



## 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:** LaGrange Station  
**Submitting Local Government:** City of LaGrange  
**RC Contact:** James A. Abraham, Sr.  
**Telephone:** 678-692-0510  
**Email:** jabraham@threeriversrc.com

**DRI Online ID #:** 2525  
**Deadline for Comments:** January 19, 2016  
**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 and narrative submitted, the boundaries of the parcel are I-85 to the South, State Road 219 (Whitesville Road) to the West; Buck Murphy Road to the North. A 200' utility easement is the Eastern boundary with Lafayette Christian School and Troup High School beyond the easement. Both schools according to applicant front onto State Road 27 (Hamilton Road). The redevelopment of the property will be a mix of commercial uses according to the applicant. There will be approximately 16 acres dedicated as right-of-way for the extension of Pegasus Parkway which is part of the County/City long range transportation plan. Conceptually, the overall development includes restaurants, entertainment, office, institutional and residential.

### PRELIMINARY FINDINGS AND COMMENTS OF THE TRRC AND GRTA (if applicable)

Pursuant to state law (OCGA §50-32-14), no GRTA review is required for this project. However, the Georgia Department of Transportation (GDOT) and Troup County does have jurisdictional control over both state and county roads. Form Two of the DRI online application indicates 599 AM Peak Trips and 636 PM Peak Trips.

At the request of TRRC, the applicant has provided a Traffic Impact Study for the proposed project (see study dated December 21, 2015 prepared by Graves for AEC, Inc. for your review and comments).



## DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

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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:** LaGrange Station

**DRI Online ID #:** 2525

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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>City of Hogansville</li> <li>Troup County</li> <li>Coweta County</li> <li>City of West Point</li> <li>River Valley Regional Commission</li> <li>Heard County</li> <li>Meriwether County</li> <li>Harris County</li> <li>Lafayette Christian School</li> <li>Troup County School System</li> <li>LaGrange - Callaway Airport</li> </ul> | <ul style="list-style-type: none"> <li>Georgia Department of Natural Resources (DNR)</li> <li>Georgia Department of Transportation (GDOT)</li> <li>Georgia Department of Community Affairs (DCA)</li> <li>City of Franklin</li> <li>City of Grantville</li> <li>Chambers County, Alabama</li> <li>Town of Lone Oak</li> <li>Randolph County, Alabama</li> <li>Troup County Development Authority</li> <li>Georgia Department of Public Health</li> <li>LaGrange - Troup County Chamber of Commerce</li> </ul> |
|---|---|



## 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: LaGrange Station

DRI Online ID #: 2525

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

### AFFECTED PARTY AND LOCAL GOVERNMENTS INFORMATION

Individual Completing Form: \_\_\_\_\_

Name of Local Government or Affected Party: \_\_\_\_\_

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: January 19, 2016***

# Developments of Regional Impact

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**DRI #2525**

## 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@lagrangega.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:	LaGrange Station
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	32.99538 Latitude, -85.029447 Longitude
Brief Description of Project:	Mixed Use Project oriented within close proximity to Interstate 85 providing residential, commercial, retail, hospitality and office amenities.

#### 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 checked="" type="radio"/> Industrial                | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:	
Project Size (# of units, floor area, etc.):	226.64 AC
Developer:	Ron Orr, Southpoint Realty Group, LLC
Mailing Address:	102 Main St, Suite 201
Address 2:	
	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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Bonnie Dean
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Jan 1, 2025 Overall project: Jan 1, 2025
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# Developments of Regional Impact

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**DRI #2525**

## 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:	LaGrange Station
DRI ID Number:	2525
Developer/Applicant:	Ron Orr, Southpoint Realty Group, LLC
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:	Value at Build out is estimated to be \$300,000,000
Estimated annual local tax revenues (i.e., property tax,	Taxes : Ad Valorem estimated to be \$3,631,200 at build out Sales Taxes generated locally is estimated to be \$8,400,000 at build out For total rounded estimate of \$12,000,000

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?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

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

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### Water Supply

Name of water supply provider for this site:	City fo LaGrange
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.4842 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If yes, how much additional line (in miles) will be required?  
 Waterline is being extended as a part of the Pegasus Parkway Project, already underway. (+/- 1/2 mile)

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### 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)?	0.4210 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If yes, how much additional line (in miles) will be required?Sanitary Sewer is being extended as a part of the Pegasus Parkway Project, already underway. (+/- 1/2 mile)

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### 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.)	AM Peak-2,903 / PM Peak-5,515
Has a traffic study been performed to determine whether or not transportation	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

or access improvements will be needed to serve this project?

