



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

If other development type, describe:

Project Size (# of units, floor area, etc.):	720,862 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.orr@charter.net
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input type="radio"/> Rezoning <input type="radio"/> Variance <input type="radio"/> Sewer <input type="radio"/> Water <input checked="" type="radio"/> Permit <input type="radio"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> 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:

[Back to Top](#)

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:	LThreadgill@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.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> 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 ☐ No

2. Significant groundwater recharge areas?

☐ (not selected) ☒ Yes ☐ No

3. Wellands?

☐ (not selected) ☒ Yes ☐ No

4. Protected mountains?

☐ (not selected) ☒ Yes ☐ No

5. Protected river corridors?

☐ (not selected) ☒ Yes ☐ No

6. Floodplains?

☐ (not selected) ☒ Yes ☐ No

7. Historic resources?

☐ (not selected) ☒ Yes ☐ No

8. Other environmentally sensitive resources?

☐ (not selected) ☒ Yes ☐ No

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

[Back to Top](#)

[GRTA Home Page](#) | [ARC Home Page](#) | [RDC Links](#) | [DCA Home Page](#)

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

Copyright © 2010 The Georgia Department of Community Affairs. All Rights Reserved.

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

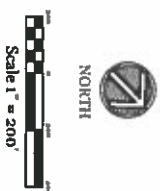
Craig Melton
Comprehensive Commercial
102 Main St
LaGrange GA 30240
(334)559-4914

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

[illegible]

FEB. 19, 2015

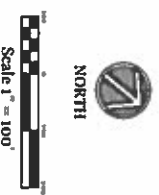
AIEC

End Sponsoring	Water Resources
End Sponsoring	Project Section
End Sponsoring	Project Section
End Sponsoring	Project Section

1st Water Supply Credit
 National - Colorado - 100%

100% National - Colorado - 100%

PROPOSED BUILDING:	601, 120 S.F.
EXISTING BUILDING:	1,114 S.F.
TOTAL BUILDING:	1,714 S.F.
DECKING:	16,000 S.F. / AC.
PAVING:	18,000 S.F. / AC.
TRUCK PARKING:	75 SPACES
TRUCK TRAILER PARKING:	24 SPACES
TOTAL TRUCK PARKING:	99 SPACES



