


MEMORANDUM

From: Boyd Austin, Executive Director 
[Boyd Austin \(Apr 9, 2024 14:08 EDT\)](#)

To: Local Governments, State Agencies, and Affected Parties

Date: April 9, 2024

Subject: Report on DRI 4134, NW Georgia Land Holdings, LLC, Paulding County

The Northwest Georgia Regional Commission has completed the review of DRI 4134, NW Georgia Land Holdings, LLC, Paulding County, which would develop a new quarry on the east side of SR 101 at the Carroll County line. This review coincides with the project review by the Georgia Regional Transportation Authority (GRTA).

Comments Received

Georgia DNR, Floodplain Unit comments, "From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRMs are attached." Please see full comments.

5



USDA Natural Resources Conservation Service comments that this project converts farmland. If federal funds are involved, the site may be subject to NRCS's Land Evaluation and Site Assessment (LESA) system, and Form AD-1106 may need to be completed. No action is needed if federal funds are not involved. No watershed dams, wetlands reserve or farm and ranchland easements are within the project area. Please see full comments.

Georgia DOT Aviation comments, "This proposed construction is approximately 7 miles from the Paulding Northwest Atlanta Airport (PUJ). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport. If any construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>

Please see full comments.

NWGRC comments: The development should include all applicable and recommended best management practices to minimize stormwater runoff during construction and post-construction, and should implement and maintain stormwater BMPs and erosion and sedimentation controls during and after construction, including green infrastructure where applicable.

Consistency with the Comprehensive Plan and Service Delivery Strategy

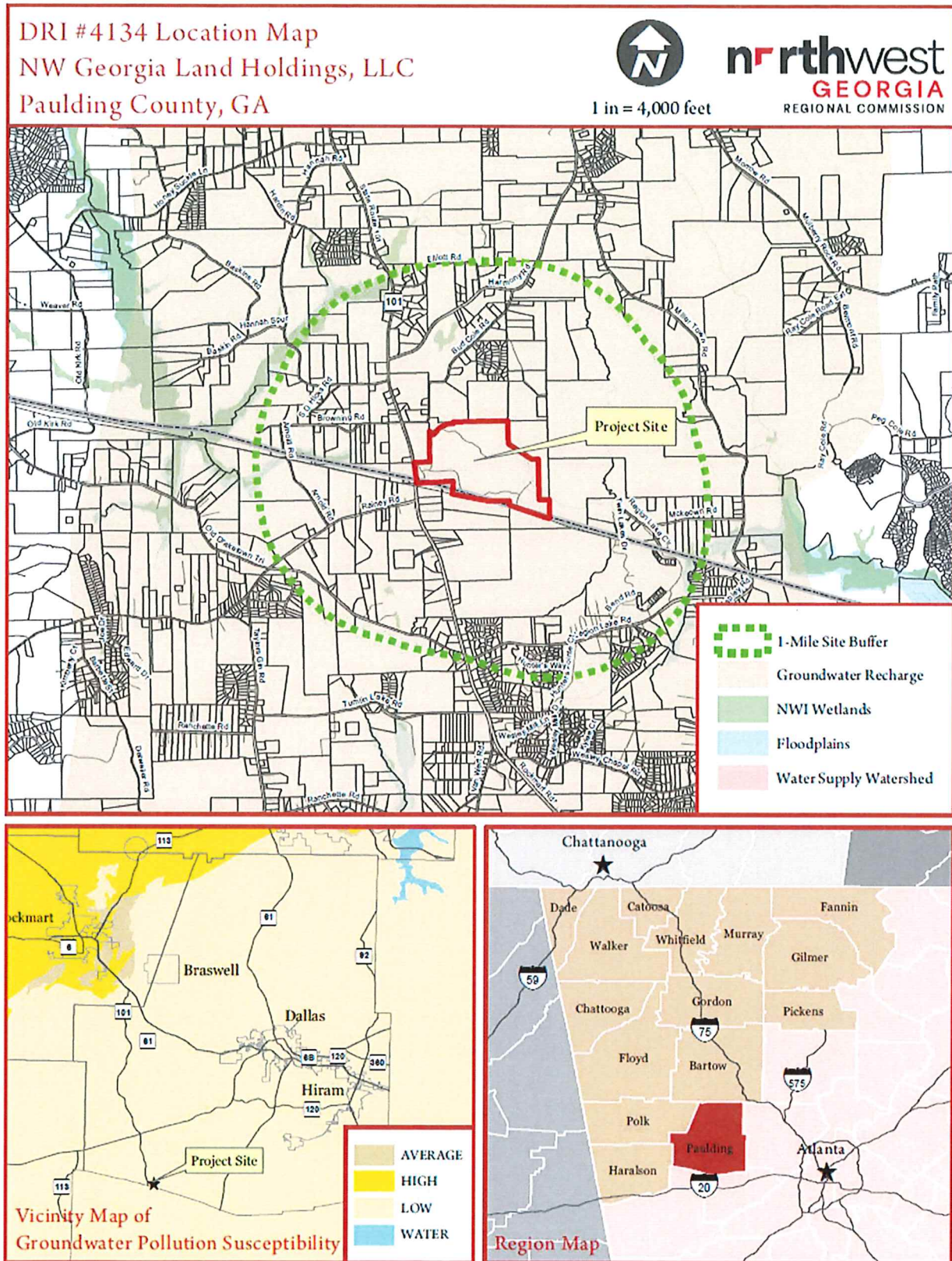
This area is shown on the 2022 Joint Comprehensive Plan Future Development Map for Paulding County as being in the Conservation Character Area.