Are transportation improvements needed to serve this project?

(not selected)  Yes  No

If yes, please describe below: To be determined from traffic study

### Solid Waste Disposal

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

40,000 Tons per Year

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?

Estimated a maximum of 65%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Measures will be included to mitigate the project's impacts on stormwater quality and management. Some of the BMP to be considered are Buffers (undisturbed and planted), Stormwater management Ponds, bio-retention areas, enhanced swales and Pervious Parking Areas.

### 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:  
Impacted streams & buffers will be mitigated through The Army Corps of Engineers Permit.

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You are logged in to the DRI Website as *JAbraham*. | [Change Password](#) | [Go to Applications Listing](#)

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

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The boundaries of the parcel are I-85 to the South, State Road 219 (Whitesville Rd) to the West; Buck Murphy Rd to the North, a 200' utility easement is the Eastern boundary with Lafayette Christian School and Troup High School beyond the easement. Both schools front onto State Road 27 (Hamilton Road).

The parcels were previously occupied by a truck repair business, used car lot, mobile home dealership, and a fencing business. All these businesses have been relocated in an effort to clean up the corridor creating a stronger sense of arrival into LaGrange encouraging a mix of uses in this corridor. The existing Cart Barn restaurant that now occupies a small portion of the property on Whitesville Road is currently scheduled to remain. There is small frame house temporarily occupied as a maintenance facility and residence for the property manager. That will be moved or demolished once construction of the new commercial project starts. The remainder of the property is vacant and was select cut in late 2013.

The redevelopment of the property will be a mix of commercial uses. The property owner is dedicating approximately 16+ acres as right-of-way for the extension of Pegasus Parkway which is part of the County/City long range transportation plan. The overall development concept includes a destination resort and a major regional retail center and additional mixed uses including restaurants, entertainment, office, institutional and residential. The Concept Plan represents the scope of the proposed development.

January 4, 2016

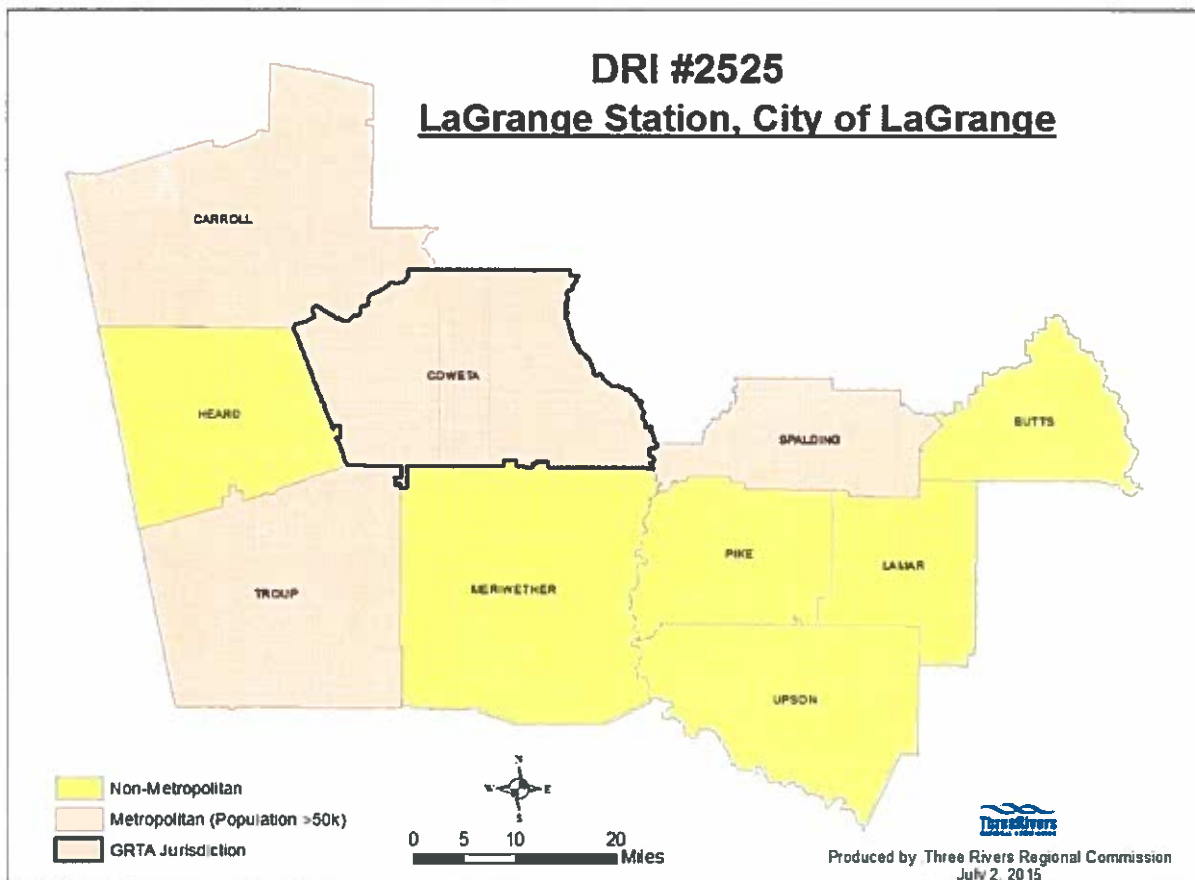
**DRI REGIONAL REVIEW**  
**DRAFT Preliminary Report**

