

ATTACHMENT 8

NW GEORGIA LAND HOLDINGS, LLC
LETTER OF INTENT

NW Georgia Land Holdings, LLC
54 Brown Farm Road
Cartersville, GA 30121
mbrown@tpmland.us

November 9, 2023

Mr. Christopher G. Robinson
Planning and Zoning Division Manager
Zoning Division
Paulding County Community Development Department
240 Constitution Blvd., 2nd Floor
Dallas, GA 30157

LETTER OF INTENT

Re: Application for Special Use Permit and Rezoning by NW Georgia Land Holdings, LLC as Applicant for rezoning of 201.146 acres, more or less, owned by NW Georgia Land Holdings, LLC located off of Highway 101 South, Land Lots 301, 302, 303, 404, 405, 406, 407 and 411, 1st District, 3rd Section, Paulding County, Georgia (hereinafter, “Property” or “Subject Property”)

Dear Mr. Robinson:

NW Georgia Land Holdings, LLC (hereinafter, “Applicant” or “Property Owner”) respectfully submits this Letter of Intent as part of the above-referenced Applications regarding the Subject Property.

I. Overview

After the approval of the requested I-2 Zoning and Special Use Permit, Applicant intends to acquire the necessary use permits through Paulding County and the State’s Environmental Protection Division (EPD), to immediately commence site development, plant construction, and subsequently, mining operations on the Subject Property. Typically, the development of this size property and the construction of a facility takes approximately 12-18 months, subject to weather and contractor availability.

There are two existing quarries in Paulding County within three miles northeast of the Subject Property, Martin Marietta Paulding Quarry and Midsouth Aggregates Mulberry Quarry (collectively, the “Existing Quarries”) that mine resources similar to those found on the Subject Property.

Once in operation, an open-pit mining operation will engage in the extraction of Crider Gneiss, a granite gneiss and Ropes Metabasalt, typically a hornblende gneiss and amphibolite, for the purpose of processing the material into construction aggregate. These aggregates can be used in Portland cement concrete, asphaltic concrete, and bituminous surface treatment. Core samples on the Subject Property indicate that the average specific gravity is higher than those found in the Existing Quarries, indicating a higher quality resource on the Subject Property.

The stone formation will be drilled and blasted in the pit area, then loaded with loaders into haul trucks that will deliver the raw material to the processing plant. After moving through various stages of mechanical reduction and size classification in the processing plant, the material will be stockpiled and shipped via truck into the market. As you will see in the submitted site concept, all traffic accessing the property will enter and exit the site on State Highway 101. The entrance is located approximately 8 miles from Interstate 20.

The design capacity of the processing plant and supporting mobile equipment will be aimed at creating a situation where the typical sales and operating hours for the facility will be Monday through Friday from 7:00 a.m. to 5:00 p.m., consistent with the Existing Quarries and in compliance with O.C.G.A. §41-1-2. Spikes in demand driven by such things as large Department of Transportation or other private projects will occasionally drive the need for extended hours and expanded days of operations and sales.

This mining operation, like all others, will be subject to many federal and state regulations that are imposed and enforced by the Mine Safety and Health Administration (safety), the State Fire Marshal's Office (blasting), and the Georgia Environmental Protection Division (air quality, water quality, buffers requirements). This agency oversight and enforcement includes scrutiny of compliance that involves many on-site visits. Additionally, Applicant is committed to engaging in ethical business practices and to ensuring the safety and health of the people in the community.

The significant volume and high-quality of the mineral resources that have been proven on this site will be sufficient to ensure many decades of material to supply the construction aggregate needs of surrounding communities.

II. Benefits in Support of Paulding County's Development Goals:

A. Ordinances & Guidelines

Paulding County Georgia's Unified Development Ordinance was adopted on March 8, 2022, and its most recent fifth edition was adopted June 13, 2023, hereinafter collectively referred to as (the "UDO").

Georgia Conservancy and Church Street, LLC authored Paulding County, Georgia's 2017 – 2027 Comprehensive Plan, Paulding County, Georgia's 2022 Plan Update was adopted October 11, 2022, hereinafter collectively referred to as (the "Plan").

Title 2 of the UDO serves as Paulding County’s Zoning Ordinance. The UDO at § 200-60.02 discusses the relationship between the UDO and Paulding County Georgia’s 2017-2027 Comprehensive Plan, as amended, stating, “The Paulding County 2017 Comprehensive Plan does not change the existing zoning districts in Paulding County, does not effectuate an amendment to the Paulding County Official Zoning Map, and does not itself permit or prohibit any existing land uses. Instead, the Comprehensive Plan establishes a broad planning policy for current and future land uses and should be consulted as a guideline for making decisions about applications to amend the Paulding County Official Zoning Map and text of the UDO.” (Paulding County, Georgia, 2023, p. 61)

B. Creation of Local Jobs & Balanced Tax Base:

Title 1, § 100-20 of the UDO outlines the purposes of the UDO. In §100-20.11 the UDO states as a purpose, “[Encouraging] economic development that provides desirable employment and expands the tax base” (Paulding County, Georgia, 2023, p. 2).

The Plan discusses Paulding County’s significant and rapid growth in the Metro Atlanta Region, noting that “Paulding has assets that are unappreciated, unrealized and under-developed. As potential economic development engines...” and asking the question, “...what must be done to develop these assets in order to realize the greatest contribution to an enriched quality of life and economy?” (Paulding County Georgia, 2022, p. 18).

