

DEVELOPMENTS OF REGIONAL IMPACT (DRI) INVITATION FOR COMMENTS

TO: All Interested Parties
FROM: Stephanie Wagner, Planner
DATE: September 3, 2024

Project ID: DRI #4272
Project Name: Legacy 75 Trade Center and Proposed Quarry
Name of Host Jurisdiction: Lamar County

DRI DETERMINATION

A proposed development in Lamar County, known as DRI #4272 – Legacy 75 Trade Center with Proposed Quarry, has been referred to the Three Rivers Regional Commission (TRRC) to determine if this development meets the threshold for regional review as established in the DRI Rules under section 110-12-3-.05(3). TRRC staff has determined that this threshold has been exceeded in the proposed development of this facility. The trigger for the DRI in this project is a rezoning, and the thresholds exceeded that require a DRI review are: the size of the industrial development and the proposed quarry.

REQUEST FOR COMMENTS

Per DRI rules, the comment period will remain open for 15 days, beginning on Tuesday, September 3, 2024 and concluding on Wednesday, September 18, 2024. Please use the attached form to provide comments on the proposed project. Due to the limited comment timeframe, emailed and faxed submissions are preferred. At the conclusion of the comment period, TRRC will compile all comments and provide them to Lamar County for its review and consideration.

PROJECT OVERVIEW

The developer, High Falls 75 LLC, proposes a mixed-use project that includes industrial development, residential development, and a proposed quarry on a 1,112 acre site adjacent to I-75, SR 36, High Falls Park Road, and High Falls Road in Lamar County, GA (approximate location [linked here](#)). The site will include up to 19 million square feet of industrial buildings, 56 acres of commercial development, 57 acres of residential development (900 units of high density residential, 18 acres of agricultural residential development), and a potential quarry on 350 acres.

PROJECTED IMPACTS

The developer estimates that the overall project will be completed in 2034. The estimated value at build-out will be \$1,379,995,295. The estimated annual local tax revenue generated is \$21,235,542. The developer has determined that the regional workforce supply is sufficient. No existing land uses will be displaced by the project. The developer has determined water will be supplied by Butts County at an estimated 0.5129 MGD, and sufficient water supply is available to serve the project. The wastewater will be treated by Butts County at an estimated 1.73282 MGD, and sufficient capacity is available. The estimated amount of solid waste generated by this project annually is 53,750 tons, and sufficient landfill capacity is available. No hazardous waste will be generated by the project.

In relation to the traffic volume, a traffic impact study will be necessary. Approximately 106,660 trips per day are estimated, but have direct proximity to the interstate.

It is estimated that approximately 50% of the site will be on an impervious surface once developed. The project will install multiple detention and/or retention facilities throughout and will be engineered to meet all applicable standards of Georgia's stormwater manual for both runoff and flood-events.

DETERMINATION OF AFFECTED PARTIES

Affected parties are determined based on their geographic proximity to the proposed development, the potential of regional impacts, and the impacts on the missions of other governmental bodies at the state and federal level.

The following parties were determined to be potentially affected by DRI #4272: Three Rivers Regional Commission, City and County chief elected officials and key staff in the following counties: Butts, Lamar, Monroe, Pike, Spalding, Upson; development authorities of the preceding counties; Middle GA and ARC Regional Commissions; GA Department of Natural Resources; GA Department of Transportation; GA Environmental Finance Authority; and the GA Department of Public Health. Parties not listed above who also believe they will feel an impact from DRI #4272 are encouraged to submit their comments.

The following documents are provided as attachments to facilitate review of this Development of Regional Impact (DRI):

Attachments:

- DRI Form 1 (Initial Information Form)
- DRI Form 2 (Additional Information Form)
- Conceptual Site Plan
- Comment Form for Affected Parties



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DRI #4272

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: Lamar
 Individual completing form: Anita Buice
 Telephone: 770-358-5364
 E-mail: abuice@lamarcountyga.com

*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: Legacy 75 Trade Center with proposed quarry
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33.188648,-84.058182 (near Van Mar Blvd and High Falls Road)
 Brief Description of Project: Mixed use project proposing up to 900 units of high density residential, 56 acres of commercial space, up to 19 million sq' of industrial buildings and up to 350 acres of a rock quarry

Development Type:

- | | | |
|--|--|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" 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 type="radio"/> Industrial | <input checked="" type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 19 million sq ft industrial 56 acres commercial, 57

Developer: High Falls 75 LLC

Mailing Address: 235 Corporate Center Dr Suite 1200

Address 2:

City: Stockbridge State: GA Zip: 30281

Telephone: 770-507-0013

Email: peggy@havenwoodgrading.com

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

If yes, property owner:

Is the proposed project entirely located within your (not selected) Yes No

This project includes a proposed quarry along with industrial and residential land uses

local government's jurisdiction?