**TO:** All affected parties and local governments

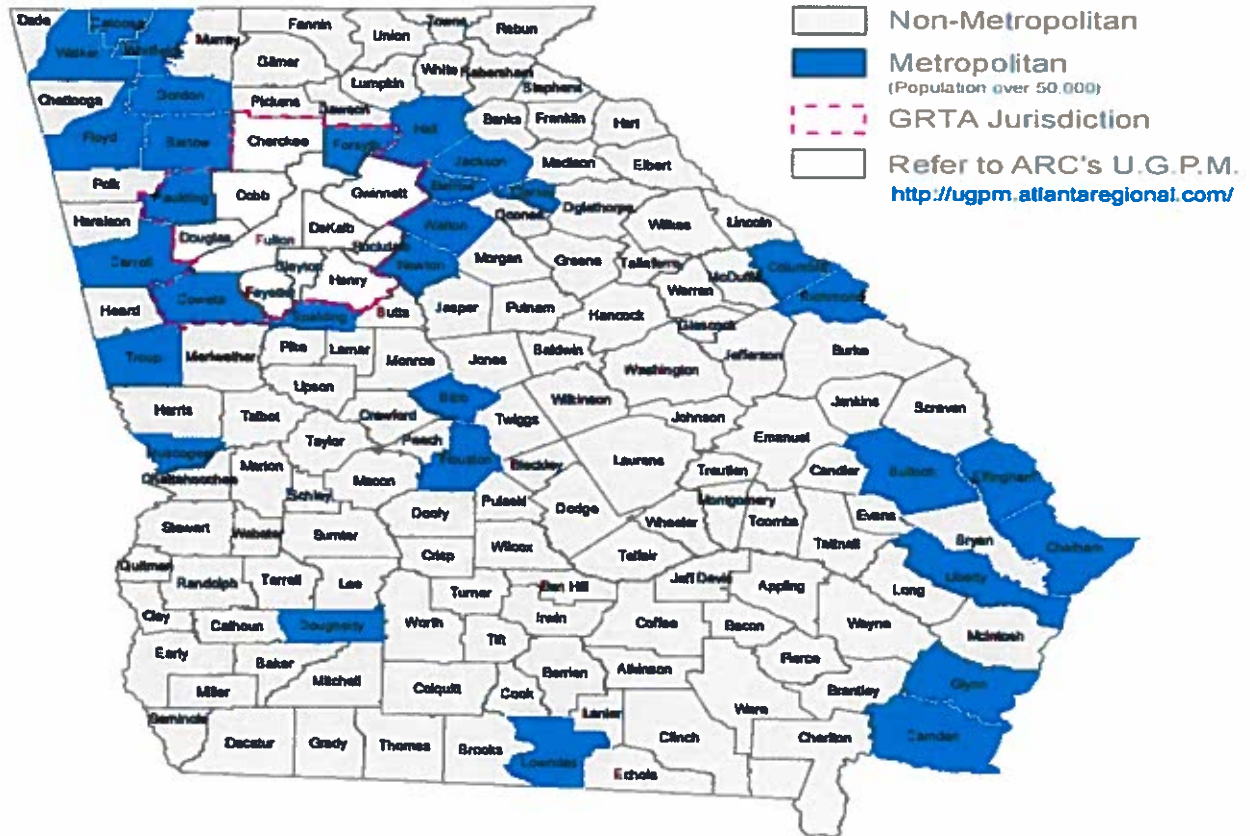
**FROM:** James A. Abraham, Sr., Planner,

**RE:** Development of Regional Impact Review (DRI Online ID#: 2525)

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.



