



REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: July 14, 2014

ARC REVIEW CODE: R1407141

TO: Mayor Vince Williams
ATTN TO: Shayla Harris, Senior City Planner
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Shannon Mall Redevelopment

Review Type: DRI

Submitting Local Government: City of Union City

Date Opened: July 14, 2014

Deadline for Comments: July 29, 2014

Date to Close: August 4, 2014

Description: This proposed development is located in the City of Union City at the no closed Union Station Mall (formerly Shannon Mall) site, north of the interchange of I-85 and Jonesboro Road (S.R. 138). It is proposed to include 1,000,000 square feet of industrial space, 72,000 square feet of office space and 20,000 square feet of retail or restaurant space with a total of 615 parking spaces.

PRELIMINARY COMMENTS: Regional Context and Comments:

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Shannon Mall Redevelopment is within a Major Retail District and is also within the Developing Suburbs area of the region. Additionally, the proposed redevelopment is located in the Union City Livable Centers Initiative (LCI) study area. As such, the developer should work to make this development consistent with the vision and recommendations within the LCI study.

The RDG states that Major Retail Districts are concentrations of retail and commercial uses outside of Regional Centers and Community Activity Centers. People travel here from various parts of the region for shopping, entertainment and other social opportunities. As opposed to the mix of uses found in Regional Centers or Community Activity Centers, most Major Retail Districts consist primarily of only retail or commercial space. They are mostly surrounded by and serve residential areas. They were often developed in a suburban, auto-oriented way, and as a result, they are challenged by limited multi-modal options, which can lead to problems with congestion.

These places face high amounts of peak and off-peak congestion, have a limited employment market, and have little or no residential development or other mix of uses. In the short term, plans and policies for these places should focus on developing access management plans, retrofitting existing retail locations, and targeted infill development. As these places age, local and regional plans should encourage eventual reinvestment, redevelopment, and infill development. Future Major Retail Districts should include a residential component and public streets.

The RDG states that Developing Suburbs are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by limited commercial and residential development. These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. The region should strive

to develop these areas in a more sustainable way than the existing development model. To this end, there is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses adjacent to rural areas.

Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed within these developing suburbs, but care should be taken not to spur unwanted growth.

The proposed development is in an area of the region that is rapidly changing and experiencing a tremendous amount of industrial development growth. The City and the developer should work to ensure that land use conflicts and transportation conflicts associated with industrial development are identified and mitigated. This includes providing appropriate buffering or positioning of buildings to minimize the visual impact to the surrounding community, providing appropriate transportation improvements to handle the additional truck traffic and providing clear truck route signage where appropriate.

ARC staff strongly encourages the City of Union City and the developer to work together to find a compromise solution regarding the City's desires for the development site and the developer's current plans. The City has requested a follow-up meeting to discuss this project and potential amendments to the current site plan . ARC staff will schedule this meeting during the DRI review period.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC DATA AND ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
FULTON COUNTY

ARC TRANSPORTATION ACCESS AND MOBILITY
ARC AGING AND HEALTH SERVICES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF FAIRBURN

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or jtuley@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.



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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Shannon Mall Redevelopment** *See the Preliminary Report.*

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

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3307 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: *July 29, 2014*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: July 14, 2014

ARC REVIEW CODE: R1407141

TO: ARC Community Development, Transportation Access and Mobility, Research and Analytics, and Aging and Health Services Division Managers

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Community Development: Tuley, Jon

Natural Resources: Santo, Jim

Aging Health Resources: Rader, Carolyn

Transportation Access and Mobility: Willis, Marshall

Research and Analytics: Skinner, Jim

Name of Proposal: Shannon Mall Redevelopment

Review Type: Development of Regional Impact

Description: This proposed development is located in the City of Union City at the no closed Union Station Mall (formerly Shannon Mall) site, north of the interchange of I-85 and Jonesboro Road (S.R. 138). It is proposed to include 1,000,000 square feet of industrial space, 72,000 square feet of office space and 20,000 square feet of retail or restaurant space with a total of 615 parking spaces.

Submitting Local Government: City of Union City

Date Opened: July 14, 2014

Deadline for Comments: July 29, 2014

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

SHANNON MALL REDEVELOPMENT DRI
City of Union City, Fulton County
Natural Resources Division Review Comments
July 10, 2014

Stream and Watershed Protection

The proposed project is in the Flint River Water Supply Watershed, a water supply source for Fayette and Clayton Counties. The watershed is greater than 100 square miles above the intake and there is no reservoir directly on the Flint within this watershed area. Therefore, the only criteria applicable in such watersheds under the Georgia Planning Act's Part 5 minimum water supply watershed criteria apply to the handling and storage of hazardous materials and hazardous waste. No other water supply watershed criteria apply.