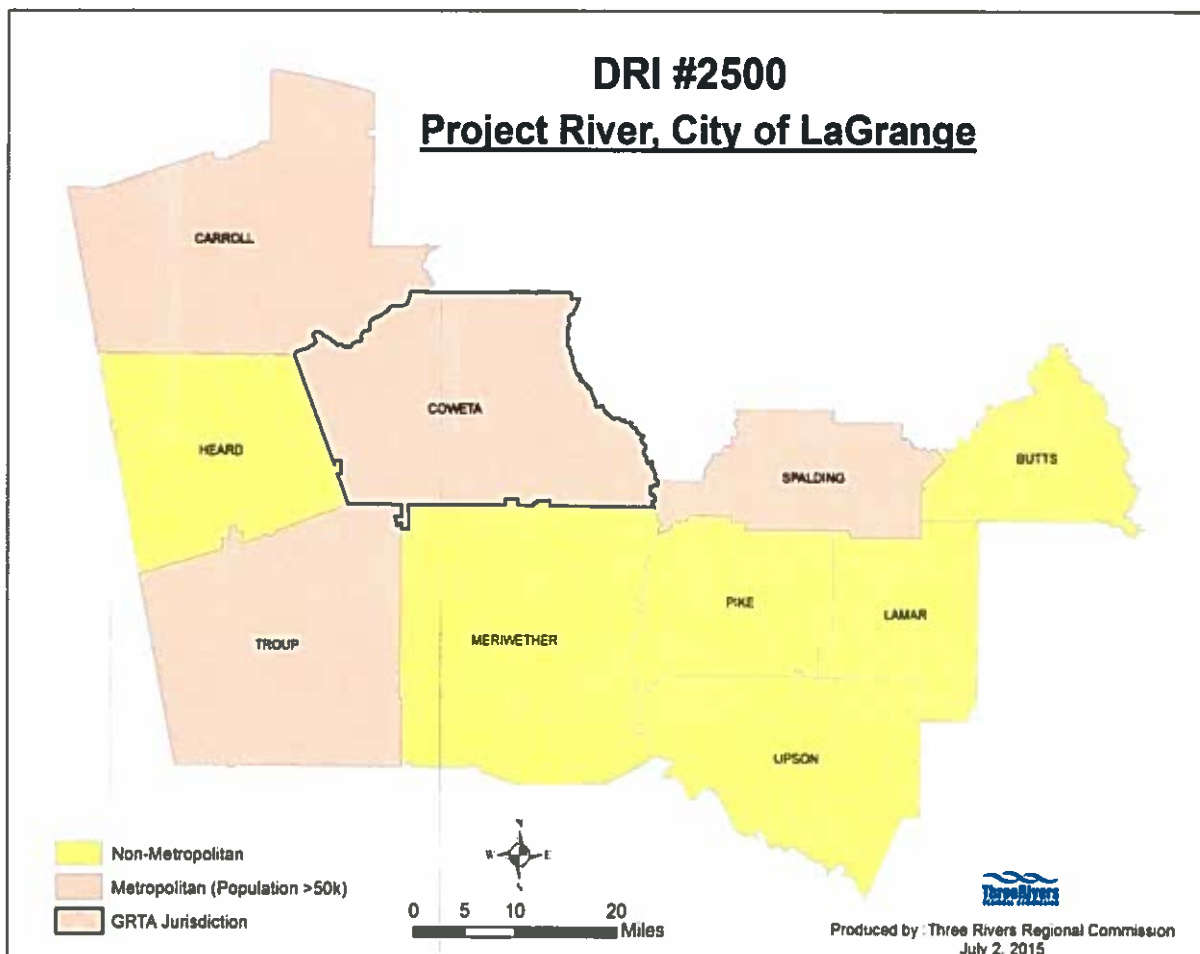
FEB. 18, 2015

DRI REGIONAL REVIEW
DRAFT Preliminary Report

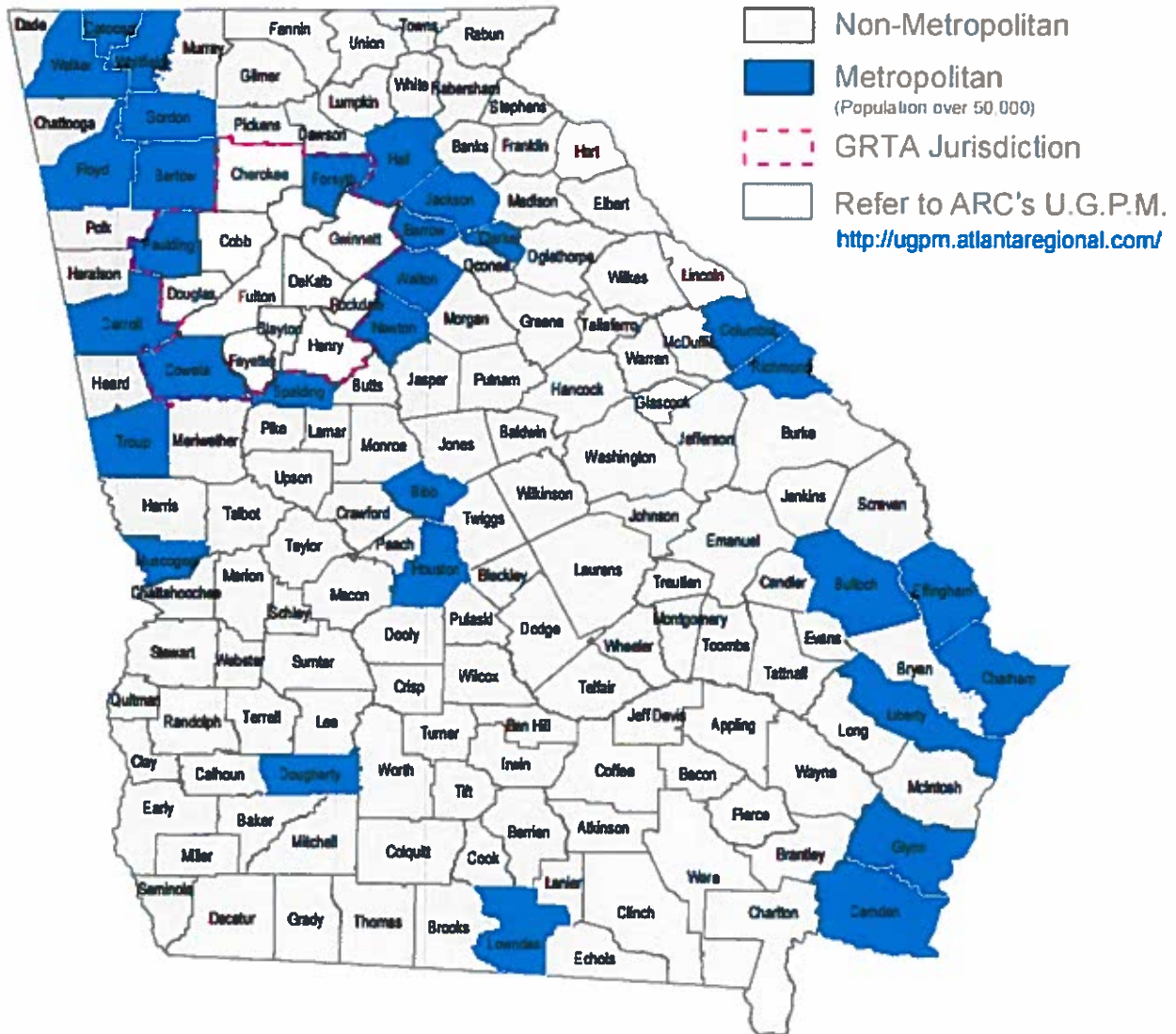
FROM: James A. Abraham, Sr., Planner _____

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

Georgia Department of
Community Affairs

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.

Confidentiality Notice: The information contained in this email message and all attachments are the property of the Three Rivers Regional Commission contains information that may be confidential, proprietary, copyrighted and/or legally privileged and protected by federal and state law. It is intended solely for the use of the individual or entity named in the email. If you are not the intended recipient, you are hereby notified that any reading, dissemination, copying, distribution or other use of this message or its attachments is strictly prohibited. The sender has not waived any applicable privilege by sending the accompanying transmission. If you have received this transmission in error, please notify the sender by return email or by telephone and delete the message and all attachments, copies and backups from your system. Thank you!

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

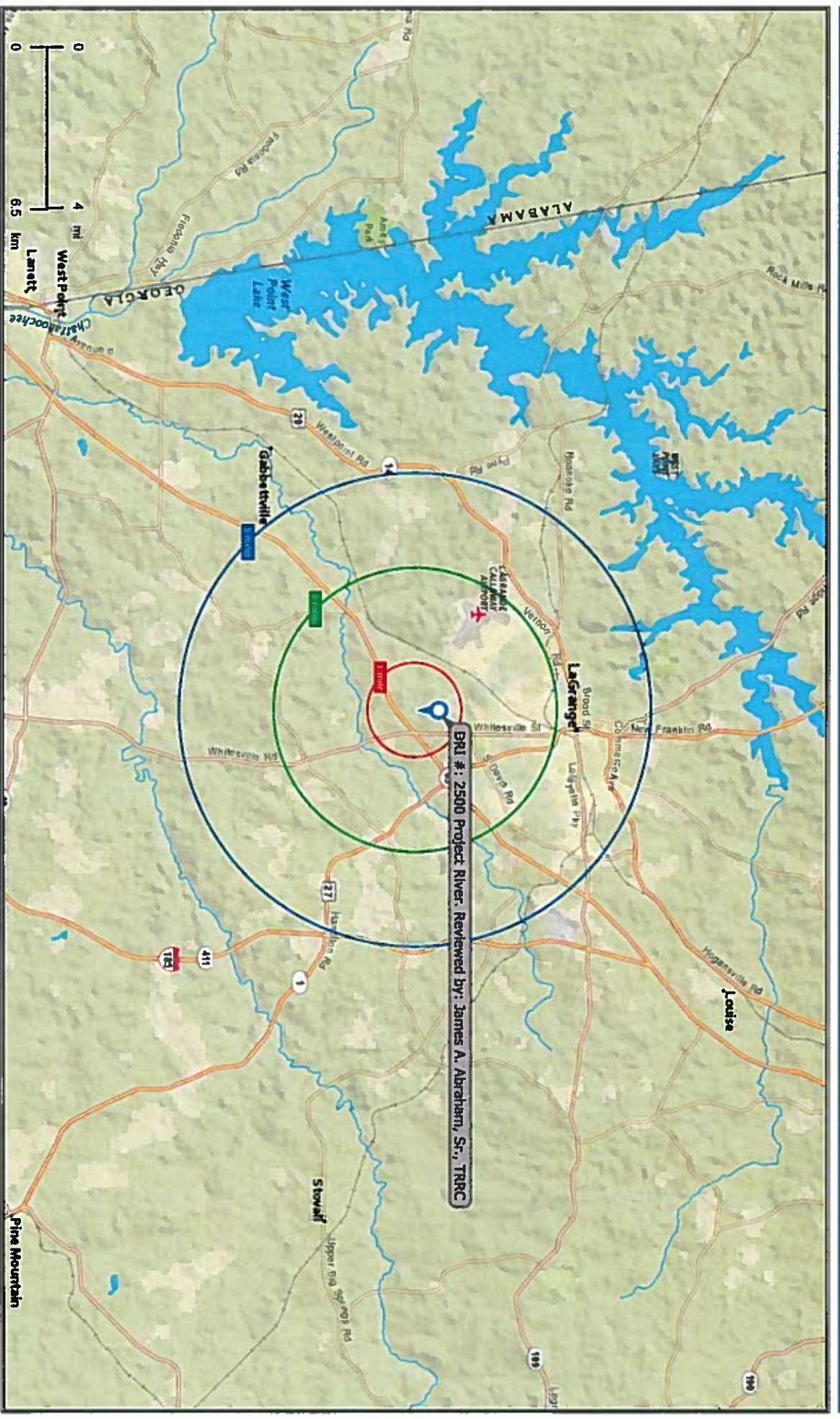
cc: Mr. Alton West, Community Development Director, City of LaGrange
Ms. Leigh Threadgill, Senior Planner, City of LaGrange
Mr. Jon West, DCA
Mr. James Abraham, TRRC