Paulding County provides water and wastewater service in this area, according to the 2017 Service Delivery Strategy.

Consistency with the 2019 Northwest Georgia Regional Plan

The area is designated as Rural on the Northwest Georgia Projected 2040 Regional Land Use Map. Rural areas are not expected to become urbanized or require the provision of urban services.

DRI 4134 NW Georgia Land Holdings, LLC, Paulding County
 Location Map and Site Plan



COMMENTS RECEIVED



Georgia State Office
355 East Hancock Ave
Athens, GA 30601

March 25, 2024

Boyd Austin, Executive Director
Northwest Georgia Regional Commission
P.O. Box 1798
Rome, Georgia 30162

Re: Development Regional Impact 4134, NW Georgia Land Holdings, LLC, Paulding County, Request for a New Quarry.

Dear Mr. Austin:

This letter replies to your request for information on the possible impacts of the proposed development of a new quarry project may have on land use, conservation, water quality and other general environmental concerns that may be of interest to our agency. The following outlines our concerns with the proposed project with regards to farmland protection, and Natural Resources Conservation Service (NRCS) watershed dams and project easements.

Farmland Protection

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. For FPPA purposes, farmland includes areas located within soil map units rated as prime farmland, unique farmland, or land of statewide or local importance not currently in urban/built up land use. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land uses, but not water or urban built-up land. It should be noted that the FPPA does not authorize the Federal Government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners.

NRCS uses a Land Evaluation and Site Assessment (LESA) system to establish a farmland conversion impact rating score on proposed sites of federally funded and assisted projects. This score is used as an indicator for the project sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the recommended allowable level. It is our understanding that the proposed project involves federal funds or assistance, and thus could be subject to this assessment. This project converts farmland. Form AD-1006, Farmland Conversion Impact Rating, is used to develop and document the assessment. The AD-1006 form, and instructions for completing the form, are available at: [Farmland Protection Policy Act | Natural Resources Conservation Service \(usda.gov\)](#). Parts I and III need to be completed and returned to: Dee Pederson, Assistant State Soil Scientist, USDA-NRCS, 355 East Hancock Avenue, Athens, Georgia, 30601 or dee.pederson@usda.gov

Austin
Page 2

NRCS Watershed Dams

More than 50 years ago, the U.S. Department of Agriculture was authorized by Congress to help local communities with flood control and watershed protection through the Watershed Program (PL-534 Flood Control Act of 1944 and PL-566 Watershed Protection and Flood Prevention Act). As a result, local communities, with NRCS assistance, have constructed over 11,000 dams in 47 states since 1948. These dams were originally constructed for protection of farmlands from flooding impacts. In 2000, PL-566 was amended to provide NRCS authorization to assist communities with rehabilitation of their aging dams. The legislation authorizes NRCS to work with local communities and watershed project sponsors to address public health and safety concerns and potential environmental impacts of aging dams.

We have reviewed our records and have determined that there are no such structures downstream of the proposed project that could be affected by these activities.

NRCS Easements

NRCS easements relate to our Wetland Reserve Program and the Farm and Ranchland Protection Program. We have reviewed our records and have determined that there are no such easements downstream or in the near vicinity of the proposed project that could be affected by these activities.

NRCS appreciates this opportunity to comment. If you have questions or need any additional information, please contact me at nelson.velazquezgotay@usda.gov.

