

The Lakes at Green Valley

The Lakes at Green Valley is a 570-acre mixed use development located along the Georgia Highway 16 corridor (Arthur K. Bolton Parkway) at the intersection of Rehoboth Road in Spalding County, Georgia. This property was selected due to the great potential of utilizing the natural features to establish a unique “Green” development. The property’s geographical location was also a primary factor in this site selection. It is located three miles east of Griffin, Georgia and conveniently along a four-lane highway approximately seven miles from Interstate 75. The Park is also located in close proximity to other industrial areas that house such names as Caterpillar, Inc and many others.

The Lakes at Green Valley contains nicely wooded areas with streams as well as over 48 acres of lakes. An additional 30 acres of natural area will be dedicated to walking trails and green space. An existing cabin overlooking a beautiful 25-acre lake will be renovated to become a nature and meeting center. Planning for this development will include many safeguards to ensure preservation of the natural beauty and environmental features of the property. The Lakes will become one of the first “Green” parks in Georgia. Construction within The Lakes will require all buildings to become LEED certified providing a standard for environmentally sustainable construction. Each lot will also be designed to incorporate water quality grading features to help minimize the escape of sediment from the sites. The existing lake dams will be modified and renovated as necessary to enable the utilization of the lakes as storm water retention ponds. A percentage of the pedestrian walking or parking areas will be constructed out of a pervious material or surface to further control storm water runoff.

As a part of the initial phase of the development of this project, a two mile industrial parkway will be constructed to connect all phases of this project. In addition to the roadway construction, selected sites within the industrial park will be rough graded and other infrastructure improvements will be constructed.

The conceptual development consists of a 43-acre lot for a hotel and conference center. The hotel will accommodate approximately 110 rooms at 900-1,100 s.f. per unit with the building totaling 150,000 s.f. In addition to the hotel, the facility will include 75,000 s.f. of conference area, 61,200 s.f. of cottages yielding approximately 70 additional sleeping rooms, and a 50,000 s.f. pool, spa, and tennis facility.

Other mixed use parcels include an 11-acre commercial center with five 1.5-acre lots. Amenities include lake view and access to the walking trail system of the nature center. Another component of the development includes a 43-acre residential town center that will contain seventy percent green space. This community will include twenty-seven half acre lots in a new town development style. The lots will have minimum front yards, and the streets will be lined with sidewalks providing a unique neighborhood atmosphere.

The industrial component of the development will be composed of 360 acres of the property and provide approximately 2.5 million s.f. of industrial building space.

Included in the development is a 15-acre retail market center which has the potential to house an anchor with connected lease space, and small retail center.

The Lakes at Green Valley is an exciting development for many users who will love to call it home for either working, playing, relaxing, shopping, or living. It is being developed by The Griffin-Spalding Development Authority as the result of a successful SPLOST vote by the citizens of the Griffin-Spalding community in 2008.

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