

# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: July 22, 2019

ARC REVIEW CODE: R1907031

TO: Mayor Jason Lary, City of Stonecrest  
ATTN TO: Chris Wheeler, City Planner  
FROM: Douglas R. Hooker, Executive Director, ARC  
RE: Development of Regional Impact (DRI) Review



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Original on file

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

**Name of Proposal:** Lithonia Distribution Center (DRI 2961)

**Submitting Local Government:** City of Stonecrest

**Review Type:** Development of Regional Impact      **Date Opened:** July 3, 2019      **Date Closed:** July 22, 2019

**Description:** This DRI is on approximately 102 acres in the City of Stonecrest, west of Lithonia Industrial Boulevard, southwest of Rogers Lake Road and northeast of South Stone Mountain–Lithonia Road and the CSX rail line. The project is proposed to consist of approximately 614,676 SF of warehouse/distribution space in one building. Site access for vehicles is proposed via one driveway on Lithonia Industrial Blvd. Rail access is planned from the adjacent CSX line via two new spurs. The estimated buildout year is 2021. The local trigger for this DRI review is a land disturbance permit application.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Suburbs Area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Developing Suburbs areas are listed at the bottom of these comments.

This DRI manifests certain aspects of regional policy. The plan contemplates a warehouse/distribution facility, supporting regional economic development. It also offers the potential for efficiencies and connectivity in intraregional, interregional and interstate freight movement given its proposed connection to the adjacent CSX rail line; its direct access to Lithonia Industrial Blvd., which connects to SR 124 (Rock Chapel Rd.) to the east and to US 278/SR 12 (Covington Hwy.) and I-20 to the south; and its proximity to existing industrial and warehouse/distribution uses to the south along Lithonia Industrial Blvd.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design best practices throughout the site in general, in parking areas, on site driveways, in stormwater detention facilities, and as part of any improvements to site frontages. In addition, ARC encourages the applicant team to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all proposed driveways, paths and parking areas on the site. This framework can offer the potential for safe internal site circulation for employees on foot or by another alternative mode.

Additionally, the applicant team should ensure that project driveways and any associated improvements are implemented in full coordination with the City of Stonecrest, the DeKalb County Transportation Division (the City of Stonecrest's border with unincorporated DeKalb County is 0.3 miles from the site to the east, at Rogers Lake Road), and GDOT (SR 124–Rock Chapel Road is 1.5 miles from the site to the east), in order to

safely and efficiently accommodate the DRI's projected traffic, especially trucks. This is particularly important given that the applicant team is proposing a median break and north/eastbound left turn lane to provide site access at Driveway 1. Finally, the DRI's site design should provide sufficient truck parking to prevent trucks from queuing or waiting on any adjacent or nearby roads. Trucks parking in and along public roadways – typically while waiting for an available dock at a nearby facility – is an identified issue in many areas of the region that negatively impacts roadway operations, safety and congestion.

The intensity of this DRI generally falls within with the ARC RDG's recommended development parameters for density and building height for Developing Suburbs. In terms of land use, the project is in a part of the region that is experiencing rising demand for warehouse/distribution development. The site is also in close proximity to existing industrial and warehouse/distribution uses to the south along Lithonia Industrial Blvd. The City's comprehensive plan indicates that the DRI site is in an industrial area in terms of future land use. However, many areas adjacent to and near the site – particularly to the west, north and northeast – are unlike this DRI in that they are predominated by single-family residential uses and lightly developed properties, some of which are outside the City of Stonecrest's jurisdiction (e.g., unincorporated DeKalb County to the northeast). In view of these factors, it will be critical for Stonecrest leadership and staff, along with the applicant team, to collaborate to the greatest extent possible to ensure maximum sensitivity and mitigate potential impacts to nearby local governments, neighborhoods, natural resources and land uses.

