not be impacted by the development because of it being "Industrial". Therefore, it will yield no negative impact and or demands for educational system expansions.

RECOMMENDATIONS:

Staff at Three Rivers Regional Commission wishes to point out for the record, that is, that the materials presented in this report are purely advisory and under no circumstance should it be considered as binding or infringing upon the local government's (i.e.: City of LaGrange) right to determine for itself the appropriateness of the proposed development within its boundaries. If approved, Staff recommends the following:

1. If approved, a condition should be placed that the developer work with the Georgia Department of Transportation (GDOT) with regards to providing trip distribution data with special emphasis on the Intersection of SR 219 (Pegasus Parkway) and any capacity issues that the proposed development will generate upon completion.
2. If approved, a condition should be placed that the developer work with the Georgia Department of Transportation (GDOT) - Aviation Programs regarding possible impact to the airport (LaGrange –Callaway Airport (LGC) vertical construction or equipment exceeds 870' MSL.
3. If approved, a condition should be placed that the developer complete the required FAA Form 7460-1 and submit to the Federal Aviation Administration for review at least 90-days prior to any construction activities on the site.
4. If approved, a condition should be placed that the developer work with Troup County with regards to the Conservancy Blueprint Document and the future road extension of Orchard Hill Road, the connection at Whitesville Road in addressing potential traffic impacts to the road and intersections, to ensure that the design and construction are adequately accounted for the anticipated traffic generation.

FINAL CONCLUSION AND FINDINGS:

Given Staff review, observations and analysis of this DRI, Staff was unable to provide or exercise due diligence with regards to traffic analysis on this DRI due to lack of the proper information and data not being provided to Three Rivers Regional Commission.

In addition, other than the information provided on the DCA's online DRI forms I and 2, staff did not received a narrative or other information that would have helped staff with its thorough review of the subject DRI.

Staff has some concerns as to the issues raised during the 15-days required public comments period by the affected agencies or parties and that include, but not limited to the following comments from:

1. Troup County Engineering and Development
2. Georgia Department of Transportation (GDOT) Aviation Programs
3. Georgia Department of Transportation (GDOT) Transportation

From all three agencies/affected parties some pertinent and relevant concerns were raised (see attached comments). The purpose of the DRI process is for the Regional Commission (RC) to facilitate and work with agencies and affected parties to resolve any issues that may arise from any development within the region. The RC was unable to thoroughly continue to finalize its report and submit its findings and recommendation to the highest elected official of the City of LaGrange per the DRI rules and statute. An option was to convene a meeting with the affected parties to address the issues or concerns raised prior to the finalization of this report but the local government (the host agency) and or the applicant did not deem it relevant and the RC was unable to review any traffic impact as such data and information was not provided to either the RC or GDOT.

Pursuant to Chapter 110-12-3.02, after the Three Rivers Regional Commission (TRRC) DRI process is completed, the submitting local government (City of LaGrange) may proceed with whatever final official action(s) it deems appropriate regarding the proposed project, but the City of LaGrange is encouraged to take the materials presented in this report into consideration when rendering its decision.

The following Local Governments and agencies received Notice of Request For Comments on this TRRC DRI review:

Coweta County
Georgia Department of Natural Resources (DNR)
Georgia Department of Transportation (GDOT)
Georgia Department of Community Affairs (DCA)
City of West Point
City of Franklin
River Valley Regional Commission
Troup County
Chambers County, Alabama
TRRC Transportation

Town of Lone Oak
Harris County
City of Grantville
City of Hogansville
Meriwether County
Heard County
City of Franklin
TRRC Aging
TRRC Data/GIS
Randolph County, Alabama

If you have any questions regarding this review, findings and report, please contact Mr. James A. Abraham, Sr. at (678) 692-0510 or jabraham@threeiversrc.com. This report is also located on the TRRC DRI website <http://www.threeriversrc.org/planning-dri.php>

James Abraham

From: Leigh Threadgill [LThreadgill@lagrange.ga.org]
Sent: Monday, November 16, 2015 9:31 AM
To: James Abraham
Subject: DRI 2500

James,

The comments are duly noted, and, after talking to the developer, he plans to work with the affected agencies to address those comments to the extent possible. However, he would prefer not to delay the process. Please proceed with DRI final report completion.

Thanks.

Leigh Threadgill
Senior Planner
City of LaGrange
200 Ridley Avenue
LaGrange, GA 30240
706.883.2088

James Abraham

From: James Abraham
Sent: Thursday, November 12, 2015 8:45 AM
To: 'Leigh Threadgill'; 'awest@lagrange-ga.org'; 'thall@lagrange-ga.org'; 'mayor@lagrange-ga.org'; Southpoint Development Group
Cc: 'Woods, Dan'; 'Tracie Hadaway'; 'Hood, Alan C.'; Jeannie Brantley; Lanier Boatwright; Jan Edens
Subject: DRI 2500 Project River - City of LaGrange
Attachments: DRI 2500 Affected parties comments.pdf

Leigh,

Three Rivers Regional Commission (TRRC), has completed the required 15-days public comments periods from the affected parties and agencies regarding the above referenced DRI. We received comments from three parties and they are:

1. Troup County Engineering and Development
2. Georgia Department of Transportation (GDOT) Aviation Programs
3. Georgia Department of Transportation (GDOT) Transportation

From all three agencies/affected parties some pertinent and relevant concerns were raised (see attached). The purpose of the DRI process is for the RC to facilitate and work with agencies and affected parties to resolve any issues that may arise from any development within the region. The RC can continue to finalize its report and submit its findings and recommendation to the highest elected official of the City of LaGrange per the DRI rules and statute. However, another option is to convene a meeting with the affected parties to address the issues or concerns raised prior to the finalization of our report. This would require an extension of the DRI review process which must be requested by your local government (the host agency) and or the applicant if we see a need for that.

Do you see a need to convene such a meeting for that purpose or should the RC finalized it report and make its recommendations? Please bear in mind that the RC is unable to review any traffic impact as such data and information was not provided to either the RC or GDOT. We would need such information to complete a thorough review.

Could you please advise on the direction you wish the RC to go by the COB on Monday, November 16, 2015.

Thank you.

James A. Abraham, Sr.
Planner
Three Rivers Regional Commission
120 North Hill Street
P.O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513

Email: Jabraham@threeriversrc.com



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James Abraham

From: Hood, Alan C. [achood@dot.ga.gov]
Sent: Tuesday, October 27, 2015 3:56 PM
To: James Abraham
Cc: Comer, Carol; Brian, Steve; Kleine, Tracie; Edmisten, Colette; ctraylor@troupco.org; ttentler@troupco.org
Subject: RE: DRI Review Notification - Project River (DRI #2500) - Request for Comments
Attachments: DRI 2500 Project River - City of LaGrange.pdf
Importance: High

RECEIVED

NOV 10 2015

James,

The proposed manufacturing/distribution facility in LaGrange, is approximately 1.8 miles south east of the LaGrange-Callaway Airport (LGC), and is located within the approach surface to Runway 31, and may impact the airport if vertical construction or equipment exceeds 870' MSL.

As a result, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration for closer study. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 90 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Mr. Chad Traylor with the LaGrange-Callaway Airport, and Mr. Tod Tentler with Troup County on this email.

Thank you for the opportunity to comment on the proposed development.

Alan Hood | Airport Safety Data Program Manager
Georgia Department of Transportation - Aviation Programs
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: achood@dot.ga.gov

View our website at <http://www.dot.ga.gov/IS/Aviation>

From: Comer, Carol
Sent: Tuesday, October 27, 2015 3:01 PM
To: Hood, Alan C.
Cc: Kleine, Tracie; Brian, Steve
Subject: FW: DRI Review Notification - Project River (DRI #2500) - Request for Comments
Importance: High

Alan – did you get this to comment on?

From: James Abraham [<mailto:jabraham@threeriversrc.com>]
Sent: Tuesday, October 27, 2015 2:50 PM
To: 'jud.turner@gaepd.org'; Fowler, Matthew; VanDyke, Cindy; 'alware@dot.ga.gov'; Comer, Carol; Woods, Dan; 'Parker, Sandra'; 'Tolleson, Robert'; 'Jon West'; 'DRI System'; Leigh Threadgill; Southpoint Development Group; 'tlassetter@coweta.ga.us'; Steven L. Rowe (slr@aecati.com); 'pcullen@riversvalleyrc.org'; 'pcrews@troupco.org'; 'ttentle@troupco.org'; 'nseegar@troupco.org'; 'bill.stankiewicz@cityofhogansville.org'; 'James.a.woods@cityofhogansville.org'; 'mayor@cityoflagrange.org'; 'thall@lagrange.org'; 'awest@lagrange.org'; 'fergusondental@yahoo.com'; emoon@cityofwestpointga.com; 'sosborne@cityofwestpointga.com'; 'lboone@heardcountyga.com'; 'pjiles@heardcountyga.com'; 'smorris@heardcountyga.com'; 'mayorjwr@gmail.com';



DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

Three Rivers Regional Commission
P. O. Box 818 Griffin, GA 30224 Telephone: 678-692-0510 Fax: 678-692-0513

INSTRUCTIONS: The project described below has been submitted to the Three Rivers Regional Commission (TRRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

The Three Rivers Regional Commission (TRRC) would like to consider your review and comments on this proposed development in our DRI review process from all potentially Affected Government Parties. For the purposes of this review, "Affected Government Parties" are defined as: 1) any local government within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority (GRTA), if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources.

Therefore, please review the information about the project included with this form and give us your comments on the attached sheet as provided. Please contact the staff member identified in this package below for any questions or comments. The completed form should be returned to the TRRC on or before the specified return deadline.

Name of Project: Project River

DRI Online ID #: 2500

Troup County has the following comments regarding this DRI review:

- 1) The development should be consistent with the goals of the Mission Zero Corridor, now The Ray, as identified in the Georgia Conservancy Blueprint Document.
- 2) There is concern regarding the future road extension of Orchard Hill Road, in particular, the connection at Whitesville Road. Troup County expects that if this road is developed as proposed on the preliminary site plan, that traffic impacts will be carefully studied and the road and intersections will be designed and constructed to adequately accommodate the projected traffic.