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: High FALLs Industrial
Project ID: 3757

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? 75%

Estimated Project Completion Dates: This project/phase: 2034
Overall project: 2034

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DRI #4272

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: Lamar
 Individual completing form:
 Telephone:
 Email:

Project Information

Name of Proposed Project: Legacy 75 Trade Center with proposed quarry
 DRI ID Number: 4272
 Developer/Applicant:
 Telephone:
 Email(s):

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:
 Estimated annual local tax revenues (i.e., property tax, 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:
 What is the estimated water supply demand to be generated by the project:

measured in Millions of Gallons Per Day (MGD)?

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:

[Empty text box]

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?

[Empty text box]

Wastewater Disposal

Name of wastewater treatment provider for this site:

Butts County

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

1.73282

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:

[Empty text box]

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?

A small extension from the existing development, no more than a couple hundred yards.

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.)

Approximate 106,660 trips per day but direct proximity to intersti

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

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below:

A traffic impact study will be necessary due to the size of this project.

Solid Waste Disposal

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

Approximately 53,750 tons

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

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

[Empty text box]

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

[Empty text box]

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

Approximately 50%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

This project will install multiple detention and/or retention facilities throughout and will be engineered meeting all applicable standards of Georgia's stormwater manual for both runoff and flood-events.

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. Wetlands? (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:

There will be minimal impact to the wetlands and will be handled through ACOE standards under nationwide permitting and the floodplains will be mitigated by engineering the site to withstand 100-year flood events with minimal work planned within actual floodplains. There will be minimal impervious surfaces within the