esri

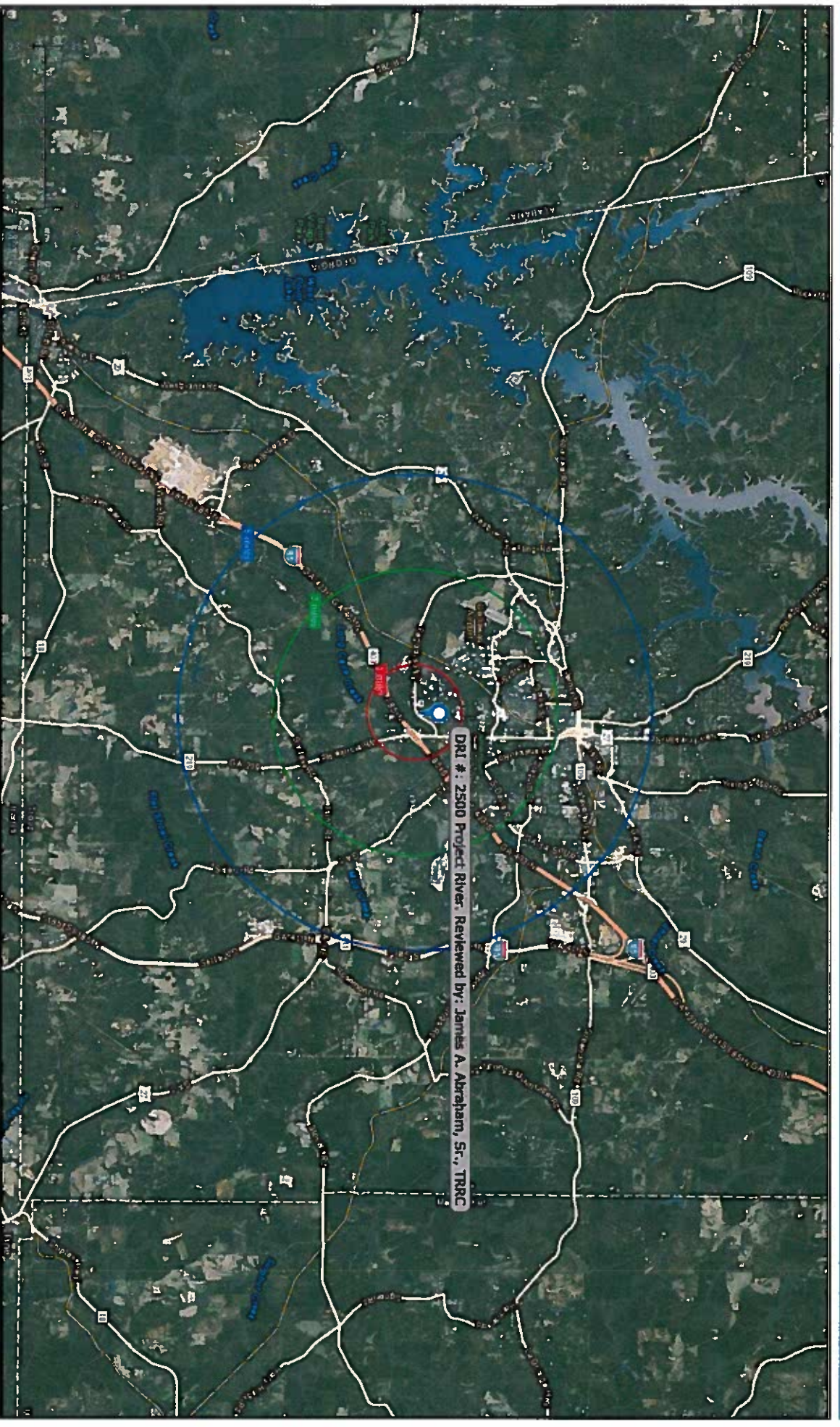
DRI#: 2500, Project River, City of LaGrange