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NOV 10 2015

AFFECTED PARTY INFORMATION

Individual Completing Form: Tracie H. Hadaway

Name of Local Government: Troup County

Department Location: Engineering and Development

Telephone: (706) 883-1650

Signature: Tracie H. Hadaway

Date: November 10, 2015

Please Return This Form To:

James A. Abraham, Sr., Planner
Three Rivers Regional Commission
P. O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513
jabraham@threeriversrc.com

Return Date: November 11, 2015



DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

Three Rivers Regional Commission
P. O. Box 818 Griffin, GA 30224 Telephone: 678-692-0510 Fax: 678-692-0513

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Name of Project: **Project River**

DRI Online ID #: **2500**

Comments from affected party (attach additional sheets as needed):

Please have the developer provide trip distribution data. We are particularly interested in the intersection of SA 219 & Pegasus Parkway and want to insure that the intersection has enough capacity to handle traffic that the new development will generate.

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NOV 10 2015

AFFECTED PARTY INFORMATION

Individual Completing Form: Dan Woods

Name of Local Government: Georgie DOT

Department Location: 115 Transportation Blvd, Thomas
GA 30286

Telephone: (706) 646-7588

Signature: [Signature]

Date: 11/4/15

Please Return This Form To:

James A. Abraham, Sr., Planner
Three Rivers Regional Commission
P. O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513
jabraham@threeriversrc.com

Return Date: November 11, 2015

James Abraham

From: James Abraham
Sent: Tuesday, October 27, 2015 2:50 PM
To: 'jud.turner@gaepd.org'; 'mfowler@dot.ga.gov'; 'cyvandyke@dot.ga.gov'; 'alware@dot.ga.gov'; 'ccomer@dot.ga.gov'; 'Woods, Dan'; 'Parker, Sandra'; 'Tolleson, Robert'; 'Jon West'; 'DRI System'; Leigh Threadgill; Southpoint Development Group; 'tlassetter@coweta.ga.us'; Steven L. Rowe (slr@aecat1.com); 'pcullen@rivervalleyrc.org'; 'pcrews@troupc.org'; 'ttentle@troupc.org'; 'nseegar@troupc.org'; 'bill.stankiewicz@cityofhogansville.org'; 'James.a.woods@cityofhogansville.org'; 'mayor@cityoflagrangepa.org'; 'thall@lagrangepa.org'; 'awest@lagrangepa.org'; 'fergusondental@yahoo.com'; 'emoon@cityofwestpointga.com'; 'sosborne@cityofwestpointga.com'; 'lboone@heardcountyga.com'; 'pjiles@heardcountyga.com'; 'smorris@heardcountyga.com'; 'mayorjwr@gmail.com'; 'cofrank@bellsouth.net'; 'Roller126@yahoo.com'; 'kbrady@cityofnewnan.org'; 'cphillips@cityofnewnan.org'; 'tdunnavant@cityofnewnan.org'; 'b.neely@meriwethercountyga.gov'; 'w.long@meriwethercountyga.gov'; 'thetownloneoak@bellsouth.net'; 'pcullen@rivervalleyrc.org'; 'fetnerr@randolphcountyalabama.gov'; 'commission.info@chamberscountyga.gov'
Cc: Jeannie Brantley; Paul Jarrell; Kimberly Dutton; Sam Mukoro; Robert Hiatt; Joy Shirley; Lanier Boatwright; Jan Edens
Subject: DRI Review Notification - Project River (DRI #2500) - Request for Comments
Attachments: DRI 2500 Project River - City of LaGrange.pdf
Importance: High

To all interested parties:

Development of Regional Impact Request for Comments

This e-mail serves as notice that the Three Rivers Regional Commission (TRRC) staff has begun the Development of Regional Impact (DRI) review for **Project River (DRI #2500)**. This development project is located on Old Hutchinson Mill Road and Pegasus Parkway, City of Lagrange. It is proposed to be a manufacturing and distribution facility.

We request that you or a member of your staff review the attached preliminary report, and supporting documentations, and provide comments to TRRC by 5: 00 p.m. on November 11, 2015.

Review opened on: October 27, 2015
Comments Due: November 11, 2015
Review will close on: November 26, 2015

For more information regarding the DRI processes, information needed for the review or other DRI's reviewed by TRRC, please see <http://www.threeriversrc.org/planning-dri.php>

Please let me know if you have any questions about the review.

Sincerely,

James A. Abraham, Sr.
Planner

Three Rivers Regional Commission
120 North Hill Street
P.O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513
Email: Jabraham@threeriversrc.com



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DEVELOPMENT OF REGIONAL IMPACT (DRI) REGIONAL REVIEW & REQUEST FOR COMMENTS

Three Rivers Regional Commission
P. O. Box 818 Griffin, GA 30224 Telephone: 678-692-0510 Fax: 678-692-0513

GENERAL INFORMATION

Name of Proposal: Project River
Submitting Local Government: City of LaGrange
RC Contact: James A. Abraham, Sr.
Telephone: 678-692-0510
Email: jabraham@threeriversrc.com

DRI Online ID #: 2500
Deadline for Comments: November 11, 2015
RC Info: Lanier E. Boatwright
Executive Director
Three Rivers RC
P. O. Box 818
Griffin, Georgia 30224

INSTRUCTIONS

The project described below has been submitted to the Three Rivers Regional Commission (TRRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

The Three Rivers Regional Commission (TRRC) would like to consider your review and comments on this proposed development in our DRI review process from all potentially Affected Government Parties. For the purposes of this review, "Affected Government Parties" are defined as: 1) any local government within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority (GRTA), if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources.

Therefore, please review the information about the project included with this form and gives us your comments on the attached sheet as provided. Please contact the staff member identified in this package above for any questions or comments. The completed form must be returned to the TRRC on or before the specified return deadline.

PROJECT DESCRIPTION

This project is located in the City of LaGrange, in Troup County, according to the applicant online DRI Form is a manufacturing /distribution facility on Old Hutchinson Mill Road and Pegasus Parkway. No other project descriptions have been provided to staff with the exception of the Preliminary Site Plan dated February 16, 2015, which was submitted on 10/21/2015.

PRELIMINARY FINDINGS AND COMMENTS OF THE TRRC AND GRTA (If applicable)

The project is located in the City of LaGrange (Troup County) which is considered Metropolitan (population 50,000). However, staff wish to note that Troup County is not in the Georgia Regional Transportation Authority (GRTA) jurisdiction. As a result, pursuant to state law (OCGA §50-32-14), no GRTA review is required for this project. But that does not precludes Georgia Department of Transportation (GDOT) review or comments on the project.



DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

Three Rivers Regional Commission
P. O. Box 818 Griffin, GA 30224 Telephone: 678-692-0510 Fax: 678-692-0513

INSTRUCTIONS: The project described below has been submitted to the Three Rivers Regional Commission (TRRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

The Three Rivers Regional Commission (TRRC) would like to consider your review and comments on this proposed development in our DRI review process from all potentially Affected Government Parties. For the purposes of this review, "Affected Government Parties" are defined as: 1) any local government within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority (GRTA), if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources.

Therefore, please review the information about the project included with this form and give us your comments on the attached sheet as provided. Please contact the staff member identified in this package for any questions or comments. The completed form must be returned to the TRRC on or before the specified return deadline.

Name of Project: Project River

DRI Online ID #: 2500

The following Local Governments and Agencies are receiving Notice of this Request for Comments on this TRRC DRI review:

City of Hogansville
Troup County
Coweta County
City of West Point
River Valley Regional Commission
Heard County
Meriwether County
Harris County
City of Grantville

Georgia Department of Natural Resources
Georgia Department of Transportation
Georgia Department of Community Affairs
City of Franklin
City of Grantville
Chambers County, Alabama
Town of Lone Oak
Randolph County, Alabama



DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

Three Rivers Regional Commission
P. O. Box 818 Griffin, GA 30224 Telephone: 678-692-0510 Fax: 678-692-0513

INSTRUCTIONS: The project described below has been submitted to the Three Rivers Regional Commission (TRRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

The Three Rivers Regional Commission (TRRC) would like to consider your review and comments on this proposed development in our DRI review process from all potentially Affected Government Parties. For the purposes of this review, "Affected Government Parties" are defined as: 1) any local government within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority (GRTA), if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources.

Therefore, please review the information about the project included with this form and give us your comments on the attached sheet as provided. Please contact the staff member identified in this package below for any questions or comments. The completed form should be returned to the TRRC on or before the specified return deadline.

Name of Project: **Project River**

DRI Online ID #: **2500**

Comments from affected party (attach additional sheets as needed):

AFFECTED PARTY INFORMATION

Individual Completing Form: _____

Name of Local Government: _____

Department Location: _____

Telephone: _____ () _____

Signature: _____

Date: _____

Please Return This Form To:

James A. Abraham, Sr., Planner
Three Rivers Regional Commission
P. O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513
jabraham@threeriversrc.com

Return Date: November 11, 2015

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #2500

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: LaGrange

Individual completing form: Leigh Threadgill

Telephone: 706.883.2088

E-mail: LThreadgill@lagrange.ga.org

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Project River

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Old Hutchinson Mill Road and Pegasus Parkway

Brief Description of Project: Development of a manufacturing/ distribution facility.

Development Type:

| | | |
|---|--|--|
| <input type="checkbox"/> (not selected) | <input type="checkbox"/> Hotels | <input type="checkbox"/> Wastewater Treatment Facilities |
| <input type="checkbox"/> Office | <input type="checkbox"/> Mixed Use | <input type="checkbox"/> Petroleum Storage Facilities |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Airports | <input type="checkbox"/> Water Supply Intakes/Reservoirs |
| <input type="checkbox"/> Wholesale & Distribution | <input type="checkbox"/> Attractions & Recreational Facilities | <input type="checkbox"/> Intermodal Terminals |
| <input type="checkbox"/> Hospitals and Health Care Facilities | <input type="checkbox"/> Post-Secondary Schools | <input type="checkbox"/> Truck Stops |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Waste Handling Facilities | <input type="checkbox"/> Any other development types |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 720,852 s.f.