Additional ARC staff comments focused on transportation and water resources planning, along with external comments received from contacted parties, are attached to this report. Of note are the following:

- GDOT Aviation staff comments indicate that if any construction equipment reaches 200 feet above ground or higher, the applicant will need to file an FAA Form 7460-1 at least 120 days before construction. The DRI does not appear to directly impact any airport.
- Rockdale County comments pose the question of whether rail traffic on the adjacent CSX line will increase substantially, given the proposed new rail spurs into the DRI site – and what impacts that could have on downtown Conyers and industrial facilities in Rockdale County. The answer is not totally clear from the submitted materials. The GRTA-required traffic study performed by the applicant's engineer does not appear to reflect truck trips taken off the road network due to goods going in or out by rail, so it is unclear how many trips may be allotted to rail versus road. ARC's understanding from the pre-review meeting is that the applicant team is building the site in this way to accommodate prospective tenants looking for rail access. The City of Stonecrest will need to consider rail traffic impacts in terms of sensitivity to other nearby local governments, as noted in ARC's previous comments above.
- Comments from the City of Stonecrest indicate that a key focus of the local review going forward will be in the area of proposed median spacing, sight distance, left turn lane length, and possible signal warrants, on Lithonia Industrial Blvd.
- Comments from Georgia Department of Natural Resources (DNR) Wildlife Resources Division, detail the occurrences of natural communities, plants and animals of highest priority conservation status in the area of the DRI, including state-protected and federally listed species. Given the DRI site's mostly undisturbed nature, DNR staff recommend surveying the property for species of concern prior to any clearing or construction activity, along with best practices around erosion control and stream buffering. Related specifically to federally listed species that have been documented on or near the proposed project site, DNR staff recommends consultation with the U.S. Fish and Wildlife Service in order to minimize potential impacts to these species.

Further to the above, Developing Suburbs are areas that have developed from roughly 1995 to today and are projected to remain suburbs through 2040. General policy recommendations for Developing Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space

- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

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

ARC COMMUNITY DEVELOPMENT	ARC TRANSPORTATION ACCESS & MOBILITY	ARC NATURAL RESOURCES
ARC RESEARCH & ANALYTICS	ARC AGING & INDEPENDENCE SERVICES	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF NATURAL RESOURCES	GEORGIA DEPARTMENT OF TRANSPORTATION	SRTA/GEORGIA REGIONAL TRANSPORTATION AUTHORITY
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA SOIL & WATER CONSERVATION COMMISSION	METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY
DEKALB COUNTY	ROCKDALE COUNTY	CITY OF CONYERS
CITY OF LITHONIA	CITY OF STONECREST	CITY OF STONE MOUNTAIN
EAST METRO DEKALB COMMUNITY IMPROVEMENT DISTRICT		

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or [asmith@atlantaregional.org](mailto:asmith@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Developments of Regional Impact

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### DRI #2961

#### 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: City of Stonecrest

Individual completing form: Nicole Dozier

Telephone: 7702240205

E-mail: [ndozier@stonecrestga.gov](mailto:ndozier@stonecrestga.gov)

\*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: Lithonia Distribution Center

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33 44°30.73' N, 84 07°04.11'W between Lithonia Intl Blvd and Coffee Rd

Brief Description of Project: 614,676 sq. Ft. Distribution Center with rail service.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input checked="" type="radio"/> Wholesale & Distribution  | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1 BLD 614, 676 Sq.Ft.

Developer: Trammell Crow Company

Mailing Address: 3550 Lenox Rd

Address 2: Ste. 2200

City:atlanta State: GA Zip:30326

Telephone: 4048125039

Email: [dfredrick@trammellcrow.com](mailto:dfredrick@trammellcrow.com)

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Under contract with Multiple owners

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:  
Project ID:

The initial action being requested of the local government for this project: ☐ Rezoning  
☐ Variance  
☐ Sewer  
☐ Water  
☐ Permit  
☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 11/2020  
Overall project: 11/2020

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## Developments of Regional Impact

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### DRI #2961

#### 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: City of Stonecrest  
Individual completing form: Chris Wheeler  
Telephone: 7702240174  
Email: cwheeler@stonecrestga.gov

#### Project Information

Name of Proposed Project: Lithonia Distribution Center  
DRI ID Number: 2961  
Developer/Applicant: Trammell Crow Company  
Telephone: 4048125039  
Email(s): dfredrick@trammellcrow.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.)  
☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
☐ (not selected) ☐ Yes ☒ No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: 30000000  
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 0 (DeKalb County receives sale and property tax)  
Is the regional work force sufficient to fill the demand created by the proposed project?  
☐ (not selected) ☒ Yes ☐ No  
Will this development displace any existing uses?  
☐ (not selected) ☐ Yes ☒ No  
If yes, please describe (including number of units, square feet, etc):

#### Water Supply

Name of water supply provider for this site: DeKalb County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.0070MGD

Is sufficient water supply capacity available to serve the proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Wastewater Disposal

Name of wastewater treatment provider for this site:

Snapfinger Water Waste Treatment Plant

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.055MGD

Is sufficient wastewater treatment capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