Sincerely,

NELSON
VELAZQUEZ
GOTAY

Digitally signed by NELSON
VELAZQUEZ GOTAY
Date: 2024.03.25 14:32:28
-04'00'

NELSON A. VELÁZQUEZ GOTAY
SOIL SCIENTIST

cc: Dennis Brooks, Assistant State Conservationist (FO), NRCS, Griffin, GA
Shemekia Mosley, District Conservationist, NRCS, Marietta, GA
Michael Henderson, Resource Soil Scientist, NRCS, Griffin, GA
Julianne Meadows, Director of Regional Planning, NWGRC, Rome, GA



Jeff W. Cown, Director

2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

FLOODPLAIN ENCROACHMENT REVIEW

To: Julianne Meadows <jmeadows@nwgrc.org>

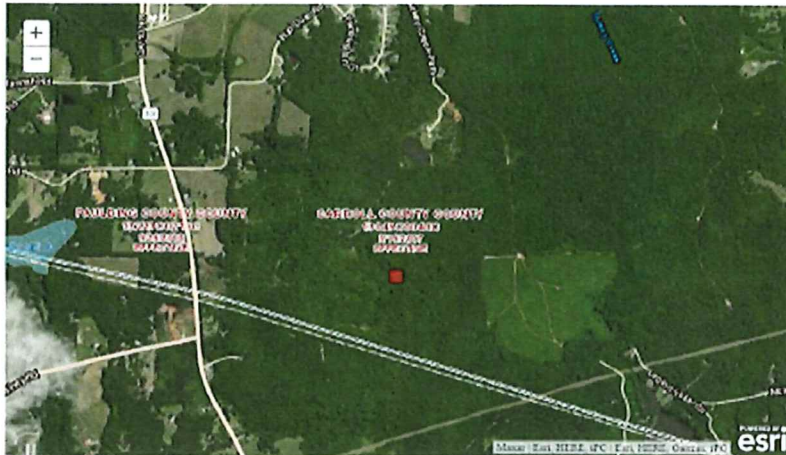
PROJECT NAME:	DRI 4134, NW Georgia Land Holdings, LLC	COUNTY:	Paulding	COMMUNITY:	Paulding County
LOCATION:	Please refer to the project location map.				
BRIEF PROJECT DESCRIPTION:	The Northwest Georgia Regional Commission is requesting comments on DRI 4134, NW Georgia Land Holdings, LLC, Paulding County, which would develop a new quarry on the east side of SR 101 at the Carroll County line. A portion of the site is in Carroll County, but this portion is not included in the requested rezoning or the quarry development plan.				
APPLICANT:	NWGRC	APPLICATION DATED:	03/25/2024	APPLICATION RECEIVED:	03/25/2024
SFHA* ENCROACHMENT:	No	EFFECTIVE PANEL(S):	13223C0215C (Effective Date: 09/29/2006)	FLOOD RISK ZONE(S):	X
www.georgiadfirm.com		PRELIMINARY PANEL(S):	N/A	FLOOD RISK ZONE(S):	N/A
https://msc.fema.gov/portal		LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Middle Chattahoochee-Lake Harding (8 Digit HUC: 03130002)	COMMUNITY CONTACT:	County Engineer Address: 240 Constitution Boulevard, Dallas, GA 30132 Tel: (770)443-7571 Ext 22		
COMMENTS:	<p>From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the proposed site is located outside of the Special Flood Hazard Area (SFHA), in Zone X, an area of low flood risk. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRMs are attached.</p> <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area, it does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>				
Prepared By:	Olivia Martin	Telephone:	(470) 845-1108	Email:	Olivia.Martin@dnr.ga.gov
Signature:	<i>Olivia Ts. Martin</i>		Date:	04/01/2024	

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

Attachments:

30180, Villa Rica, Georgia

GEORGIA FLOOD MAP PROGRAM



Property Flood Risk:
Low Risk

Flood Depths*:

Current Flood Zone: 1	100 Year Flood Zone: 100 Year Flood Zone
Probability of Flooding (25 Year Flood): Not Available	100 Year Flood Zone: 100 Year Flood Zone
Base Flood Elevation: Not Available	100 Year Flood Zone: 100 Year Flood Zone
Leveed Adj. Code: Not Available	100 Year Flood Zone: 100 Year Flood Zone
Primary Flood Zone: Not Available	100 Year Flood Zone: 100 Year Flood Zone
Flood Zone Change Type: Not Available	100 Year Flood Zone: 100 Year Flood Zone

Location Information

Parcel:	13223C0215C
Waterbody:	Wetzel C. Chatfield Reservoir Lake Harding
County:	PAULDING
Community ID:	13223
MSU System:	EFFICIENT

*Flood Depth shown on this report are derived from FEMA Hydrologic Analysis and are subject to the terms of the report. These depths are calculated from FEMA's modeling and represent the best available data. City of Atlanta's Hydrologic Analysis and Modeling (HAM) Flood Risk Assessment (FRA) is available for purchase. For more information, please visit the FEMA VMS Service Center at <http://www.fema.gov/vms>.