Developer: Southpoint Development Group

Mailing Address: 102 Main Street

Address 2: Suite 201

City: LaGrange State: Ga Zip: 30240

Telephone: 404-788-0608

Email: ron.orn@charter.net

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

Rezoning

Variance

Sewer

Water

☒ Permit

Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 6-30-2016 Overall project:

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[Site Map](#) | [Statements](#) | [Contact](#)

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Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #2500

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: LaGrange
Individual completing form: Leigh Threadgill
Telephone: 706.883.2088
Email: L.Threadgill@lagrangega.org

Project Information

Name of Proposed Project: Project River
DRI ID Number: 2500
Developer/Applicant: Southpoint Development Group
Telephone: 404-788-0608
Email(s): ron.orr@charter.net

Additional information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
(not selected) Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$33,000,000
Estimated annual local tax revenues (i.e., property tax): \$399,432

sales tax) likely to be generated by the proposed development:

Is the regional work force sufficient to fill the demand created by the proposed project? (not selected) * Yes No

Will this development displace any existing uses? (not selected) Yes * No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of LaGrange

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .0087

Is sufficient water supply capacity available to serve the proposed project? (not selected) * Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes * No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: City of LaGrange

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .0077

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) * Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? (not selected) * Yes No

If yes, how much additional line (in miles) will be required? approximately .5 miles of additional sewer line

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 599 AM Peak Trips, 638 PM Peak Trips

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this (not selected) Yes * No

project?

Are transportation improvements needed to serve this project?

(not selected) Yes ☐ No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1278

Is sufficient landfill capacity available to serve this proposed project?

(not selected) Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

(not selected) Yes ☐ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? It is projected that 45% of the site will be impervious.

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management. The project will provide storm water management through the use of storm water management ponds, bio-retention, enhanced swales and possibly other BMP's.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- | | | |
|---|----------------|------------------------------|
| 1. Water supply watersheds? | (not selected) | Yes <input type="radio"/> No |
| 2. Significant groundwater recharge areas? | (not selected) | Yes <input type="radio"/> No |
| 3. Wetlands? | (not selected) | Yes <input type="radio"/> No |
| 4. Protected mountains? | (not selected) | Yes <input type="radio"/> No |
| 5. Protected river corridors? | (not selected) | Yes <input type="radio"/> No |
| 6. Floodplains? | (not selected) | Yes <input type="radio"/> No |
| 7. Historic resources? | (not selected) | Yes <input type="radio"/> No |
| 8. Other environmentally sensitive resources? | (not selected) | Yes <input type="radio"/> No |

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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[Site Map](#) | [Statements](#) | [Contact](#)

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James Abraham

From: Leigh Threadgill [LThreadgill@lagrange.org]
Sent: Wednesday, October 21, 2015 12:20 PM
To: James Abraham
Subject: FW: Rezoning app and DRI
Attachments: PROJECT RIVER- I85 SITE (CLOSE).pdf, PROJECT RIVER- I85 SITE (CONTEXT).pdf

James,

Here is the site plan for Project River (open DRI# 2500) as provided to me by the applicant. Please let me know if you need additional information to resurrect this DRI.

Thank you.

From: Craig Melton [mailto:craigmelt@hotmail.com]
Sent: Wednesday, October 21, 2015 12:16 PM
To: Leigh Threadgill
Cc: ron orr; steve rowe
Subject: RE: Rezoning app and DRI

Let me know if you need anything else Thanks Craig

Craig Melton
Comprehensive Commercial
102 Main St
LaGrange GA 30240
(334)559-4914

From: LThreadgill@lagrange.org
To: craigmelt@hotmail.com
CC: ron.orr@charter.net
Subject: Rezoning app and DRI
Date: Tue, 20 Oct 2015 19:51:20 +0000

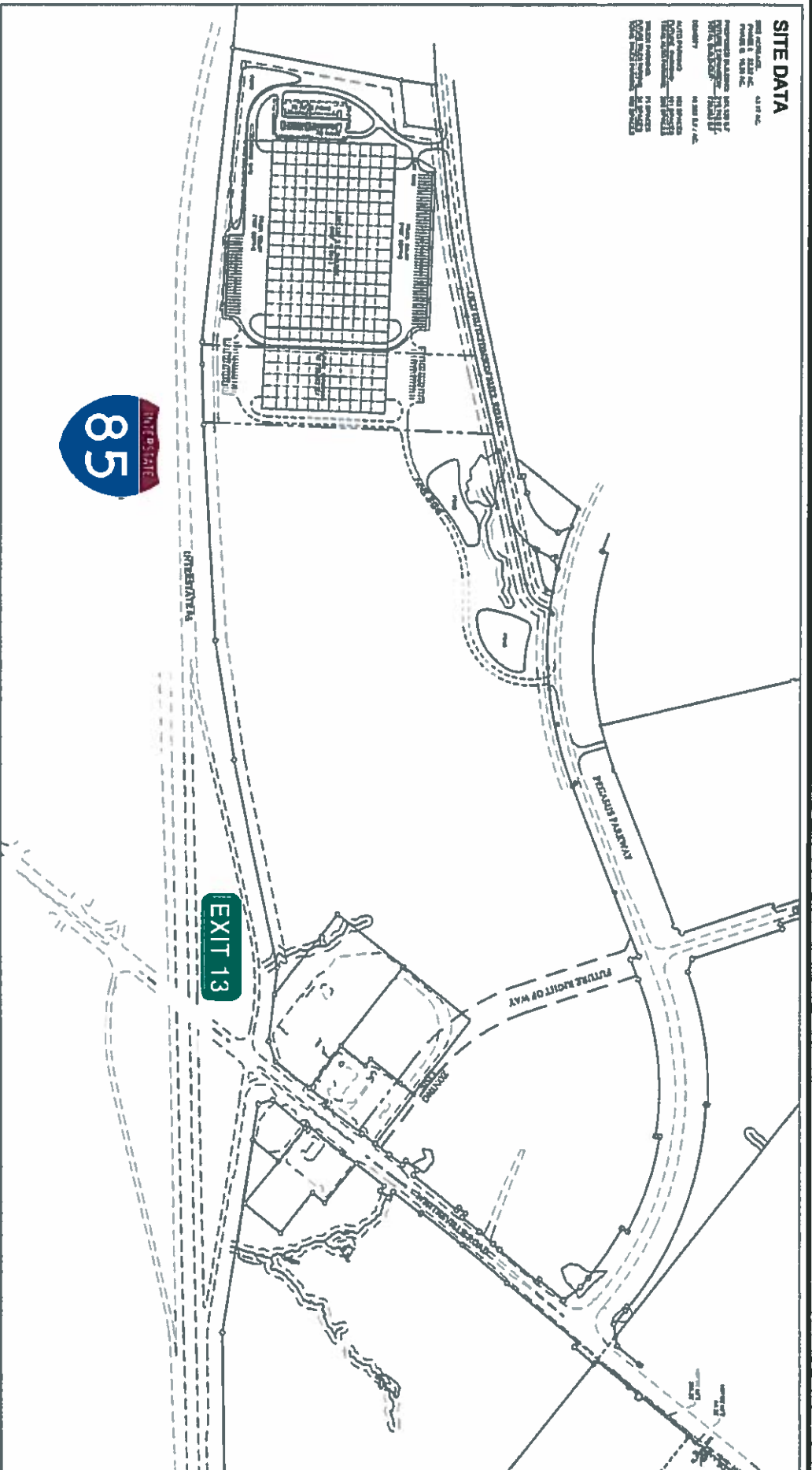
Just checking in to see if you think that everything is on schedule for submitting the site plan to complete the zoning application. If memory serves, we had talked about that happening this Thursday. Also, any progress getting the site plan for Project River so I can submit that to James Abraham with TRRC so they can proceed with that DRI?

Thanks.

Leigh Threadgill
Senior Planner
City of LaGrange
200 Ridley Avenue
LaGrange, GA 30240

SITE DATA

2015 AECOM
 4500 N. 10th St.
 Suite 100
 Phoenix, AZ 85018
 Tel: 602.998.1234
 Fax: 602.998.1235
 Email: info@aecom.com
 Website: www.aecom.com
 Project No. 15-00000000-0000
 Project Name: PROJECT RIVER
 Project Location: LaGrange, Georgia
 Project Description: PROJECT RIVER
 Project Status: PRELIMINARY
 Project Date: 2/10/2015



PRELIMINARY SITE PLAN PROJECT RIVER LaGrange, Georgia

FEB 10, 2015
 AECOM
 4500 N. 10th St.
 Suite 100
 Phoenix, AZ 85018
 Tel: 602.998.1234
 Fax: 602.998.1235
 Email: info@aecom.com
 Website: www.aecom.com

[illegible]