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





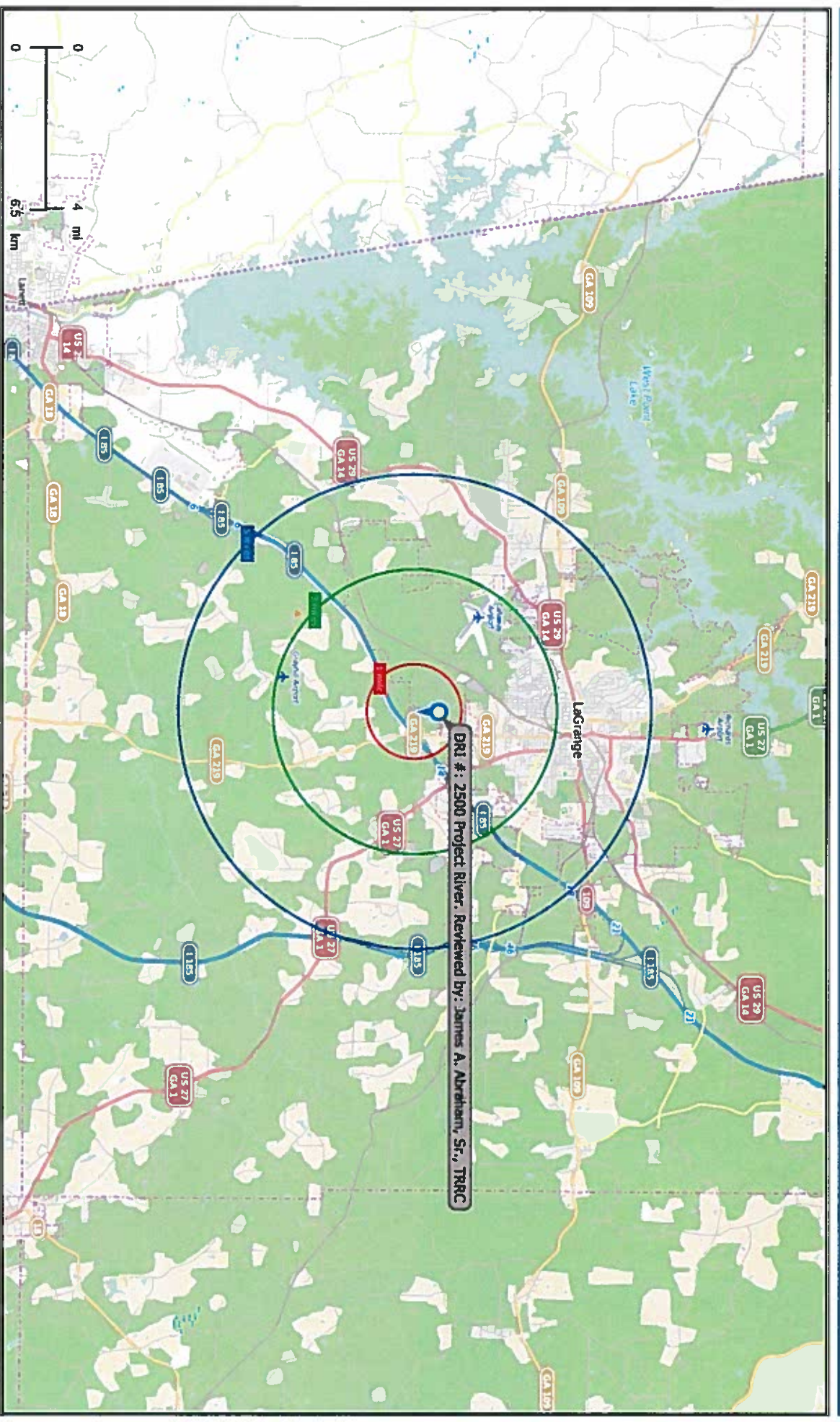
Reviewed by: James A. Abraham, Sr., TRRC