A blue-line tributary to Morning Creek crosses the detention pond parcel located to the east of the main parcel and between Oakley Road and I-85, as shown on the USGS coverage for the project area. Any work in this portion of the property will be subject to the requirements of the Union City Stream Buffer Ordinance. Any unmapped streams that may be on the property may also be subject to the requirements of the City stream buffer ordinance if they meet ordinance criteria. Any state waters that may be on the property are subject to the State 25-foot erosion and sedimentation buffer requirements.

Storm Water / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development has been estimated by ARC. These are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The project is being built over existing impervious surfaces, which will affect the actual increases in loading amounts. Based on the proposed use and the impervious coverage of the proposed project indicated in the submitted plans, heavy industrial was selected as the use for the entire property. The following table summarizes the results of the analysis:

Estimated Pounds of Pollutants Per Year:

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Heavy Industrial	78.46	113.77	1509.57	10042.88	62375.70	130.24	16.48
TOTAL	78.46	113.77	1509.57	10042.88	62375.70	130.24	16.48

Total % impervious 80%

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #2431

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:

Union City

Individual completing form:

Shayla Harris

Telephone:

770-515-7818

E-mail:

sharris@unioncityga.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:

Shannon Mall Redevelopment

Location (Street Address,
GPS Coordinates, or Legal
Land Lot Description):

600 Shannon Mall Union City, GA 30291

Brief Description of Project:

Owner recently purchased the mall and will demo the existing structure for redevelopment. The Owner proposes to develop a large distribution center on the site, as well as office buildings and restaurants.

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

☐ Office

☐ Mixed Use

☐ Petroleum Storage Facilities

☐ Commercial

☐ Airports

☐ Water Supply
Intakes/Reservoirs

☐ Wholesale & Distribution

☐ Attractions & Recreational
Facilities

☐ Intermodal Terminals

☐ Hospitals and Health Care
Facilities

☐ Post-Secondary Schools

☐ 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:	
<hr/> <hr/>	
Project Size (# of units, floor area, etc.):	1,200,000 SF
Developer:	RP Union Station 85, LLC
Mailing Address:	445 Bishop Street
Address 2:	Suite 200
	City:Atlanta State: GA Zip:30318
Telephone:	678-367-4210
Email:	briancardoza@rookerco.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
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 type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" 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: 12/2015 Overall project: 12/2018
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Back to Top	

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Developments of Regional Impact

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DRI #2431

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:	Union City
Individual completing form:	Shayla Harris
Telephone:	770-515-7818
Email:	sharris@unioncityga.org

Project Information

Name of Proposed Project:	Shannon Mall Redevelopment
DRI ID Number:	2431
Developer/Applicant:	RP Union Station 85, LLC
Telephone:	678-367-4210
Email(s):	briancardoza@rookerco.com

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.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
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If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	\$63 Million
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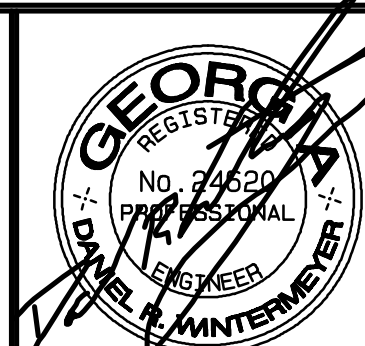
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1.1 Million
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input 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 of Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.025 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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
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Wastewater Disposal	
Name of wastewater treatment provider for this site:	Fulton County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.025 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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
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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	Approximately 5,100 daily trips. 486 in/96 out in AM peak hours;139/ 549 out in PM peak hour.

day? (If only an alternative measure of volume is available, please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	
<hr/>	
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Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	1,000 tons annually
Is sufficient landfill 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 landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<hr/>	
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Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	70%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The impervious area will be reduced by 20%.	
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Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

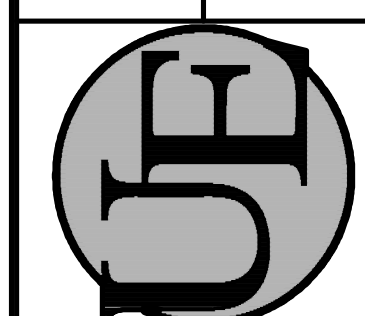
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	
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Back to Top	

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Urban Engineers, Inc.
1904 MONROE DRIVE, N.E., SUITE 150
ATLANTA, GEORGIA 30324
PHONE: (404) 873-5874 / FAX: (404) 873-5877