FEB 18, 2015

A:EC

16 years Spring Cycle
Approved + Grants + Jobs
Financing + Low-cost

Building
new housing
improving infrastructure

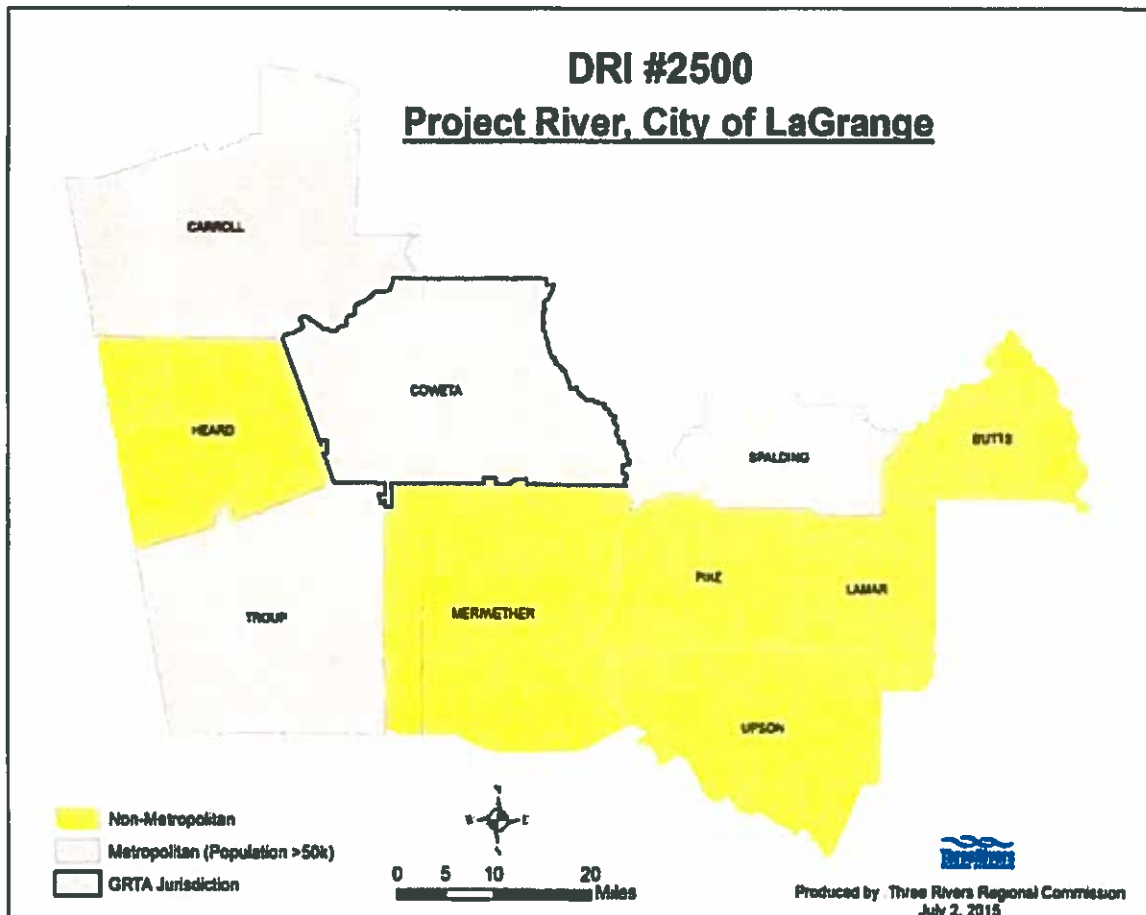
also building
energy storage
renewable energy

DRI REGIONAL REVIEW
DRAFT Preliminary Report

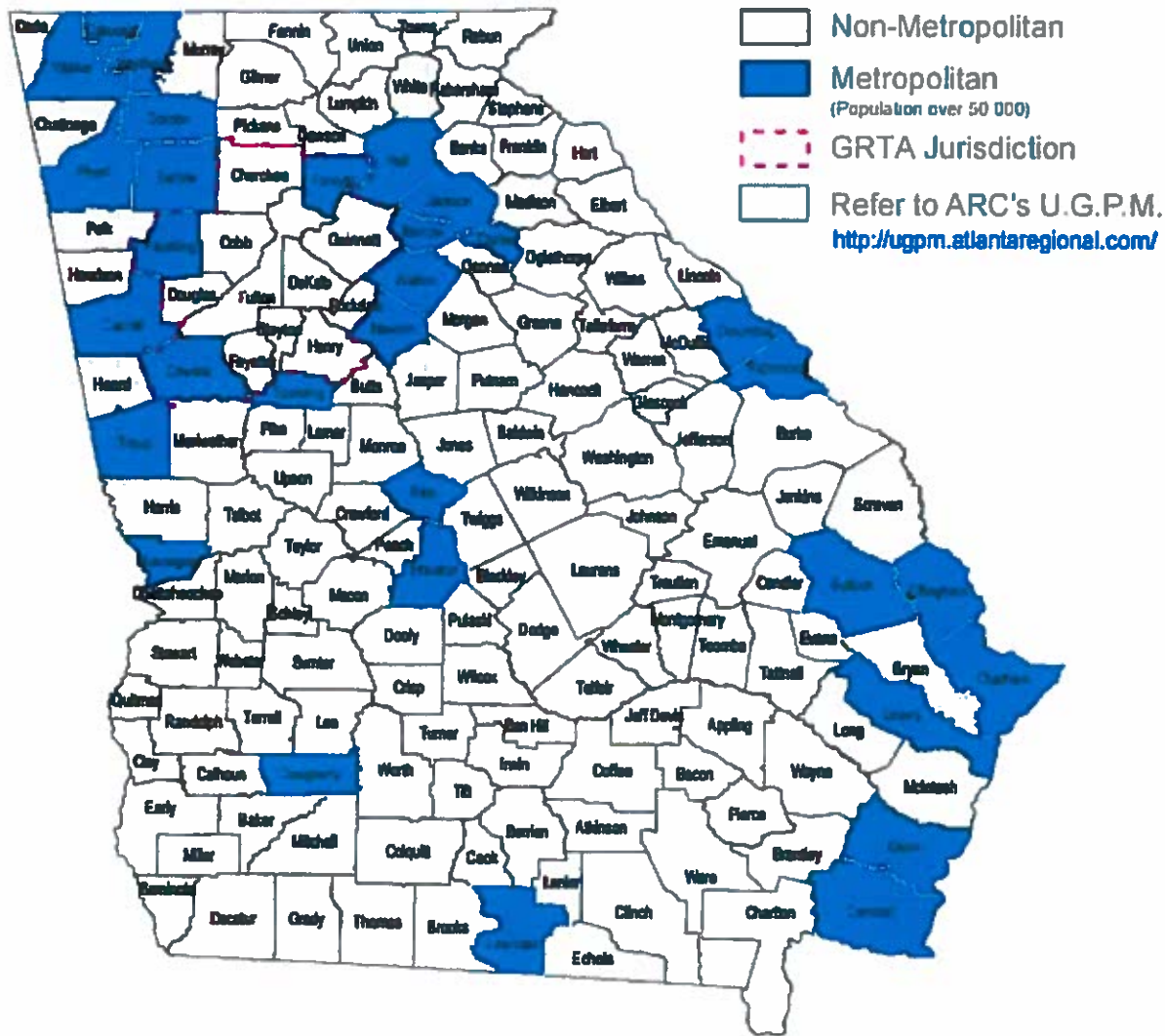
FROM: James A. Abraham, Sr., Planner

DATE: October 27, 2015

RE: Development of Regional Impact Review (DRI Online ID#: 2500)



Developments of Regional Impact (DRI) Tier Map



Updated July 2015

Data Source: US Bureau of the Census P001
Total Population
Census 2010 Summary File 1 (SF 1) 100-Percent Data



| | |
|---|---------------------------------------|
| Name of Proposal: | Project River |
| Submitting Local Government: | City of LaGrange |
| Initial Action Triggering the DRI: | Permitting |
| Applicant Name: | Southpoint Development Group |
| Applicant Engineers: | |
| Review Type: | Development of Regional Impact |
| Date Reopened: | October 27, 2015 |
| Date Comments Due: | November 11, 2015 |
| Date Review Closed: | November 26, 2015 |
| Project Built out Year: | 2016 |

DESCRIPTION: This project is located in the City of LaGrange, in Troup County, according to the applicant online DRI Form is a manufacturing /distribution facility on Old Hutchinson Mill Road and Pegasus Parkway. No other project descriptions have been provided to staff with the exception of the Preliminary Site Plan dated February 16, 2015, which was submitted on 10/21/2015.

STAFF COMMENTS:

Regional Context: In accordance with The Three Rivers Regional Plan 2013-2033 (Regional Assessment), the Three Rivers Regional Plan is intended to provide the Region with a tool to manage and guide the future growth and development through 2033. Based on the region's Regionally Important Resources Plan, October 2011, Regional Plan, and Comprehensive Economic Development Strategy (CEDS), this DRI are triggered by a permitting application filed with the City of LaGrange. Based on the applicant's DRI application, the proposed project is expected to be completed by the year 2016.

STAFF PRELIMINARY ANALYSIS:

The project is located in the City of LaGrange, Troup County which is considered Metropolitan (population 50,000). However, staff wishes to note that Troup County is not in the Georgia Regional Transportation Authority (GRTA) jurisdiction. As a result, pursuant to state law (OCGA §50-32-14), no GRTA review is required for this project. But that does not preclude Georgia Department of Transportation (GDOT) review or comments on the project.

For the purpose of this review and report, a DRI is a large, master-planned development that exceeds a threshold size and land use type determined by the Georgia Department of Community Affairs. The Regional Commission determines if the project warrants a DRI review.

The reference project has been submitted to the Three Rivers Regional Commission (TRRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

The Three Rivers Regional Commission (TRRC) has completed a preliminary review of the Development of Regional Impact (DRI).

TRRC reviewed the DRI with regards to conflict to regional plans, goals, policies and the impact it might have on the activities, plans, goals, and policies of each other local jurisdiction, state, federal, and other agencies. TRRC preliminary review and report do not address whether the DRI is or is not in the best interest of the local government.

The West Point Lake provides public water system to the City of LaGrange and is a critical resource for Troup County and the region. Staff does expect the developer to comply with Federal, State and local requirements with regards to waters of the state.

Other governmental services impact:

Staff notes that other governmental services such as law enforcement (Police, Sheriff), emergency services (Fire & EMA), recreational facilities, roads, courts and general administration may experience an increased demand from this development.

School System:

Troup County School Systems will not be impacted by the development because of it being "Industrial". Therefore, it will yield no negative impact and or demands for educational system expansions.

Transportation:

Staff has not been provided with any transportation figures other than what has been provided on Form Two of the DRI online application which indicates 599 AM Peak Trips and 636 PM Peak Trips. Applicant will have to provide clarification regarding these figures and any potential impact on the local streets/roads.

PRELIMINARY RECOMMENDATIONS:

Staff recommends that during the public comment period that the applicant provide a narrative or brief description of the project.

James Abraham

From: James Abraham
Sent: Friday, August 28, 2015 10:48 AM
To: 'Jon West'
Cc: Jeannie Brantley; Lanier Boatwright
Subject: DRI #: 2500 "Project River"

Dear Mr. West:

In accordance with Chapter 110-12-3-.01 (2), (a) of the Rules of Georgia Department of Community Affairs (Development of Regional Impact), Three Rivers Regional Commission (TRRC) received notification that the initial information Form for DRI Application #2500, had been submitted. The Form was completed by the City of LaGrange for a project according to the online Form named, "Project River" which named the developer as "Southpoint Development Group".