DRI #: 2500, Project River, City of LaGrange

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

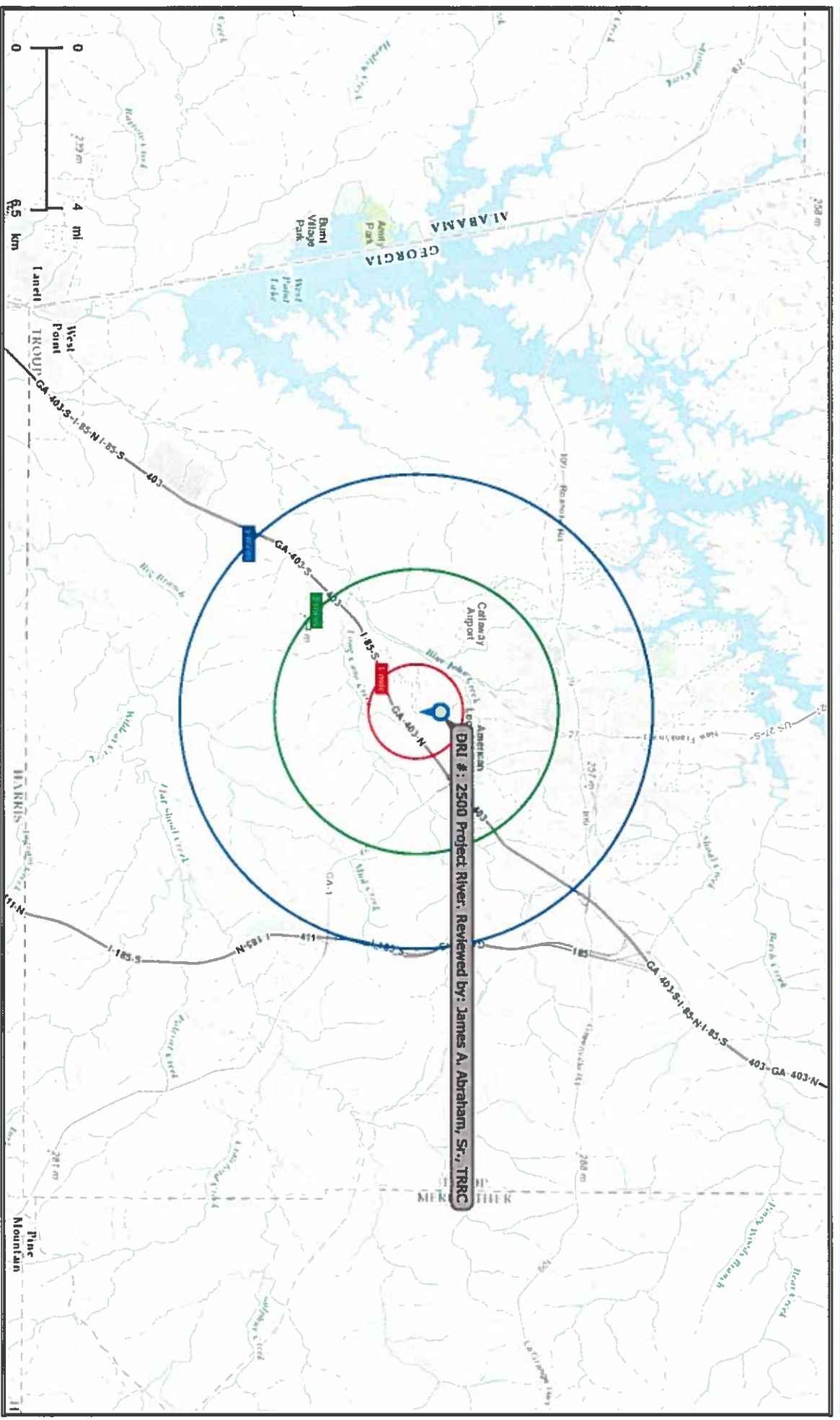




esri

DRI #: 2500, Project River, City of LaGrange

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

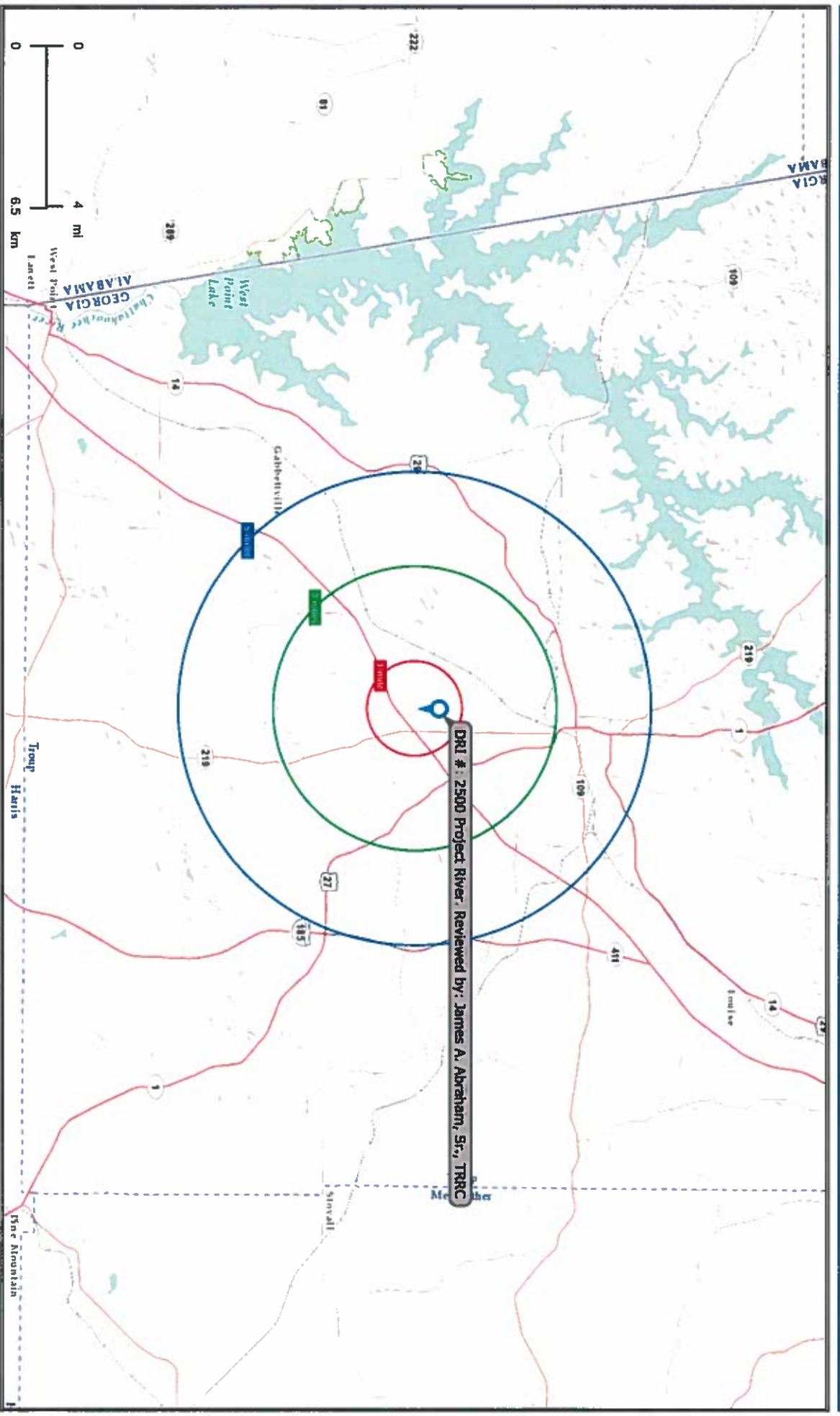




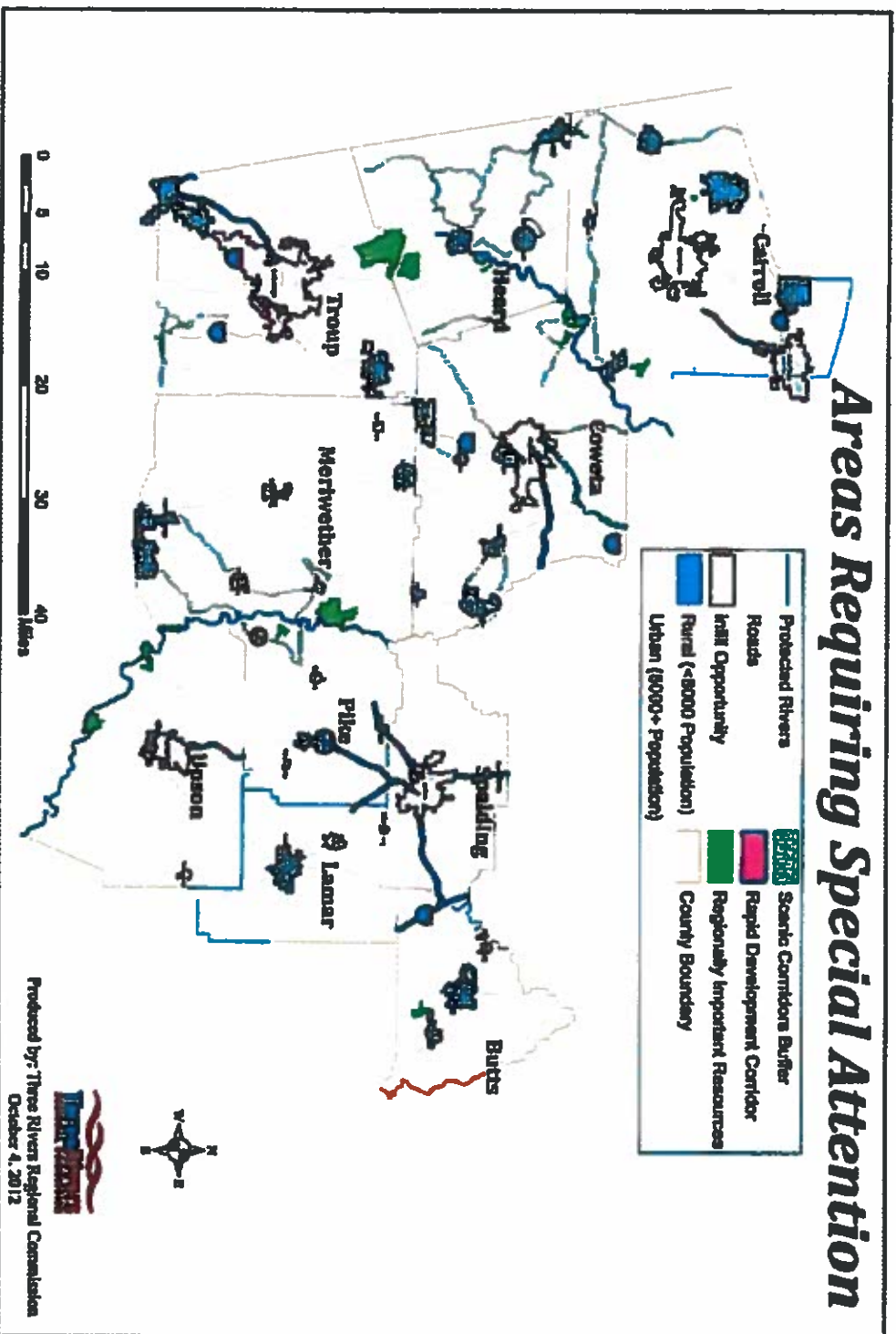