Submit Application

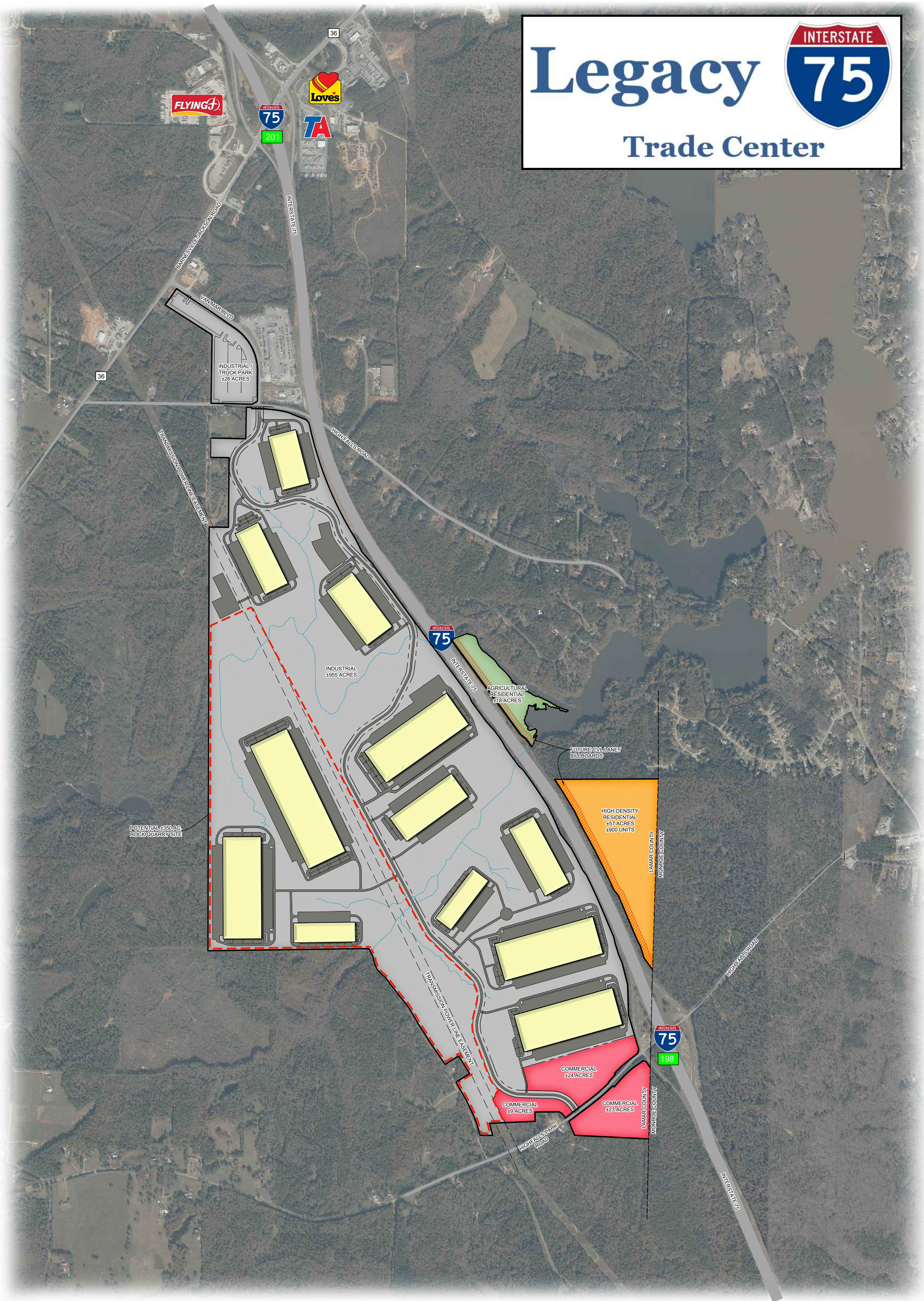
Save without Submitting

Cancel

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CONCEPT PLAN

Legacy Trade Center



CIVIL ENGINEERING
COA NO. PER 004790

CONSTRUCTION MANAGEMENT

LAND SURVEYING
COA NO. LSF 000995

LANDSCAPE ARCHITECT

LAND PLANNING



FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph: (770) 388-8666 - Fax: (770) 388-8656

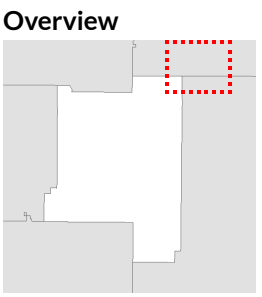
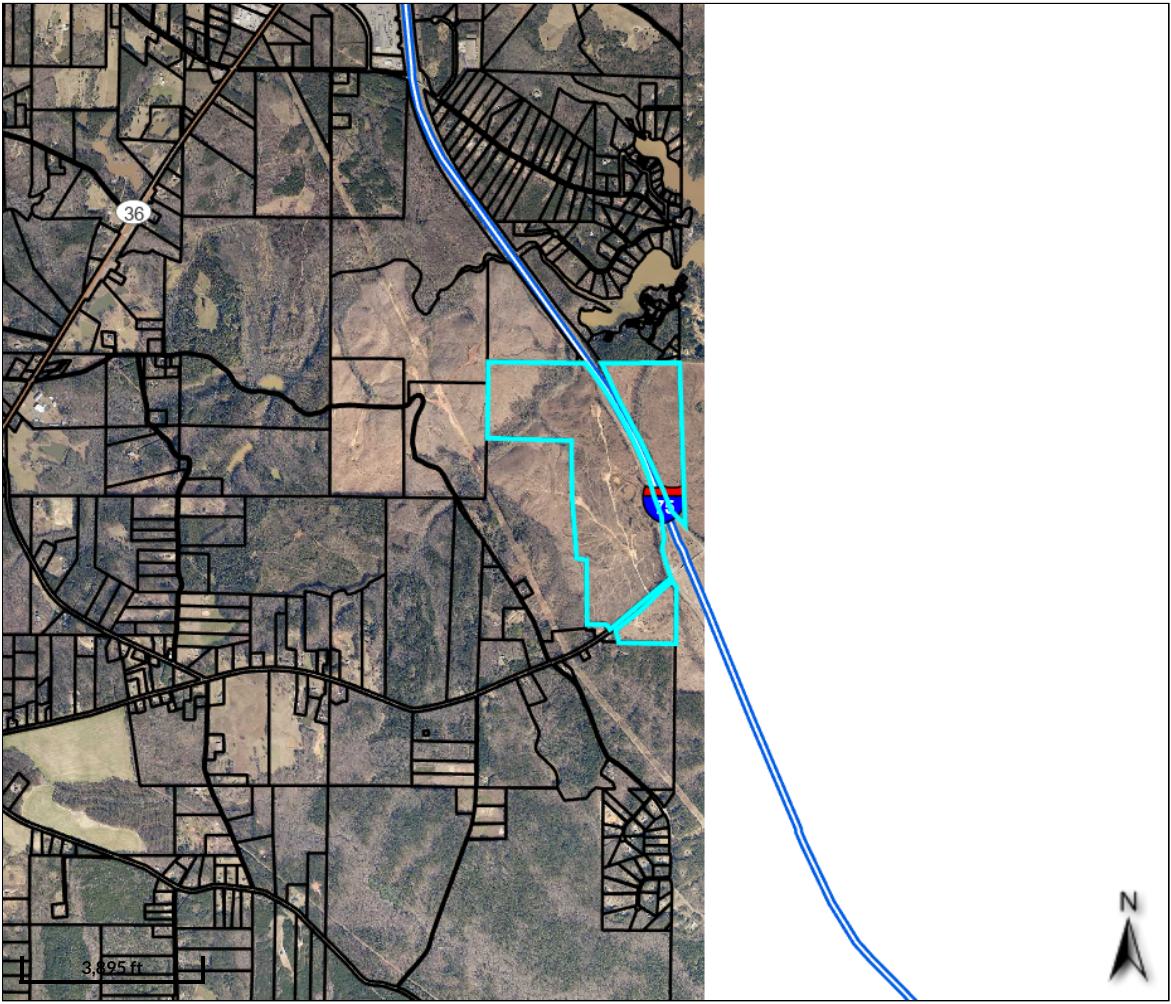
NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph: (770) 755-7978