Upon receipt of the DRI online notification Three Rivers Regional Commission (TRRC) has been in contact with officials to secure and obtain the required information so we can proceed with our review and determination pursuant to Chapter 110-12-3-.02 of said Rules. On June 30, 2015, 26-days later, Three Rivers Regional Commission (TRRC) received another email notification that the Additional Information Form had been submitted on DCA's DRI webpage. However, Staff did not receive any information or documentation at its office or via electronic mail with the required basic information that Staff needs to comply with the Rules and Regulations. Staff kept reaching out for the information both via communication process and telephone calls and most recently, as of July 7, 2015 via email and Staff is yet to receive any information.

This letter therefore, is to advice DCA that TRRC is unable to comply with Chapter 110-12-3-.02 and begin its review, furthermore to make a determination and produce its final report as we cannot begin the 15-days required public comments period.

TRRC have been experiencing difficulties getting any cooperation from the host jurisdiction even when asked repeatedly. Chapter 110-123-3 does not address situations like these and did not made provisions for it. 110-12-.02 (8), Withdrawal of DRI said that if an applicant desires to withdraw a DRI project from the process, the local government must inform the Regional Commission in writing of the request. However, it did not address what happens when both the local host government and applicant refuses to cooperate with the RC and even respond to them with the required information – what then?

The Three Rivers Regional Commission (TRRC) cannot continue to keep this matter on hold indefinitely, as the applicant may opt to exercise Chapter 110-12-3-02 (8) "Withdrawal of DRI" if the applicant and or local government is not ready to go through the DRI process or comply with our review checklist. It should be noted, that TRRC Staff did meet with both the City of LaGrange officials and the applicant and their representatives on Monday, January 26, 2015 and went over all the DRI process that is required. Additionally, between the January 26, 2015 meeting and the June 4, 2015 initial application online of DRI# 2500, Staff had been frequently communicating information to some representative of the developer on the DRI process.

Therefore, TRRC is seeking an official interpretation or ruling from DCA on this matter in particular, DRI #: 2500 since the rules does not address such a scenario of events.

Thank you.

James A. Abraham, Sr.
Planner
Three Rivers Regional Commission
120 North Hill Street
P.O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513
Email: jabraham@threeriversrc.com



Serving: Butts, Carroll, Coweta, Heard, Lamar, Meriwether, Pike, Spalding, Troup and Upson Counties.

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HAYS ARNOLD, Chairman
LANIER E. BOATWRIGHT, Executive Director

**COUNTIES SERVED: Butts, Carroll,
Coweta, Heard, Lamar, Meriwether,
Pike, Spalding, Troup, and Upson**

July 15, 2015

Hon. Jim Thornton
Mayor
City of LaGrange
200 Ridley Avenue
P.O. Box 430
LaGrange, Georgia 30241

Re: DRI #: 2500, Project River, Southpoint Development Group, City of LaGrange

Dear Mayor Thornton:

In accordance with Chapter 110-12-3-.01 (2), (a) of the Rules of Georgia Department of Community Affairs (Development of Regional Impact), Three Rivers Regional Commission (TRRC) received notification that the initial information Form for DRI Application #2500, had been submitted. The Form was completed by the City of LaGrange for a project according to the online Form named, "Project River" which named the developer as "Southpoint Development Group".

Upon receipt of the DRI online notification Three Rivers Regional Commission (TRRC) has been in contact with officials to secure and obtain the required information so we can proceed with our review and determination pursuant to Chapter 110-12-3-.02 of said Rules. On June 30, 2015, 26-days later, Three Rivers Regional Commission (TRRC) received another email notification that the Additional Information Form had been submitted on DCA's DRI webpage. However, Staff did not receive any information or documentation at its office or via electronic mail with the required basic information that Staff needs to comply with the Rules and Regulations. Staff kept reaching out for the information both via communication process and telephone calls and most recently, as of July 7, 2015 via email and Staff is yet to receive any information.

This letter therefore, is to advice you that TRRC is unable to comply with Chapter 110-12-3-.02 and begin its review, furthermore to make a determination and produce its final report as we cannot begin the 15-days required public comments period.

Hon. Jim Thornton
Mayor
City of LaGrange
July 15, 2015
Page Two

The Three Rivers Regional Commission (TRRC) cannot continue to keep this matter on hold indefinitely, as the applicant may opt to exercise Chapter 110-12-3-02 (8) "Withdrawal of DRI" if the applicant and or local government is not ready to go through the DRI process or comply with our review checklist. It should be noted, that TRRC Staff did meet with both the City of LaGrange officials and the applicant and their representatives on Monday, January 26, 2015 and went over all the DRI process that is required. Additionally, between the January 26, 2015 meeting and the June 4, 2015 initial application online of DRI# 2500, Staff had been frequently communicating information to some representative of the developer on the DRI process. Therefore, we do not know what the problem may be in submitting the information to continue with the process.

If you have any questions or require further clarification on this matter, please contact Mr. James Abraham at 678-692-0510 or email: jabraham@threeriversrc.com

Sincerely,



Lanier E. Boatwright
Executive Director

cc: Mr. Alton West, Community Development Director, City of LaGrange
Ms. Leigh Threadgill, Senior Planner, City of LaGrange
Mr. Jon West, DCA
Mr. James Abraham, TRRC



DRI#: 2500, Project River, City of LaGrange

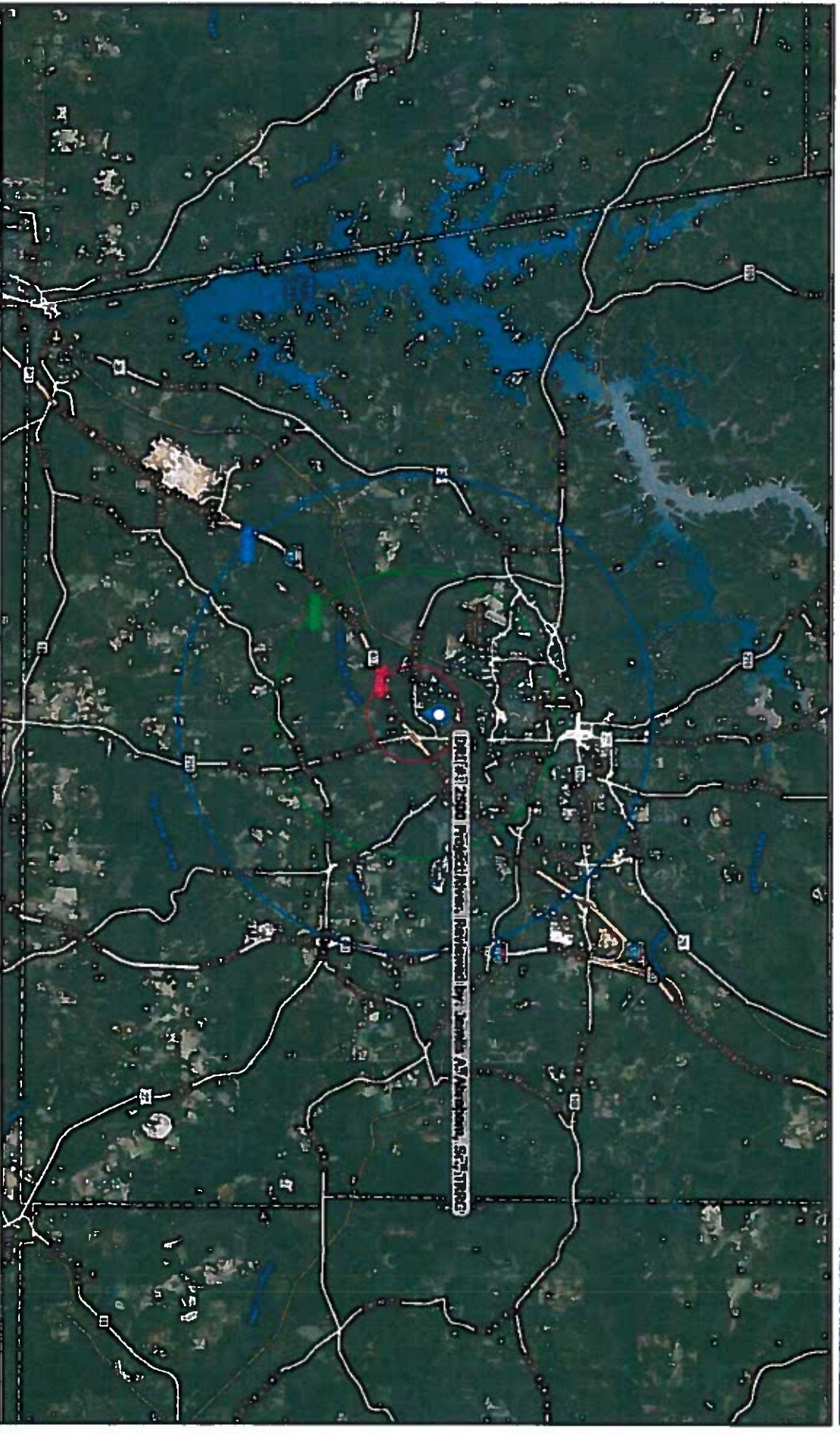
Reviewed by: James A. Abraham, Sr., TRRC