The Plan also discusses Paulding County’s need to compete in the regional market, stating that “The county has unique assets that can be leveraged to participate – and compete – in the regional economy” (Paulding County Georgia, 2022, p. 19).

The Applicant contends that development of the Subject Property as requested by the Applicant, would support an opportunity consistent with the Plan, to “...transform Paulding from a bedroom community, supplying people to the region, to one that supplies products and services that blend into the regional economy” (Paulding County Georgia, 2022, p. 19). Further, development of a quarry on the Subject Property is consistent with the Plan’s goal of “... [helping] Paulding’s most vital assets – its people – to access quality jobs locally, rather than needing to travel outside the community to secure gainful employment” (Paulding County Georgia, 2022, p. 19).

The Plan also utilized multi-jurisdictional workgroups and community meetings. An important theme that emerged from the workgroups and meetings was the desire to bring more job opportunities to Paulding County (Paulding County Georgia, 2022, p. 22).

A specific opportunity stated in the Plan’s SWOT analysis was “Marketing our skilled work force and available land. Paulding County has two of the main ingredients for industrial and commercial growth: a skilled work force and available land. There is an opportunity to better market these assets to attract jobs to Paulding” (Paulding County Georgia, 2022, p. 33).

The Plan also states the need for a balanced tax base, specifically “Paulding County is roughly 80 percent residential. A more balanced tax base is needed, and can be achieved through an increase in industrial and commercial development” (Paulding County Georgia, 2022, p. 37)

The Applicant has reviewed current economic analyses and forecasts in the Global Construction Aggregates market and has found that the market is anticipated to rise at a considerable rate between 2023 and 2030. The Applicant believes that extraction of the rich mineral resources located on the Subject Property in Paulding County as outlined above supports the Paulding County Economic Development Department’s goals of leveraging industries with high-growth potential to bring more local jobs to Paulding and greater economic opportunities to Paulding and the region.

C. Reduced Rate of Housing Construction in R-2 Zoning District

Multi-jurisdictional workgroups and community meetings also indicated that the workgroups and the public want to slow the rate of housing construction in Paulding County (Paulding County Georgia, 2022, p. 22). The Subject Property is currently zoned R-2 and as such is ripe for housing construction as it is currently zoned. Rezoning the Subject Property from R-2 to I-2 would assist in slowing the rate of housing construction locally consistent with stated community concerns as well as providing local jobs, increased tax revenue and enhancing Paulding’s opportunity for regional competition.

III. Paulding County Character Areas

Title 2 of the UDO at § 210-250.01 provides as part of the Purpose and Intent of the I-2 Heavy Industrial District, that “I-2 is appropriate in the Rural, Community Residential, Corridors and Paulding County Airport Target Area Character areas of the Future Development Map of the Paulding County, Georgia 2017 Comprehensive Plan as may be amended” (Paulding County, Georgia, 2023, p. 127).

The Plan’s Future Development Map indicates that the Subject Property is in a Conservation Character Area (Paulding County Georgia, 2022, p. 96).

The Character Areas included in the Plan focused on four critical concerns, specifically “First is existing infrastructure – roads, sewer and water – and the need to infill new development where infrastructure now exists and the necessity to wisely manage any future extensions. Second are environmental and ecological issues which help to define where future development should or should not occur. Third is to provide for economic development in ways that are fiscally and environmentally appropriate for Paulding County” (Paulding County Georgia, 2022, p. 59).

The language of the Plan as it relates to character areas focused heavily on the critical concern of existing infrastructure – roads, sewer and water and any potential necessary extensions of that infrastructure for future development. The proposed development of the Subject Property does not require extension of sewer or water services. However, if the Subject Property were developed as it is currently zoned (R-2), an extension of those services would be required. Additionally, the proposed development of the Subject Property will not create a

significant impact on existing roads – its operation will utilize Highway 101 South and Interstate 20.

The Plan’s second critical concern in developing character areas relates to environmental and ecological issues. The Applicant hired Consultant Kent Campbell, RLA, PWS with Environs Landscape Architecture and Ecological Planning to provide an ecological site evaluation and he concluded that there is no evidence of potential wetlands within the proposed mine area according to map data and a site visit. Additionally, as noted above, the Georgia Environmental Protection Division (air quality, water quality, buffers requirements) will also be involved in site review and compliance. The Applicant shares the Georgia Environmental Protection Division and Paulding County’s interest in environmental protections and welcomes this oversight.

The Plan’s third critical concern in developing character areas is providing fiscally and environmentally appropriate economic development. The Applicant has addressed those global concerns throughout this letter of intent and looks forward to engaging with Paulding County to realize a more robust economy within an environmentally friendly framework.

IV. Conclusion

The Applicant is committed to operating in a safe manner, the health and well-being of community members; complying with all federal, state, and local laws and ordinances; adhering to ethical business practices; and ensuring that Paulding County continues to provide strong economic growth in the form of job opportunities, tax revenue and regional competition to the community.

The Applicant looks forward to working with you and the Paulding County Commissioners towards these common goals.

With Kindest Regards,



J. Kenneth Morrow, II
NW Georgia Land Holdings, LLC
Managing Member

cc:

Works Cited

Paulding County Georgia. (2022). *Paulding County Georgia 2022 Comprehensive Plan Update*. Paulding.
Retrieved from Paulding.Gov.

Paulding County, Georgia. (2023). *Unified Development Ordinance Paulding County*. Paulding County.