Nature Doesn't Read Flood Maps

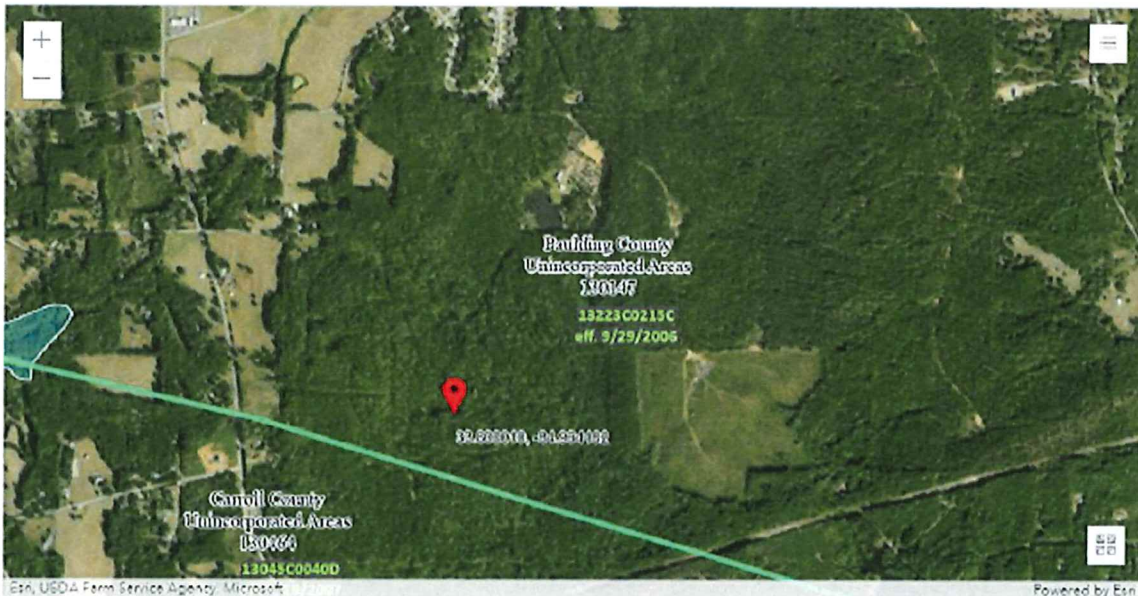
Many people don't understand just how big the floodplain is. There is a greater than 28% chance that a residential home on the floodplain will be flooded during a 100-year flood.

The chance that a man fish will occur during the same 100-year flood is 28%.