DRI#: 2500, Project River, City of LaGrange

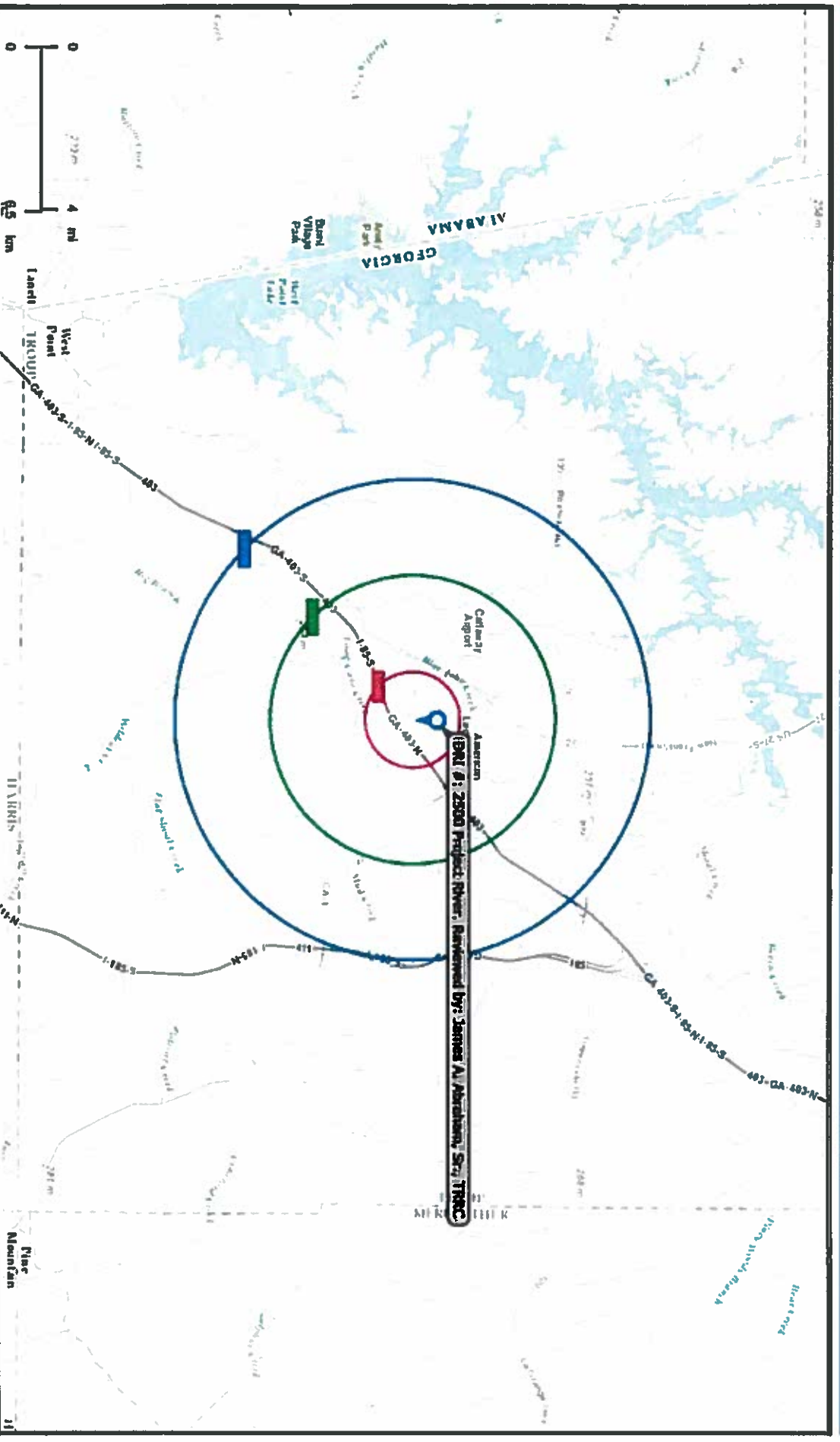
Reviewed by: James A. Abraham, Sr., TRRC





DR1#: 2500, Project River, City of LaGrange

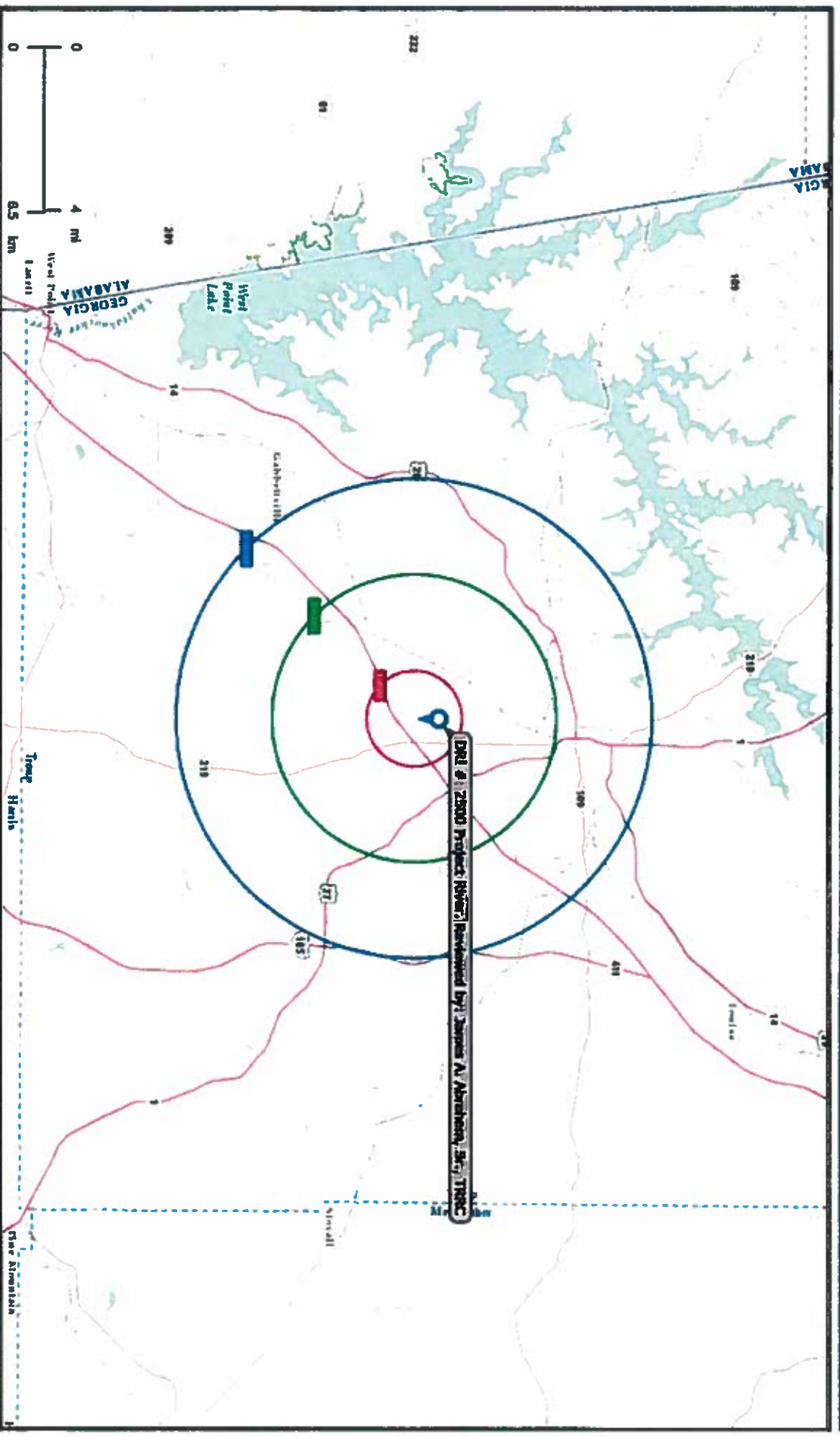
Reviewed by: James A. Abraham, Sr., TRRC





DR# : 2500, Project River, City of LaGrange

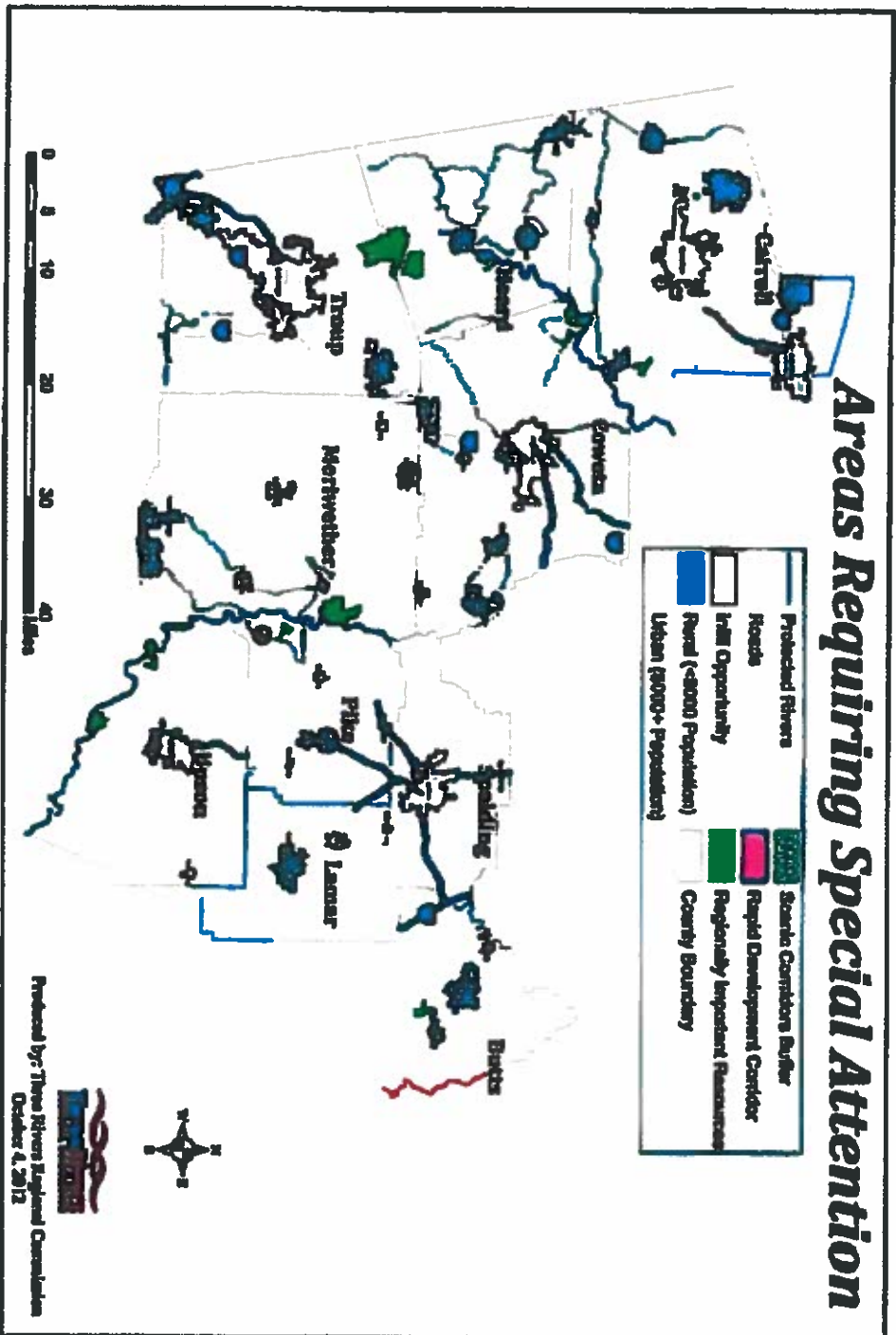
Reviewed by: James A. Abraham, Sr., TRRC