REVISIONS	
DATE	DESCRIPTION

REVISIONS	
DATE	DESCRIPTION

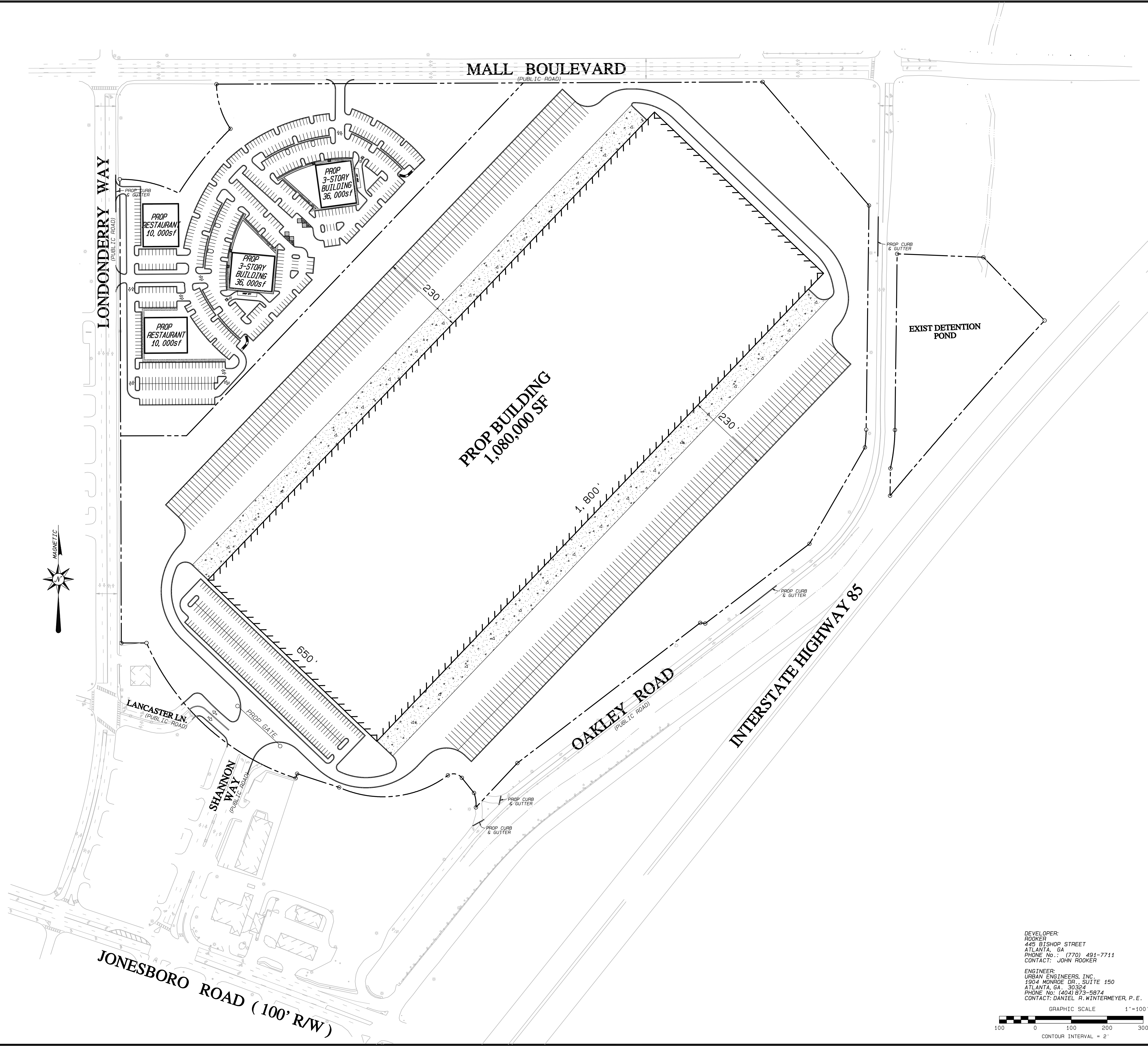
CONCEPT PLAN

1

ROOKER

DESIGN: BUILD & DEVELOP

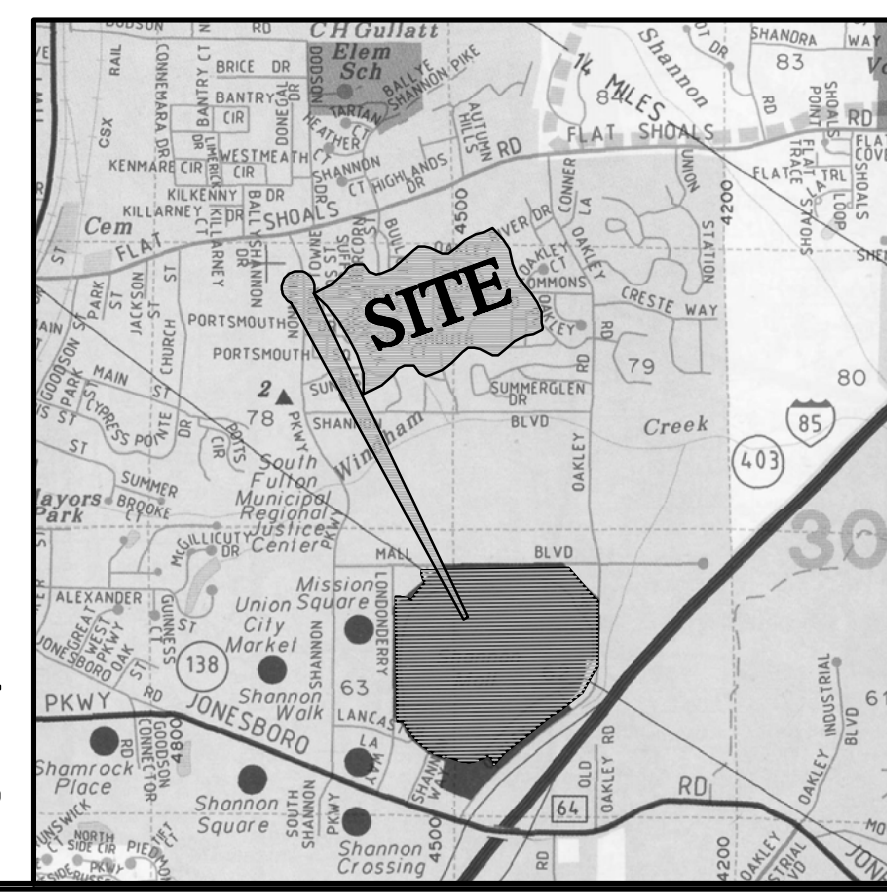
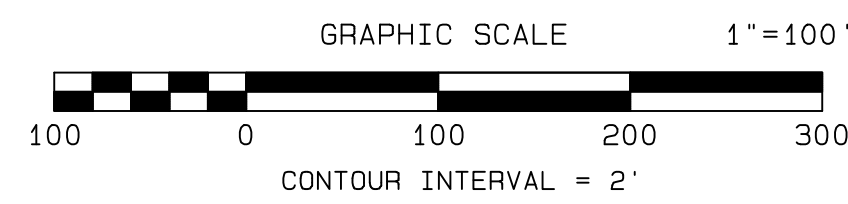
PROJECT NO. 21311-5	LAND LOT (S): 62.63
DISTRICT: 9F	COUNTY: FULTON
SCALE: 1" = 100'	DATE: 03/04/14
DRAWING NO.: C-1	



PROJECT DATA:
1) DPT NUMBER: 2431
2) SITE AREA = 78.461 ACRES
3) DISTURBED AREA = 62.0 ACRES
4) FAR: 0.36
5) PARKING REQUIRED
WAREHOUSE: TO BE DETERMINED AT 1 SPACE FOR EACH EMPLOYEE + 1 PER COMPANY VEHICLE
OFFICE: 72,000 SF @ 1/300 = 240
RESTAURANT: 20,000 SF @ 1/75 = 266
PROPOSED:
WAREHOUSE: 250
REGULAR: 7
TOTAL: 257
MIXED USE: 602
REGULAR: 13
TOTAL: 615
5) ROADWAY INFO:
SHANNON WAY: 4 THROUGH LANES
LONDONBERRY WAY: 4 THROUGH LANES
MALL BOULEVARD: 4 THROUGH LANES
6) NO DEDICATED OPEN SPACE IS PROPOSED
7) NO WATERS OF THE STATE EXISTING ON THE SITE
8) NO WETLANDS EXIST ON SITE

DEVELOPER:
ROOKER
445 BISHOP STREET
ATLANTA, GA
PHONE NO.: (770) 491-7711
CONTACT: JOHN ROOKER

ENGINEER:
URBAN ENGINEERS, INC.
1904 MONROE DR., SUITE 150
ATLANTA, GA, 30324
PHONE NO: (404) 873-5874
CONTACT: DANIEL R. WINTERMEYER, P.E.



ROUTED ON TYPED: 03/08/14 03:08:07 4/7/2014
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PLOTTER: HP DesignJet 5000PS
PLOT SCALE: 1"=100'