# 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



<b>Name of Proposal:</b>	LaGrange Station
<b>Submitting Local Government:</b>	City of LaGrange
<b>Initial Action Triggering the DRI:</b>	Zoning/Permitting
<b>Applicant Name:</b>	Ron Orr, Southpoint Realty Group, LLC
<b>Applicant Engineers:</b>	AEC
<b>Review Type:</b>	Development of Regional Impact
<b>Date Reopened:</b>	January 4, 2016
<b>Date Comments Due:</b>	January 19, 2016
<b>Date Review Closed:</b>	February 3, 2016
<b>Project Built out Year:</b>	2025

**DESCRIPTION:** This project is located in the City of LaGrange, in Troup County, according to the applicant online DRI Form and narrative submitted, the boundaries of the parcel are I-85 to the South, State Road 219 (Whitesville Road) to the West; Buck Murphy Road to the North. A 200' utility easement is the Eastern boundary with Lafayette Christian School and Troup High School beyond the easement. Both schools, according to applicant front onto State Road 27 (Hamilton Road). The redevelopment of the property will be a mix of commercial uses according to the applicant. There will be approximately 16 acres dedicated as right-of-way for the extension of Pegasus Parkway which is part of the County/City long range transportation plan. Conceptually, the overall development includes restaurants, entertainment, office, institutional and residential.

**STAFF COMMENTS:**

**Regional Context:** The jurisdictions and affected parties receiving notice for this review are:

- |   |   |
|---|---|
| Troup County                                | Heard County                            |
| Coweta County                               | Meriwether County                       |
| Harris County                               | Chambers County, Alabama                |
| City of Hogansville                         | City of West Point                      |
| Troup County School System                  | Lafayette Christian School              |
| City of Grantville                          | City of Franklin                        |
| Town of Lone Oak                            | Randolph County, Alabama                |
| Georgia Department of Public Health         | Georgia Department of Natural Resources |
| Georgia Department of Transportation (GDOT) | Department of Community Affairs (DCA)   |
| River Valley Regional Commission            | LaGrange – Callaway Airport             |
| Troup County Development Authority          |   |
| LaGrange - Troup County Chamber of Commerce |   |

The Georgia Planning Act and Georgia Department of Community Affairs (DCA) DRI process recognize that certain large-scale developments are likely to have effects outside of the local government jurisdictions in which they are located. The DRI review process is designed to improve communication between affected governments and to provide a means of identifying and assessing potential impacts of these large-scale developments before conflicts relating to them arise.

Section 110-12-3-.03 (4) of the DRI Rules as effective March 1, 2014, states, "The host local government may proceed with its development review process during the DRI process, provided that it does not take final official action approving a project until the DRI process is completed and the local government has had adequate time to consider the Regional Commission's DRI report. It is intended that the DRI process should take place simultaneously with local development review procedures in order to minimize administrative delay for review and approval of large developments. Examples of local development review activities that may take place during the DRI process include, but are not limited to, preliminary staff administrative functions, project evaluation/assessment, community participation meetings

and hearings, site visits, and planning commission meetings to discuss, but no vote on, the proposed local action that triggered the DRI process.”

Staff wishes to note, that 110-12-3-.01(2) (e) states, “At the completion of the DRI process, which shall not last more than 30 calendar days (unless process extensions are taken as provided for in section 110-12-3-.02 (10)(c), the Regional Commission will assemble a report including comments received from neighboring jurisdictions, potential affected parties, and State entities along with the results of any analysis it may have been requested to conduct pursuant to section (d), above, including any recommendations for maximizing potential positive outcomes and economic benefits, reducing potential adverse interjurisdictional impacts and other suggestions for improvement of the project. The local government is encouraged to consider the contents of the DRI report in making its decision related to the project.”