FOR MORE INFORMATION, PLEASE VISIT: www.floodsmart.gov

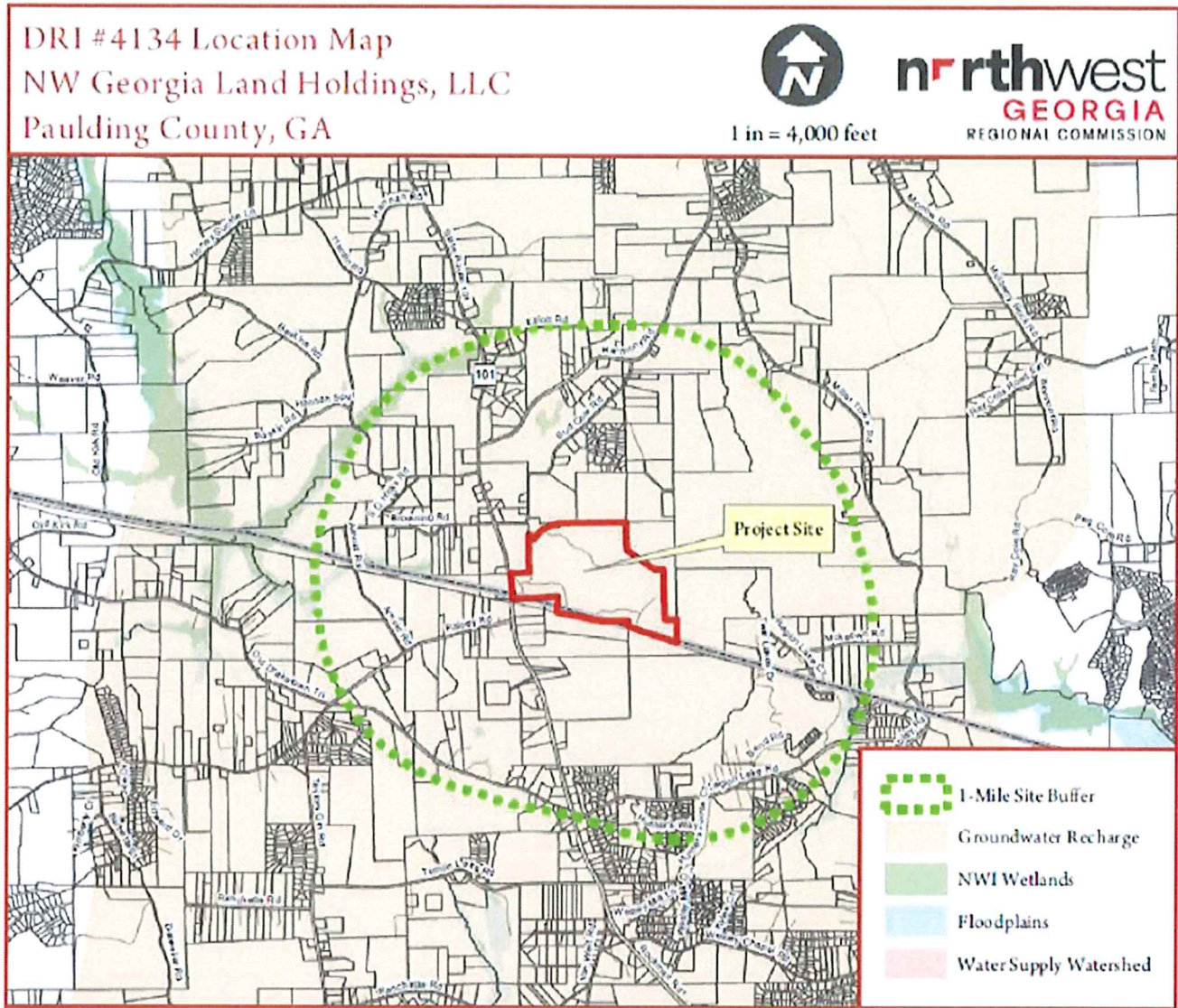
Disclaimer: This data is not to be used in any way to determine the cause of, or liability for, any flood damage. It is not a guarantee of accuracy. For more information, please refer to the published Effective Flood Hazard Insurance Map. For purposes of 40 CFR 1.106(d)(2)(ii), the Flood Hazard Insurance Map is the official Flood Hazard Insurance Map for the area shown.

FIRM Extract



<p>PFU</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location. Selected FloodMap boundary Digital Data Available No Digital Data Available Unmapped <p>MAP PANELS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone 1 Effective Limits Area of Undetermined Flood Hazard Zone 1 Otherwise Protected Area <p>OTHER AREAS</p> <ul style="list-style-type: none"> Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, X, or AO With BFE or Depth Regulatory Floodway Zone AE, AO, AH, SE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 1 Future Conditions: 1% Annual Chance Flood Hazard Zone 1 Area with Reduced Flood Risk due to Levee: See Notes Zone 1 Area with Flood Risk due to Levee Zone 1 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transient Base Flood Elevation Line (BFE) Limit of Study Production Boundary Coastal Transient Boundary Profile Baseline Hydrographic Features <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dam, or Floodwall
--	--	---

FEMA Extract



Site Review



LETTER OF UNDERSTANDING

March 19, 2024

Mark Brow and Adam Baker
NW Georgia Land Holdings, LLC
54 Brown Farm Road, SW
Cartersville, GA 30120

RE: **NW Georgia Land Holdings, LLC (DRI#: 4134)**

Dear Mark Brown and Adam Baker:

The purpose of this Letter of Understanding is to document the discussions during the Methodology Meeting held virtually on February 15, 2024, regarding **NW Georgia Land Holdings, LLC** Development of Regional Impact (DRI). The *GRTA DRI Review Procedures*, as well as the inputs and parameters documented in this Letter of Understanding and the revised Methodology Meeting Packet, shall be adhered to in preparing the GRTA required Transportation Study.