Three Rivers Regional Commission

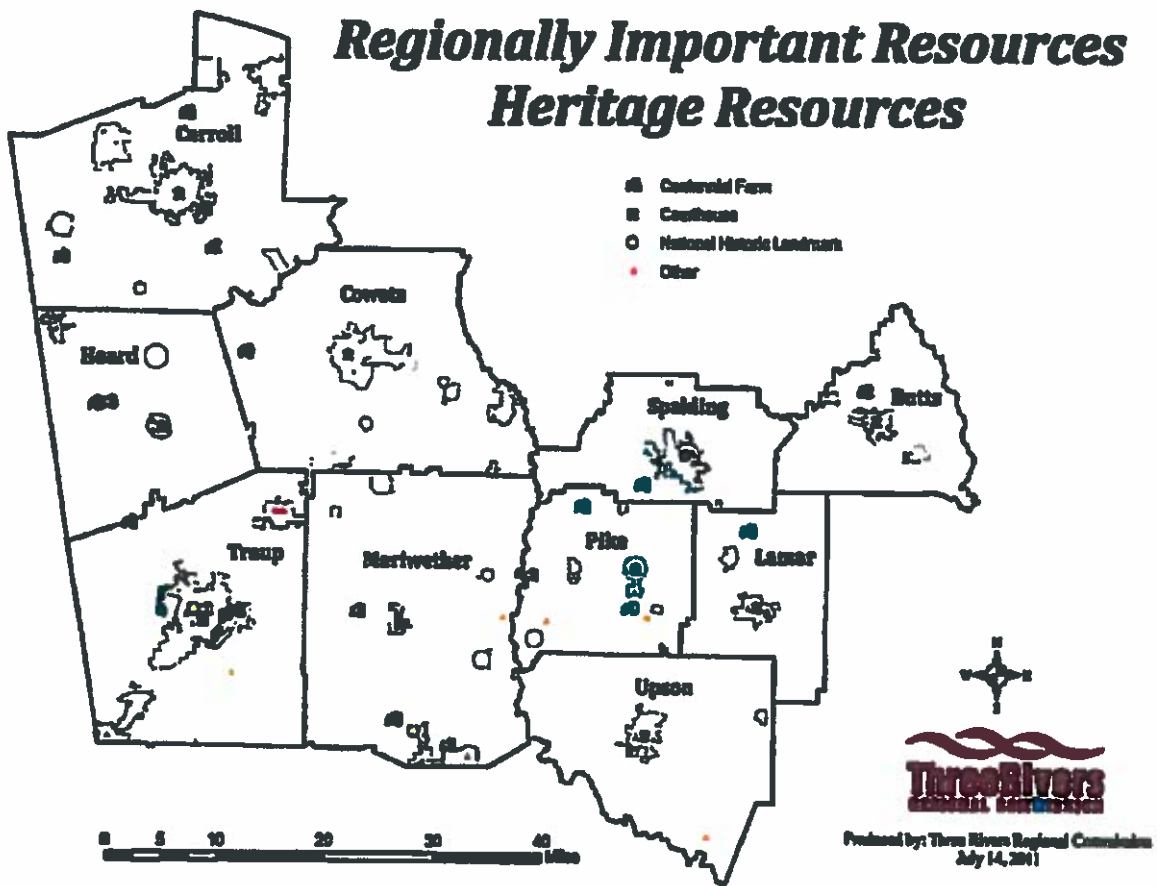


Areas of Special Attention Map



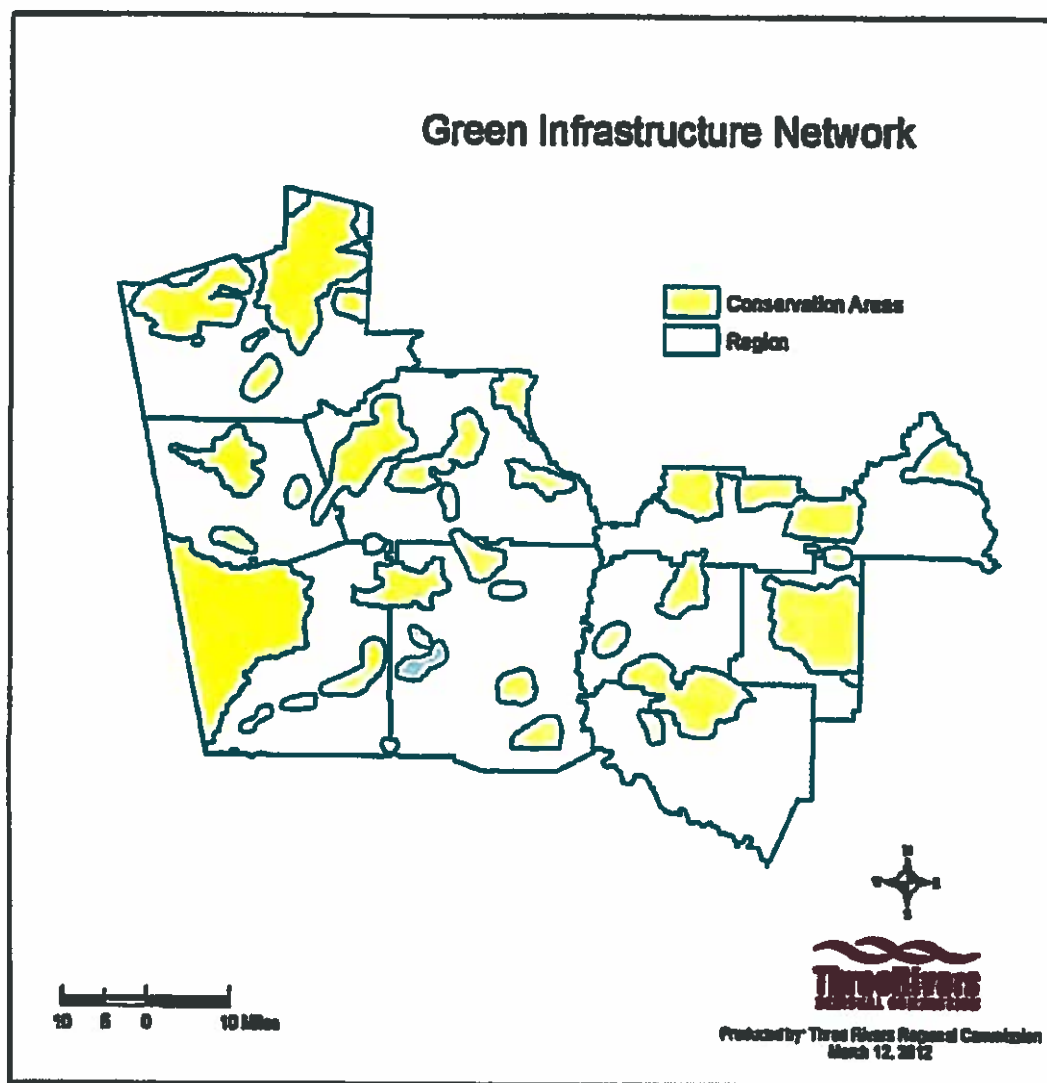
Heritage Resources Overview

The Heritage Resources Map below displays significant cultural and heritage resources with the Three Rivers Region.



Green Infrastructure Map

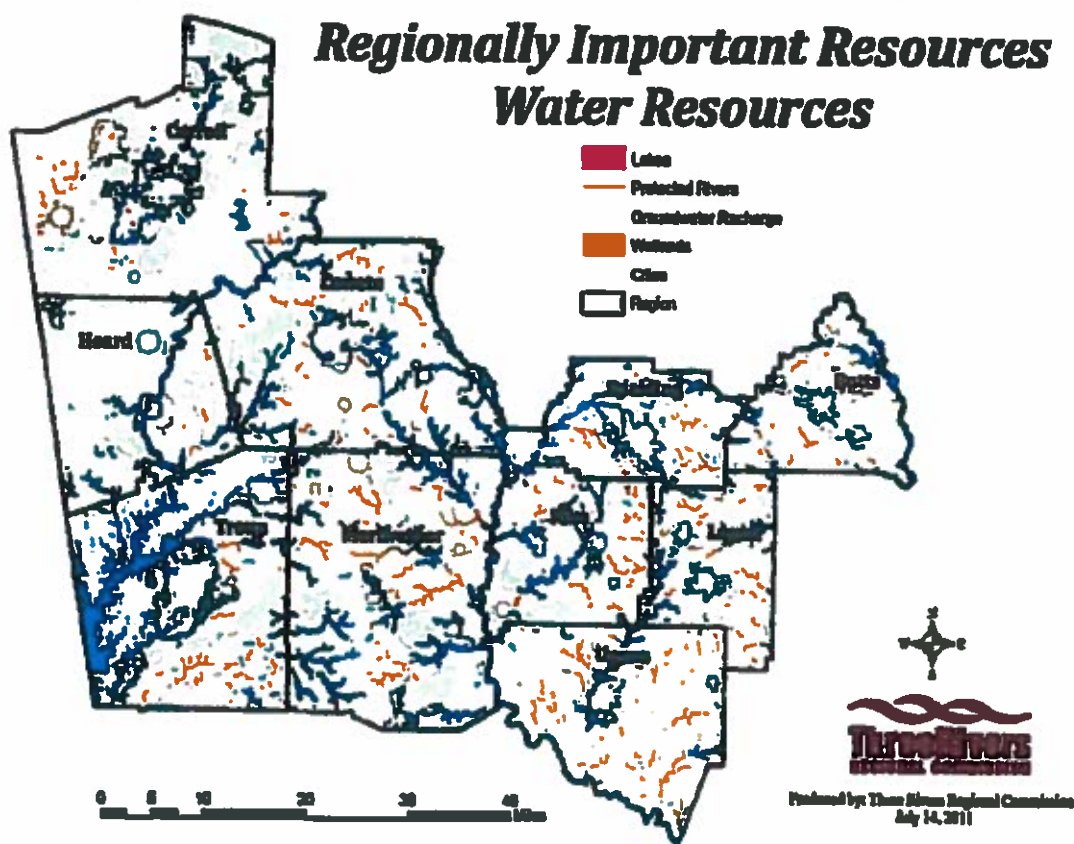
The Green Infrastructure Map is a union of the conservation areas within our Future Development Map, and the Regionally Important Resources Map. This union illustrates a network of both public and private areas of conservation and provides important linkages across the region.