CUMMING OFFICE
580 HIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph: (678) 895-7100

LAMAR COUNTY LEGEND - 1,112 ACRES TO BE REZONED

USE	ACRES	INTENT
INDUSTRIAL	±981 ACRES	UP TO 19,000,000 sq. ft.
SPECIAL USE	±350 ACRES	ROCK QUARRY
COMMERCIAL	±56 ACRES	UP TO 500,000 sq. ft.
AGRICULTURAL RESIDENTIAL	±18 ACRES	
HIGH DENSITY RESIDENTIAL	±57 ACRES	UP TO 900 UNITS

LEGACY TRADE CENTER LAMAR COUNTY, GA



- Legend**
- Parcels
 - Roads

<p>Parcel ID 087 003</p> <p>Class Code Agricultural</p> <p>Taxing District COUNTY</p> <p>Acres 295.89</p>	<p>Owner High Falls 75 LLC 235 Corporate Center Dr Suite 1200 Stockbridge, GA 30281</p> <p>Physical Address I-75</p> <p>Assessed Value Value \$2122478</p>	<p>Last 2 Sales</p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>4/12/2023</td> <td>0</td> <td>MP</td> <td>U</td> </tr> <tr> <td>4/4/2019</td> <td>0</td> <td>CT</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	4/12/2023	0	MP	U	4/4/2019	0	CT	U
Date	Price	Reason	Qual											
4/12/2023	0	MP	U											
4/4/2019	0	CT	U											

(Note: Not to be used on legal documents)

Date created: 8/29/2024
Last Data Uploaded: 8/29/2024 9:39:12 AM



**Three Rivers Regional Commission
Development of Regional Impact (DRI)
Comments from Affected Parties**

Project ID: DRI #4272 – Legacy 75 Trade Center and Proposed Quarry (Lamar County)

Commenting Organization: _____

Street Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Contact Person: _____ **Phone:** _____ **Email:** _____

Do you believe your jurisdiction will be affected by the proposed development? YES NO

Please describe the effects (positive or negative) that the proposed project could have on your jurisdiction (please attach additional pages, if necessary):

Form Completed by: _____ **Title:** _____

Signature: _____ **Date:** _____

Mail, Fax, or Email this form to: Stephanie Wagner, Planner
Three Rivers Regional Commission
P.O. Box 818 - Griffin, GA 30224
P: 678-692-0510
Email : swagner@threeriversrc.com

**Comments on DRI #4272 will be accepted beginning Tuesday, September 3, 2024.
All comments are due by Wednesday, September 18, 2024.**