PROJECT OVERVIEW

- The proposed site is located at 0 GA HWY 101 Villa Rica, GA, 30180. Paulding County Tax Parcel 258.1.3.001.0000. GPS Coordinates: 33°47'59.0"N,84°58'16.1"W
- The proposed development includes approximately 201 acres to be used for mining of construction aggregates. The development will include 30,000 square feet of office/Scale House Space, 30,000 Square Feet of Shop Building, 28.9 acres to be used for Plant and Stockpile Area, and 53.6 acres to be used for Pit Area.
- The projected build-out is one phase to be completed by 2025.
- The proposed development includes 1 full-movement site driveway site access along the east side of SR 101 North of Rainey Road.
- The DRI trigger for this development is a Rezoning and Special Use Permit.
- The vehicular trip generation is estimated to be 218 net daily trips based on the ITE Trip Generation Manual 11th edition. The ITE Trip Generation Manual, 11th Edition has no quarry or comparable land use. Trip generation was projected using data for anticipated facility operations.
- The applicant is applying for approval under GRTA's expedited review process.

METHODOLOGY MEETING PACKET INPUTS & PARAMETERS

- The Site Plan shall meet all the applicable requirements in Section 7.1 of the *GRTA DRI Review Procedures*.
- The applicant shall research TIP, STIP, RTP and GDOT's construction work program, as well as any local government and transit operator plans (SPLOST, CIP, etc.), to determine the open date, sponsor, cost of the project, funding source(s), for future roadway projects in the project vicinity.
- If the *GRTA DRI Review Procedures* requires an Enhanced Focus Area for Heavy Vehicles or an Enhanced Focus Area for Dense Urban Environments, the Limited Trip Generation Memo shall incorporate the inputs and parameters agreed to at the Methodology Meeting and documented in the revised Methodology Meeting Packet. These inputs may include a Heavy Vehicle modeling percentages, a Heavy Vehicle route map, a pedestrian crosswalk delay adjustment and a bus blockage adjustment factor.

DRI REVIEW PACKAGE SUBMITTAL

GRTA will begin reviewing the DRI once the DRI Review Package is submitted and deemed complete. The DRI Review Package includes: the permitting Local Government inputting both Department of Community Affairs (DCA) forms into the DCA DRI website; and the **Traffic Engineer submittal of the GRTA Limited Trip Generation Memo and Site Plan to GRTA staff and ALL stakeholders included in the CC list of this Letter of Understanding.**

All DRI Review Packages shall be submitted electronically via email to all stakeholders in the CC list of the Letter of Understanding. If the DRI Review Package total file size is greater than 10 MB, the DRI Review Package shall be submitted via email with a FTP link provided for downloading the files.

Please contact me if you have any questions about the Letter of Understanding or the *GRTA DRI Review Procedures*.

Sincerely,

Brittany Williams
Program Manager

Cc:

Julianne Meadows, NWRC

Boyd Austin, NWRC

Ethan Calhoun, NWRC

Joseph Davidson, NWRC

Brittany Williams, GRTA/SRTA

Zane Grennell, DCA

Ann Lippmann, Paulding County

George Jones, Paulding County

Chris Robinson, Paulding County

Mark Brown, TPMLand

Ken Morrow, TPMLand

Adam Baker, Evergreen

Christopher Raymond, GDOT District 6

Grant Waldrop, GDOT District 6

Marc Acampora, Marc Acampora, PE, LLC

Cary Rhodes, Rhodes Engineering Services, Inc






DRI 4134 NWGA Land Holdings Report

Final Audit Report

2024-04-09

Created:	2024-04-09
By:	Julie Meadows (jmeadows@nwgrc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIIKYC7uHcGKH5RVwXU6JBx7GtRZHob4U

"DRI 4134 NWGA Land Holdings Report" History

-  Document created by Julie Meadows (jmeadows@nwgrc.org)
2024-04-09 - 4:33:46 PM GMT
-  Document emailed to Boyd Austin (baustin@nwgrc.org) for signature
2024-04-09 - 4:34:29 PM GMT
-  Email viewed by Boyd Austin (baustin@nwgrc.org)
2024-04-09 - 6:07:30 PM GMT
-  Document e-signed by Boyd Austin (baustin@nwgrc.org)
Signature Date: 2024-04-09 - 6:08:02 PM GMT - Time Source: server
-  Agreement completed.
2024-04-09 - 6:08:02 PM GMT