Water Resources Overview

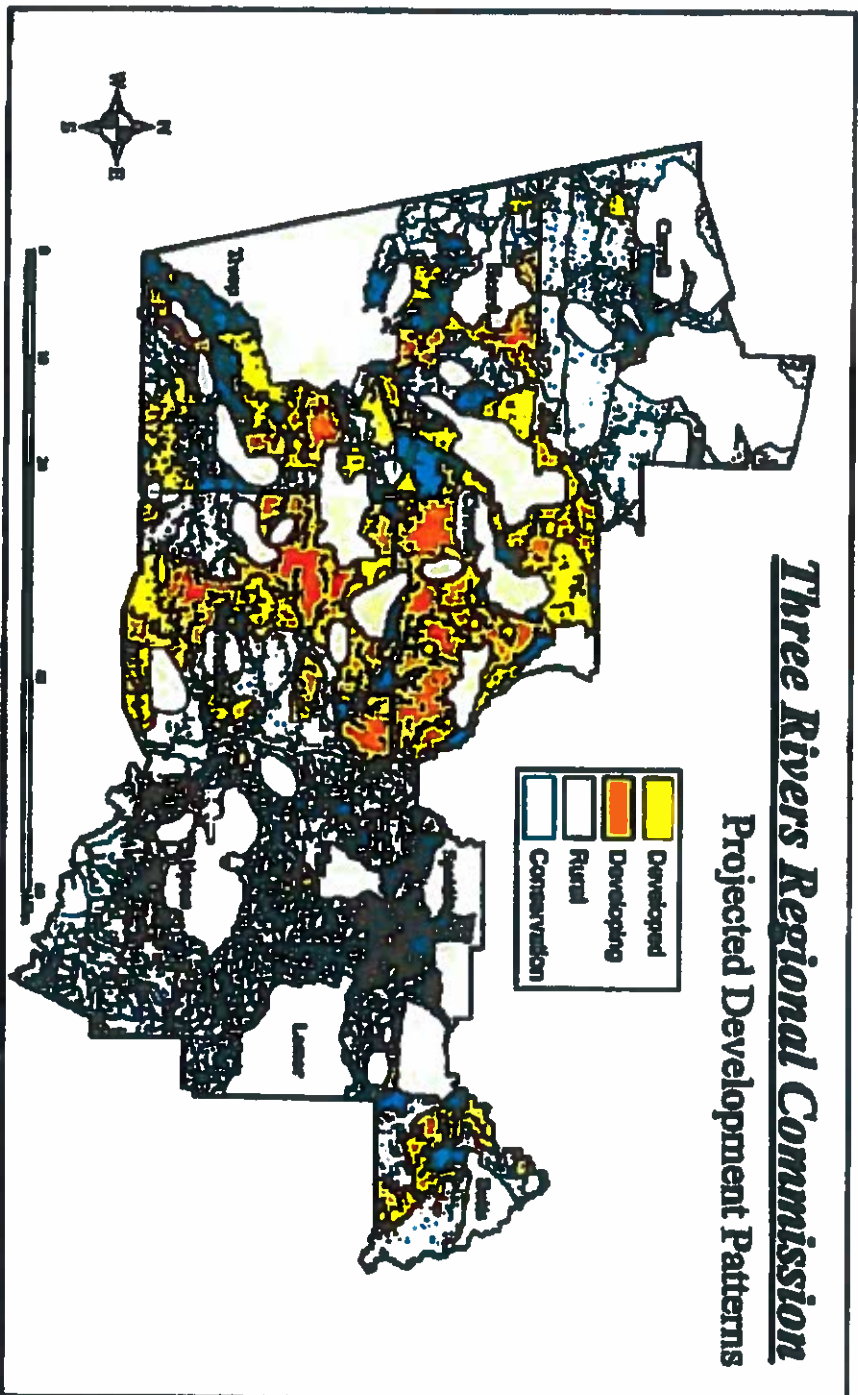
The Three Rivers Region's water resources include rivers, water supply watersheds, significant groundwater recharge areas, wetlands, and stream corridors. These specific resources have been identified by the Georgia Department of Natural Resources (DNR) as State Vital Areas and are portrayed on the RIR Map. These same resources are addressed in DNR's Environmental Planning Criteria. The Environmental Planning Criteria is the portion of the state's Minimum Planning Standards that deals specifically with the protection of these above named water resources.

Water sources in the region are important for the necessary day-to-day living activities of the inhabitants of the region. Water sources are important for drinking, cooking, bathing, sewage treatment, industry, electrical plants, recreation, and irrigation of crops. These sources are vulnerable to human intrusion and drought. Therefore, it is important to have guidelines in place to protect these significant resources. The map below displays the location of water resources throughout the region.



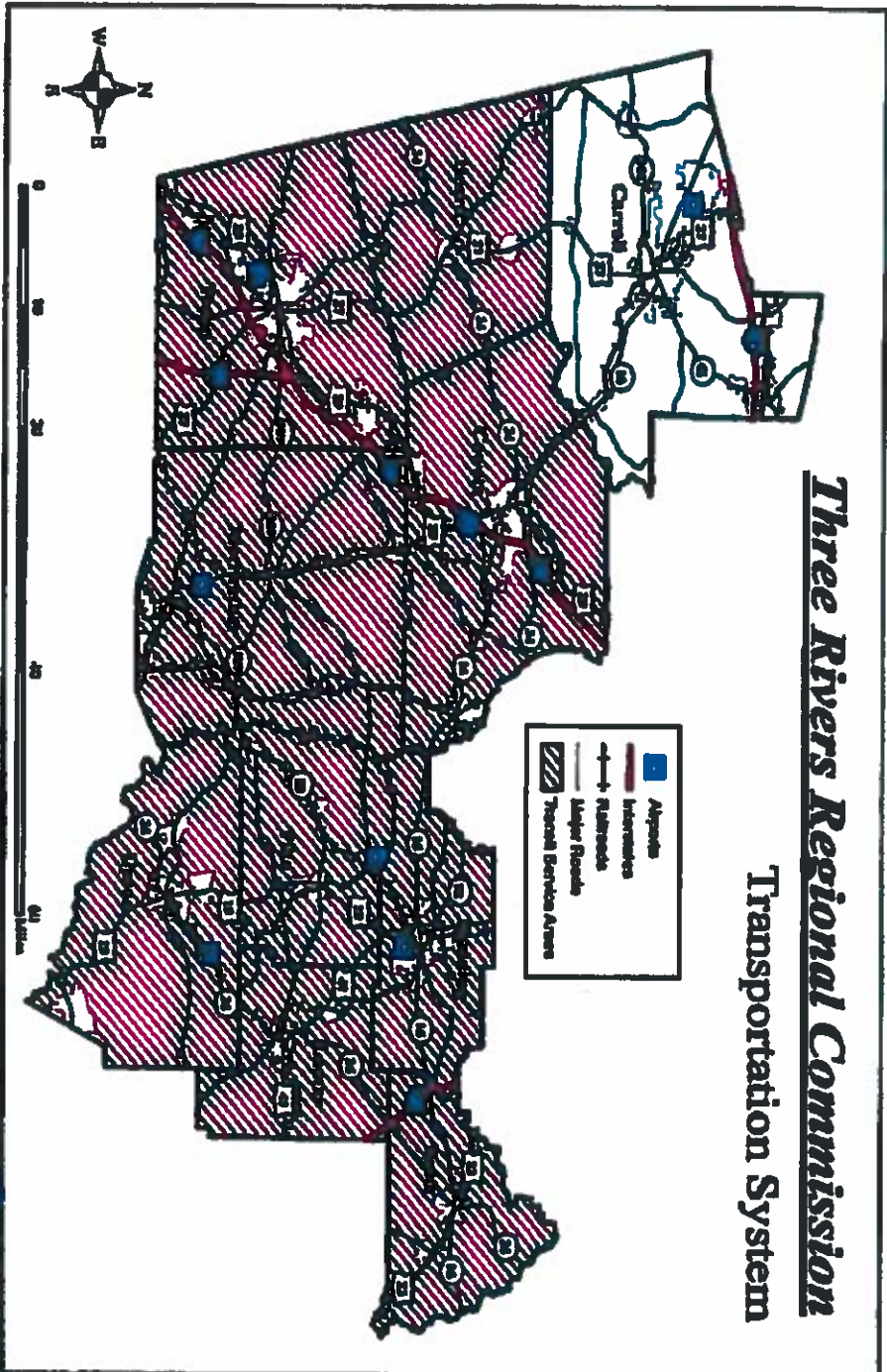
Supporting Analysis of Data and Information

Map 3



Supporting Analysis of Data and Information

Map 4



Supporting Analysis of Data and Information

Map 5