**STAFF PRELIMINARY ANALYSIS:**

**Regional Context:** Three Rivers Regional Commission staff has reviewed the information attached for the proposed development (DRI# 2525 – LaGrange Station) and determined that it meets or exceeds the threshold established in the rules established by the Georgia Department of Community Affairs’ rules for Developments of Regional Impact.

In order to determine the potential impact this development may have, the Regional Commission is asking affected parties and local governments to review the attached information about the proposed development and submit their comments. These comments along with the Regional Commissions assessment of any potential inter-jurisdictional impacts, and compatibility with existing regional plans will be provided to the host local government after the conclusion of the comment period. **The 15 calendar day comment period for this review will begin on Monday, January 4, 2016 and end on Tuesday, January 19, 2016.**

The project is located in the City of LaGrange, Troup County which is considered Metropolitan (population 50,000). 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. However, the Georgia Department of Transportation (GDOT) does have jurisdictions and 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.

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.

**Other governmental services impact:**

**Regional Context:** 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:**

**Regional Context:** Troup County School Systems will not be impacted by the development because of it being "Industrial". Therefore, it will not yield any negative impact and or demands for educational system expansions. However, because of its close proximity to both the Lafayette Christian School and Troup High School which are on the Eastern boundary and fronts onto State Road 27 (Hamilton Road), the Troup County School System may have some concerns which staff would anticipated during this 15-days public comments periods. Both schools have been included on this notification for their comments and concerns.

**Transportation:**

**Reviewers:**

Dan Woods	GDOT (Georgia Department of Transportation) District 3, Access Management Engineer
Tyler Peek	GDOT (Georgia Department of Transportation) District 3
Alan Hood	GDOT (Georgia Department of Transportation), Airport Safety Data Program Manager
James Abraham	Three Rivers Regional Commissions (TRRC)
Tracie H. Hadaway	Troup County Engineering and Development Troup County School System

**Regional Context:** Pursuant to state law (OCGA §50-32-14), no GRTA review is required for this project. However, the Georgia Department of Transportation (GDOT) and Troup County does have jurisdictional control over both state and county roads. Form Two of the DRI online application indicates 599 AM Peak Trips and 636 PM Peak Trips.

At the request of TRRC, the applicant has provided a Traffic Impact Study for the proposed project (see study dated December 21, 2015 prepared by Graves for AEC, Inc. for your review and comments).



Dear Mr. Abraham,

I did reach out to Mr. Woods at the GDOT District Office. He seemed comfortable with the approach I outlined for the traffic impact assessment. I will provide a formal scoping memo early next week and hope to have updated traffic counts performed the week of Nov 30th. Following is a quick overview of my approach:

At full build out, the development is expected to generate approximately 30,500 vehicle trips per day with nearly 2,200 PM peak hour trips. Based on GDOT traffic data, I am currently assuming about 40% of the trips to be southbound on Whitesville Road to the interchange with I-85, 25% north on Whitesville Road and the remainder to Pegasus Parkway/Davis Road. Intersection analyses is anticipated at the SR 219/I-85 interchange, SR 219/Pegasus Parkway, SR219/ Buck Murphy Road, and Pegasus/Buck Murphy.

Please let me know if you have any questions or concerns.

Best regards,

Eric Graves, PE  
678-977-5972

**From:** James Abraham  
**Sent:** Monday, November 23, 2015 10:23 AM  
**To:** 'Eric Graves'  
**Subject:** RE: LaGrange Station Traffic Study

Hi Mr. Graves,

How are you? Thank you for the quick feedback. TRRC does not have any preferred methodology used in your traffic assessment and study, as any DRI outside of GRTA's jurisdiction is at the discretion of the RC and GDOT. Of course, GDOT does have its basic standards that the applicant/developer will have to comply with.

TRRC does require, however, that you disclose the methodology used and how you arrived at your conclusion or results. Please keep in mind, that your assessment is shared per statute and the DRI rules with all affected and interested parties during the DRI 15-day public comments period and as such, are subject to further scrutiny by these external agencies and parties.

**James A. Abraham, Sr.**  
*Planner*  
Three Rivers Regional Commission  
120 North Hill Street  
P.O. Box 818  
Griffin, GA 30224  
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**From:** Eric Graves [<mailto:etgraves@hotmail.com>]  
**Sent:** Friday, November 20, 2015 9:41 AM  
**To:** James Abraham  
**Subject:** RE: LaGrange Station Traffic Study

