

# Monroe County Board of Commissioners

Jim Hedges, County Manager  
Kim Stokes, Public Works Director



Greg Tapley, Chairman  
Lamarcus Davis, District 1  
Eddie B. Rowland, District 2  
John Ambrose, District 3  
George Emami, District 4

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August 9, 2023

Three Rivers Regional Commission  
Attn: Stephanie Wagner, Planner  
P.O. Box 818  
Griffin, Georgia 30224  
Via email to: [swagner@threeriversrc.com](mailto:swagner@threeriversrc.com)

**RE: Development of Regional Impact – Project ID: DRI#4031 Hillwood South (Butts County)**

Dear Ms. Wagner:

On behalf of the Monroe County Board of Commissioners please accept this letter as the Monroe County Board of Commissioners' unanimous response to the above referenced Development of Regional Impact ("DRI") request for comments.

It is our understanding based on the DRI request for comment that the Developer, Hillwood South is seeking to construct a Multi-Building Industrial Development in Butts and Lamar Counties, Georgia on Riverview Park Road. The area impacted is a 284-acre site in both Butts and Lamar Counties. The Project will include three (3) buildings totaling three million (3,000,000.00) square feet plus parking, roads, and 113.6 acres or 4.9 million square feet of impervious services (the "Project").

The purpose of the DRI process is to "provide careful consideration of, and planning for, impacts of major development projects on local public infrastructure and services..." This project is of significant concern to Monroe County and will have a large impact on public infrastructure and public services and the Monroe County Board of Commissioners asks that careful planning and consideration of Monroe County's natural resources, its public infrastructure and its residences be given during consideration of this project.

This Project is planned to be constructed along the Northeastern side of High Falls Lake. High Falls Lake is a 650-acre lake which is boarded by a State Park. The dam at High Falls is touted as creating the "tallest cascading waterfall south of Atlanta." High Falls State Park is a large tourist attraction and will be negatively impacted by this project. This project will forever change the view from the northeastern portion of the Lake as well as have drastic impacts to the volume and water quality of the Lake. This Project will involve over 113.6 acres or 4.9 million square feet of new impervious surface. As Contour Environmental, LLC identifies in its report, the site is currently undeveloped wooded land that is surrounded by wooded land to the southeast and a residential subdivision. Removing this forest and installing such a large impervious surface will generate significant water runoff into High Falls Lake and neighboring properties and subdivisions. This runoff will affect not only the volume of water in High Falls Lake, but also the water quality by introducing pollutants or contaminants to the lake from the impervious surfaces.

Additionally, the storm water system in Brushy Creek was not designed with a 4.9 million square foot of impervious surface development upgradient from it. This change in storm water runoff may require significant

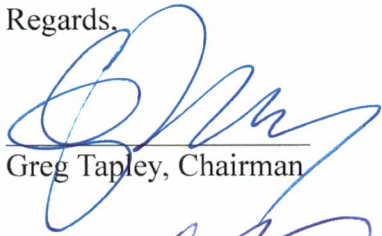
upgrades in the storm water system in the subdivision to prevent damage to roads, houses and property in the residential subdivisions that neighbor the Project. The Monroe County Public Works Director is concerned that during any moderate to heavy rain event, runoff from this project will create standing water in ditches and roadways and may cause flooding on private property.

Further, the Board is concerned for the safety of its residents in the Brushy Creek and Harbour Shores subdivisions. Residents of Brushy Creek Subdivision (the Subdivision is located in Monroe County) has only one entrance and one exit into the subdivision. This entrance and exit are by utilizing Short Road, which is to the south of Riverview Park Road, both of which feed directly into Highway 36. Brushy Creek is an approximately eighty (80) home residential subdivision. Harbour Shores is a larger residential subdivision that has residential homes in both Butts and Monroe Counties. Harbour Shores also has only one entrance and exit from the subdivision into Butts County which eventually leads back to Highway 36. This Project estimates generating over seven hundred (700) trips in and out of this development each day. This large increase in traffic to this area could impact Monroe, Butts, and Lamar Counties' ability to provide emergency services to Brushy Creek and Harbour Shores.

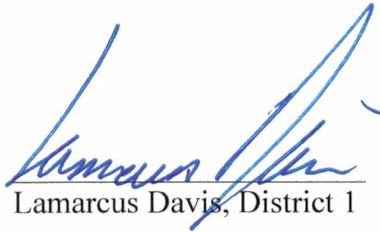
The Board is also concerned about the traffic conditions at the intersection of Highway 36 and I-75. The Developer's own NV5 traffic impact study finds that the southbound ramp intersection will operate at level of service D in the morning and the southbound approach will operate at level of service F in the morning, likewise, the northbound approach will operate at level of service F, all of which is undesirable. This Project will have a significant negative impact on traffic patterns at this intersection and could cause major congestion, delays and safety hazards.

Overall, this Project could have significant negative impacts on Monroe County, its residents, and resources and the Monroe County Board of Commissioners urge the Butts County Board of Commissioners to carefully consider these impacts when evaluating this project.

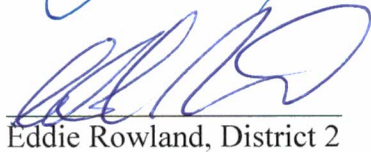
Regards,



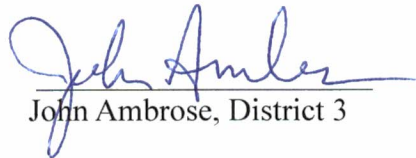
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