esri

DRI #: 2500, Project River, City of LaGrange

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

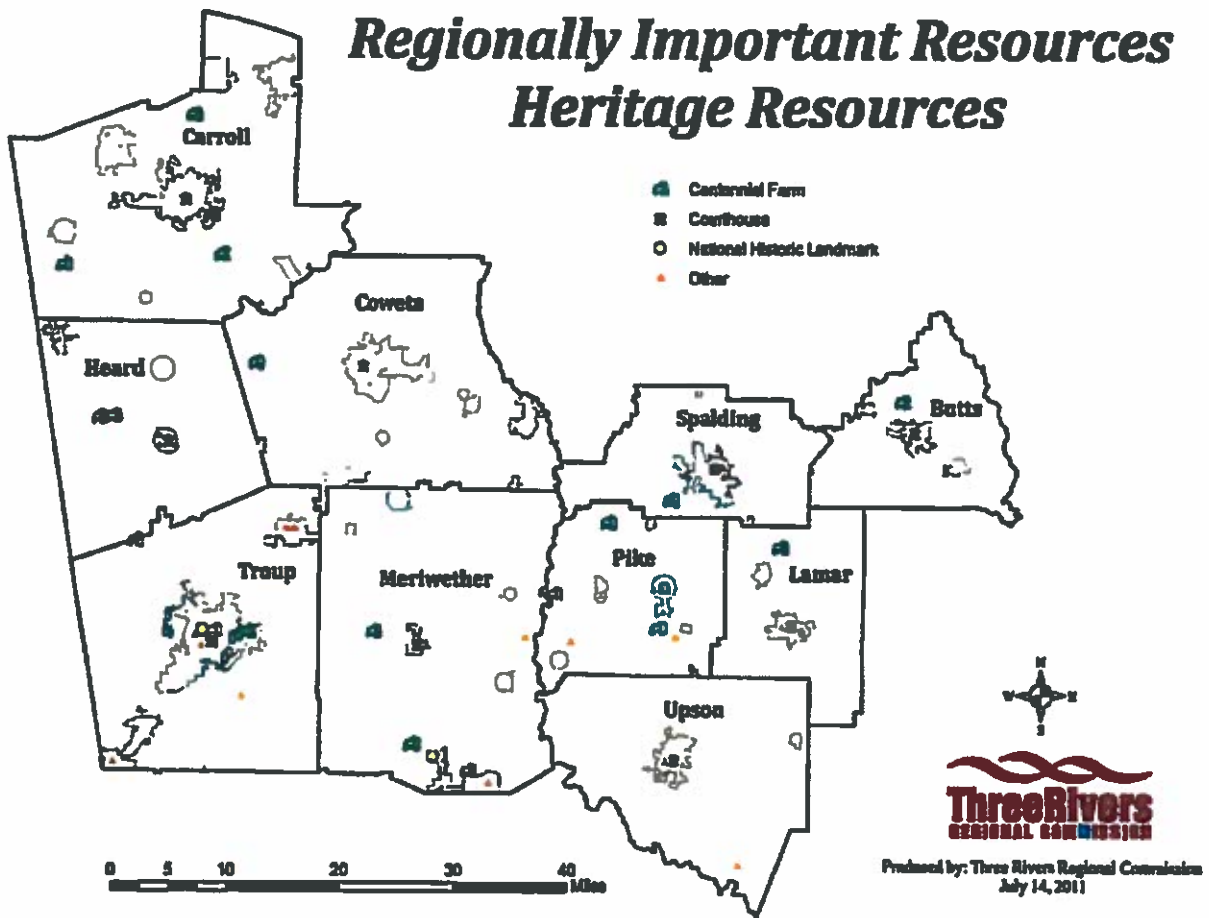


Areas of Special Attention Map



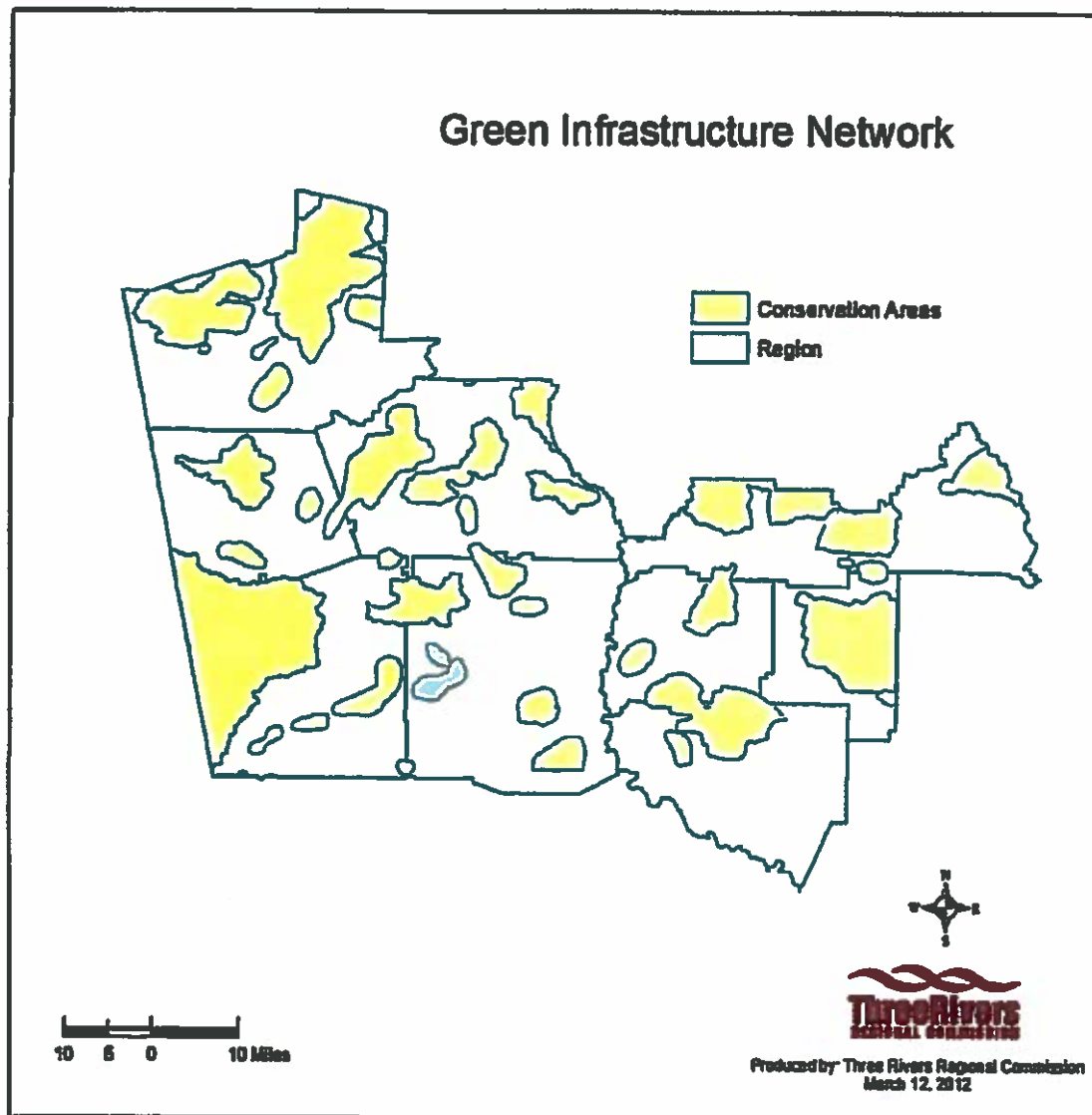
Heritage Resources Overview

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



Green Infrastructure Map