1016 Daily Trips / 28 in &amp; 74 out peak hour max

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☐ Yes ☒ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, please describe below:

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

432 tons

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

43.7 %

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Buffers, detention and water quality ponds

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
- 2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
- 3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
- 4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
- 5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
- 6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
- 7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
- 8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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## Andrew Smith

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**From:** Kellie Littlefield <Kellie.Littlefield@RockdaleCountyGA.gov>  
**Sent:** Monday, July 8, 2019 10:52 AM  
**To:** Andrew Smith  
**Subject:** RE: ARC DRI Review Notification - Lithonia Distribution Center (DRI 2961)

Hi Andrew,

Thank you for your response.

Will there be heightened traffic on the CSX rail line?

If so this could have a potential effect on downtown Conyers, as well as the industrial locations in Rockdale County.

Kellie

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**From:** Andrew Smith <ASmith@atlantaregional.org>

**Sent:** Wednesday, July 3, 2019 1:49 PM

**To:** 'cyvandyke@dot.ga.gov' <cyvandyke@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; PPeevy@dot.ga.gov; Robinson, Charles A. <chrobinson@dot.ga.gov>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Green, Henry <hgreen@dot.ga.gov>; 'ccomer@dot.ga.gov' <ccomer@dot.ga.gov>; Hood, Alan C. (achood@dot.ga.gov) <achood@dot.ga.gov>; Mertz, Kaycee <kmertz@dot.ga.gov>; Finch, Ashley M <AFinch@dot.ga.gov>; Kathy Zahul (kzahul@dot.ga.gov) <kzahul@dot.ga.gov>; Hatch, Justin A <juhatch@dot.ga.gov>; DeNard, Paul <pdenard@dot.ga.gov>; Wilson, Megan R <MWilson@dot.ga.gov>; Rogers, Noble A <NRogers@dot.ga.gov>; Regis, Edlin <eregis@dot.ga.gov>; Woods, Chris N. <cwoods@dot.ga.gov>; Johnson, Lankston <lajohnson@dot.ga.gov>; Boone, Eric <eboone@dot.ga.gov>; davinwilliams@dot.ga.gov; Fall, Mame A <MFall@dot.ga.gov>; Montefusco, Joshua M <JMontefusco@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Andrew Spiliotis <aspiliotis@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; Peter Emmanuel <pemmanuel@srta.ga.gov>; Renaud Marshall <rmarshall@srta.ga.gov>; 'Jon West' <jon.west@dca.ga.gov>; chuck.mueller@dnr.state.ga.us; nongame.review@dnr.ga.gov; kclark@gefa.ga.gov; gaswcc.swcd@gaswcc.ga.gov; Greg Floyd (gfloyd@itsmarta.com) <gfloyd@itsmarta.com>; Andrew Baker (aabaker@co.dekalb.ga.us) <aabaker@co.dekalb.ga.us>; Hudson, Cedric (chudson@dekalbcountyga.gov) <chudson@dekalbcountyga.gov>; Brian Brewer <bnbrewer@dekalbcountyga.gov>; lwashington@dekalbcountyga.gov; dwpelton@dekalbcountyga.gov; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; sasmith@dekalbcountyga.gov; Deborah.Jackson@lithoniacity.org; LaThaydra.Sands@lithoniacity.org; 'cth Thornton@stonemountaincity.org' <cth Thornton@stonemountaincity.org>; Kc Krzic <KC.Krzic@RockdaleCountyGA.gov>; Kellie Littlefield <Kellie.Littlefield@RockdaleCountyGA.gov>; Cheryl Brooks <Cheryl.Brooks@RockdaleCountyGA.gov>; Brian Allen <Brian.Allen@RockdaleCountyGA.gov>; Blair Barnhardt <Blair.Barnhardt@RockdaleCountyGA.gov>; marvin.flanigan@conyersga.com; info@eastmetroid.com; jclanton@stonecrestga.gov; Nicole Dozier <NDozier@stonecrestga.gov>; Chris Wheeler <cwheeler@stonecrestga.gov>; Fredrick, Drew @ Atlanta <dfredrick@trammellcrow.com>; Randy Parker <rparker@calyxengineers.com>; Brian Brumfield <bbrumfield@eberly.net>; bknightattorney@att.net  
**Cc:** Community Development <CommunityDevelopment@atlantaregional.org>; Mike Alexander <MAlexander@atlantaregional.org>; David Haynes <DHaynes@atlantaregional.org>; Marquitrice Mangham <MMangham@atlantaregional.org>; Daniel Studdard <DStuddard@atlantaregional.org>; Jim Santo <JSanto@atlantaregional.org>; Mike Carnathan <MCarnathan@atlantaregional.org>; Jim Skinner <JSkinner@atlantaregional.org>; Wei Wang <WWang@atlantaregional.org>; Katie Perumbeti <KPerumbeti@atlantaregional.org>

