



Photos from Rock Springs Church's Independence Day celebration

A15



Checking in with Jags' new OC.

SPORTS, A8

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# \$1.2 billion development proposed

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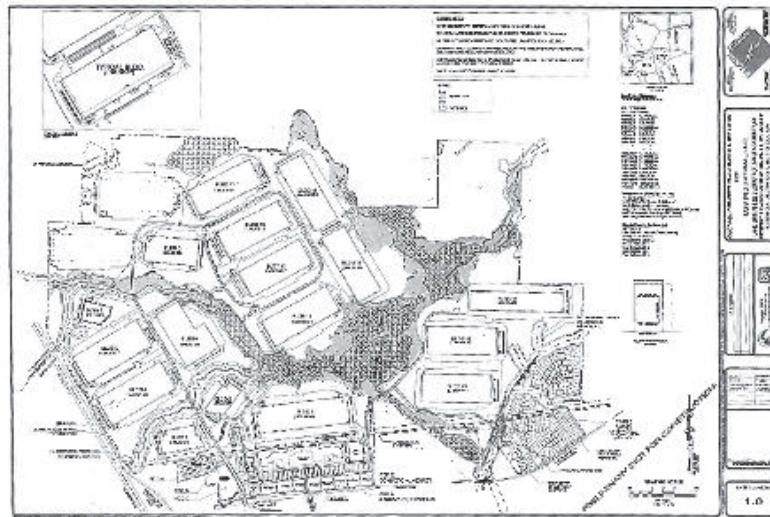
A 1,772-acre development has been proposed for northeast corner of Georgia Highway 16 and Interstate 75 in Butts and Spalding counties.

Butts County filed a development of regional impact (DRI) with the Georgia Department of Community Affairs and Three Rivers Regional Commission for the development tentatively named River Park, with a projected comple-

tion date of 2039. According to that request, it has 18,365,000 square feet of industrial use, 800,000 square feet of commercial and 200 single-family residential units, and a portion of the development is in Spalding County.

According to Butts County Zoning Administrator Christy Lawson, 1,424 acres are in Butts County. She said, "No date has been set for rezoning in Butts County — it has to go through the

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This is the preliminary plan for River Park, a proposed 1,772-acre, mixed-use development with commercial, industrial and residential land uses. It is bordered by Interstate 75, Georgia Highway 16, Jenkinsburg Road and Dean Patrick Lane, at the northeast corner of the Interstate 75 and Georgia Highway 16 interchange. It is primarily in Butts County, with 348 acres in Spalding County.

SUBMITTED



Bell declares  
Independence

# DEVELOPMENT

FROM THE **FRONT PAGE**

DRI process first.”

According to the DRI from Three Rivers Regional Commission referred to as DRI No. 2982 River Park—Butts County, the developer, LGS Industrial LLC, proposes to construct a new development of mixed uses on approximately 1,700 acres, with about 800,000 square feet of commercial property, about 200 single-family lots and about 18,365,000 square feet of industrial use along Highway 16 and bordered by Dean Patrick Lane to the east, I-75 to the west and Jenkinsburg Road to the north of the property.

According to the letter of intent filed with the Butts County Community Development Department, the development would be mixed use, with commercial, industrial and residential land uses. The largest portion includes 1,225 acres of industrial use, with approximately 16.1 million square feet in Butts County with at least two of the 19 buildings located entirely in Spalding Coun-

ty, according to the site map, making up the difference of about 2,235,000 square feet.

There’s also 109.8 acres of commercial use and 89 acres of residential use, which would be single-family and limited to no more than 200 dwelling units, as proposed in the letter of intent from John Palmer, president of Falcon Design Consultants. The commercial portions would be off Highway 16 in Butts County, according to the proposed plan, with the residential portion at the southeast corner of the development, also in Butts County.

According to the letter of intent, three parcels of 769.94 acres, 618.18 acres and 35.373 acres are in Butts County. The William Lovett Fletcher Sr. Estate owns the 35-acre and 618-acre parcels, and contracted with LGS Industrial and Falcon Design Consultants for the development.

LGS Industrial owns the other 769.94 acres in Butts County. LGS Industrial also owns 187.29 acres in Spalding County at 73 Wilti Road, on the Butts County line, according to county tax records, and paid more than \$2.7 million to compile the Spalding

County tract in the past year, according to tax records, with the tract currently valued at \$561,005, according to the latest tax bill.

According to the DRI, “The developer estimates the value of the property at buildout will be approximately \$1.2 billion. No existing land uses will be displaced, and the developer has determined that the regional workforce supply is sufficient. The developer has also determined that adequate water, wastewater and landfill capacity exist for this project and does not anticipate any adverse environmental impacts. The developer states that detention, retention, water quality and buffer areas will be provided on site. It is not anticipated that any water, wastewater or transportation improvements will be needed to service this project.”

Affected parties, according to the DRI, “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.”

And the following were determined to be potentially affected by DRI No.

2982: Three Rivers Regional Commission Council; city and county chief elected officials and key staff in the following counties: Butts County, Spalding County, Lamar County, Henry County and Monroe County; school superintendents in the preceding counties; development authorities of the preceding counties; Middle Georgia Regional Commission, Atlanta Regional Commission; Georgia Department of Natural Resources; Georgia Department of Transportation; Georgia Environmental Finance Authority; Georgia Department of Public Health; and the Butts County Water & Sewer Authority.

Parties not listed above who also believe they will feel an impact from DRI No. 2982 are encouraged to submit their comments, describing “the effects (positive or negative) that the proposed project could have on your jurisdiction” to Kimberly Dutton, Three Rivers Regional Commission, P.O. Box 1600, Franklin, GA 30217. Parties may also call 770-854-6026, fax 706-675-0448 or email [ksdutton@threeriversrc.com](mailto:ksdutton@threeriversrc.com). The commenting period began July 8, and all comments are due by Tuesday, July 23.