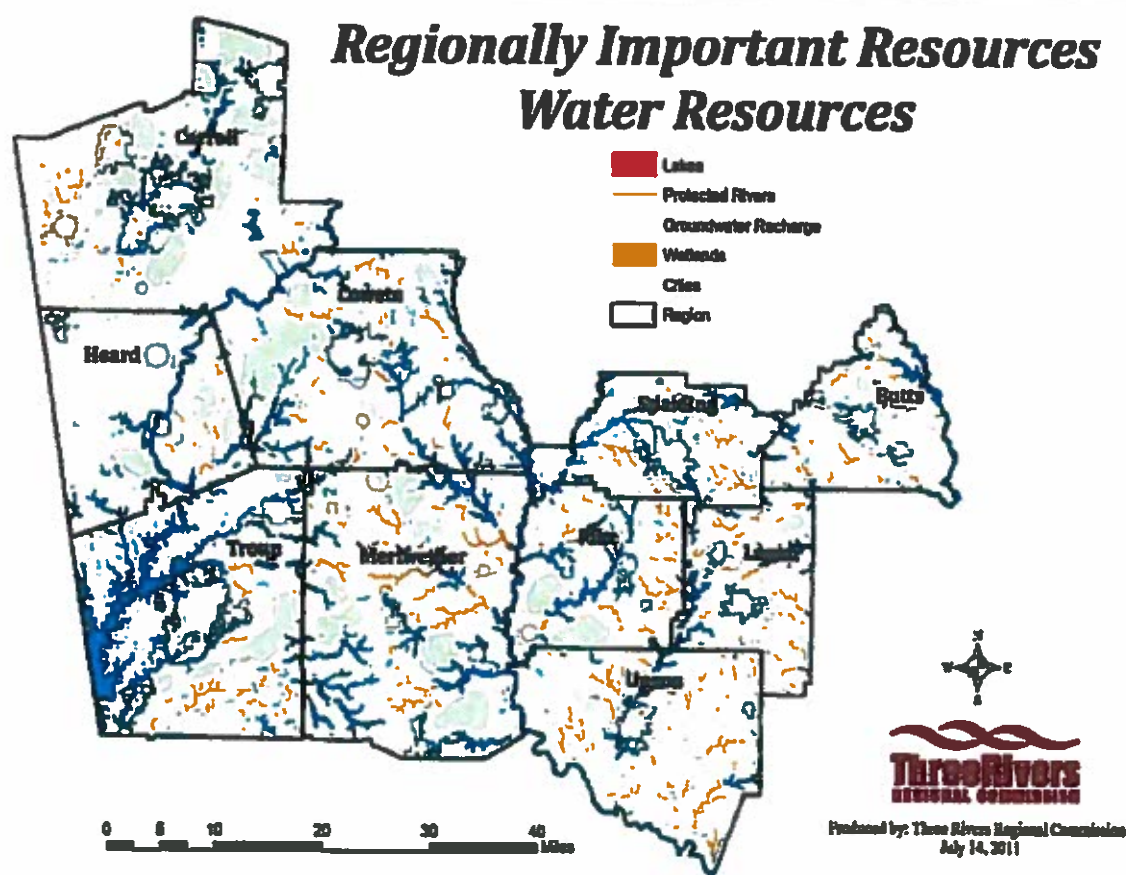
The Green Infrastructure Map is a union of the conservation areas within our Future Development Map, and the Regionally Important Resources Map. This union illustrates a network of both public and private areas of conservation and provides important linkages across the region.



Water Resources Overview

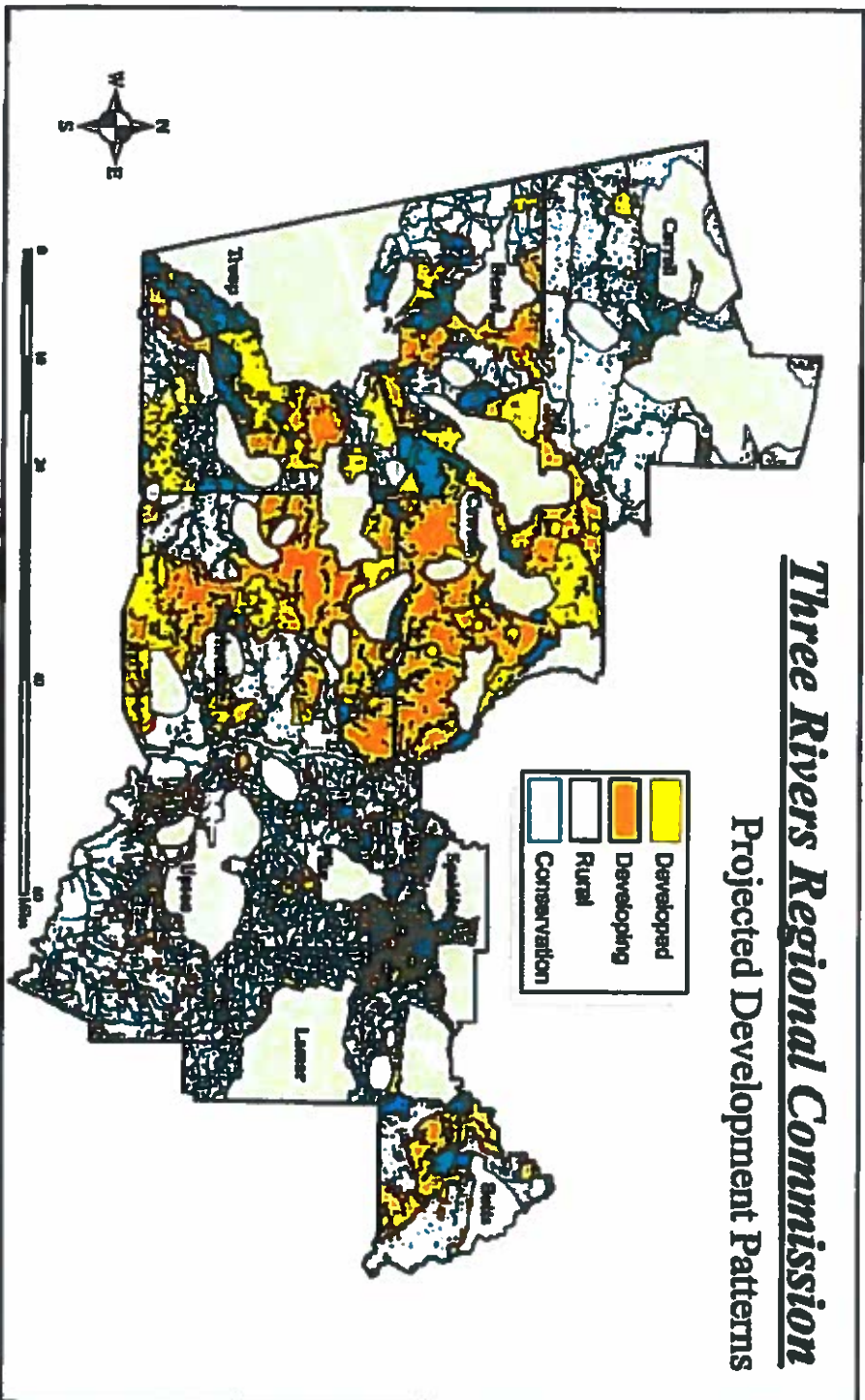
The Three Rivers Region's water resources include rivers, water supply watersheds, significant groundwater recharge areas, wetlands, and stream corridors. These specific resources have been identified by the Georgia Department of Natural Resources (DNR) as State Vital Areas and are portrayed on the RIR 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.



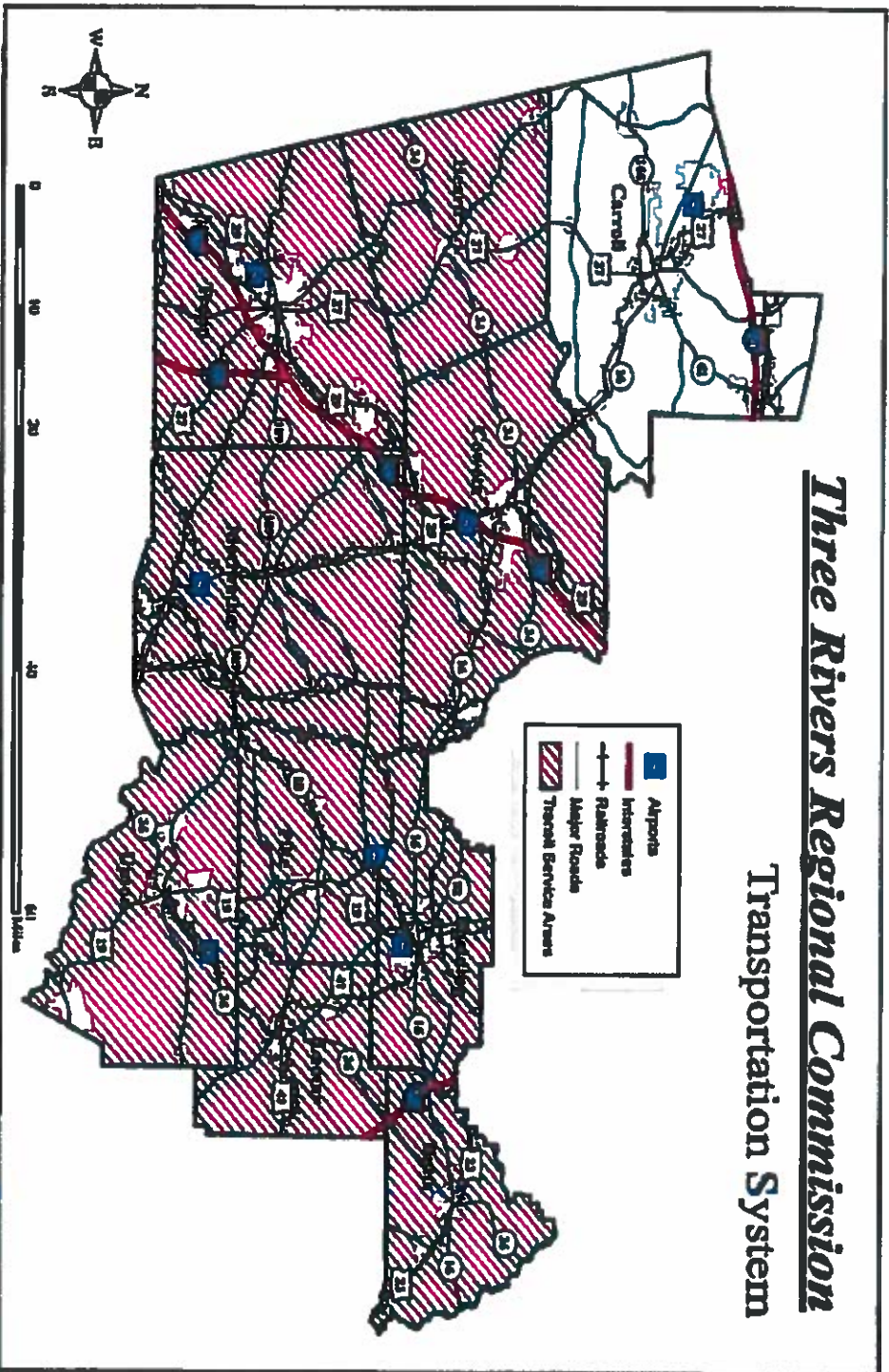
Supporting Analysis of Data and Information

Map 3



Supporting Analysis of Data and Information

Map 4



Supporting Analysis of Data and Information

Map 5