**Subject:** ARC DRI Review Notification - Lithonia Distribution Center (DRI 2961)

## Development of Regional Impact (DRI) – Request for Comments

## Andrew Smith

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**From:** Chris Wheeler <cwheeler@stonecrestga.gov>  
**Sent:** Thursday, July 18, 2019 10:18 AM  
**To:** Andrew Smith  
**Subject:** Re: ARC DRI Review Notification - Lithonia Distribution Center (DRI 2961)

Good morning Mr. Smith,

Please see the comment below from the City of Stonecrest regarding the Lithonia Distribution Center (DRI 2961);

- ***The City of Stonecrest will need to look at the proposed median spacing, sight distance, left turn lane length, etc. I know there has been discussion of a traffic signal, but a warrant analysis would need to be provided. If a traffic signal is determined to be warranted by the City of Stonecrest, it shall be installed by the developer at no expense to the city.***

Sincerely,

Christopher Wheeler  
City Planner / Interim Community Development Director



### City of Stonecrest

3120 Stonecrest Blvd.  
Stonecrest, GA 30038  
Office 770.224.0200  
[www.stonecrestga.gov](http://www.stonecrestga.gov)  
[cwheeler@stonecrestga.gov](mailto:cwheeler@stonecrestga.gov)

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**From:** Andrew Smith <ASmith@atlantaregional.org>  
**Sent:** Wednesday, July 3, 2019 1:48:46 PM  
**To:** 'cyvandyke@dot.ga.gov'; Fowler, Matthew; Matthews, Timothy W; Garth Lynch; Wayne Mote (wmote@HNTB.com); PPeavy@dot.ga.gov; Robinson, Charles A.; Delgadillo Canizares, Marlene V.; McLoyd, Johnathan G; Green, Henry; 'ccomer@dot.ga.gov'; Hood, Alan C. (achood@dot.ga.gov); Mertz, Kaycee; Finch, Ashley M; Kathy Zahul (kzahul@dot.ga.gov); Hatch, Justin A; DeNard, Paul; Wilson, Megan R; Rogers, Noble A; Regis, Edlin; Woods, Chris N.; Johnson, Lankston; Boone, Eric; davinwilliams@dot.ga.gov; Fall, Mame A; Montefusco, Joshua M; Annie Gillespie; Andrew Spiliotis; Parker Martin; Peter Emmanuel; Renaud Marshall; 'Jon West'; chuck.mueller@dnr.state.ga.us;

## Andrew Smith

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**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Wednesday, July 10, 2019 11:15 AM  
**To:** Andrew Smith  
**Cc:** Brian, Steve; Comer, Carol; Edmisten, Colette; Robinson, Joseph  
**Subject:** RE: ARC DRI Review Notification - Lithonia Distribution Center (DRI 2961)  
**Attachments:** ARC Preliminary Report - Lithonia Distribution Center DRI 2961.pdf

Andrew,

The proposed development consisting of approximately 614,676 SF of warehouse/distribution space in one building, is on approximately 102 acres in the City of Stonecrest, west of Lithonia Industrial Boulevard, southwest of Rogers Lake Road and northeast of South Stone Mountain-Lithonia Road and the CSX rail line. It is located more than 13 miles from any civil airport and is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any civil airport.

However, if any construction equipment reaches 200' above ground or higher, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 120 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

## Alan Hood

*Airport Safety Data Program Manager*



### *Aviation Programs*

600 West Peachtree Street NW  
6<sup>th</sup> Floor  
Atlanta, GA, 30308  
404.660.3394 cell  
404.532.0082 office

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**From:** Andrew Smith <ASmith@atlantaregional.org>  
**Sent:** Wednesday, July 3, 2019 1:49 PM  
**To:** Kassa, Habte <hkassa@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Green, Henry <hgreen@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Mertz, Kaycee <kmertz@dot.ga.gov>; Finch, Ashley M <AFinch@dot.ga.gov>; Zahul, Kathy <kzahul@dot.ga.gov>; Hatch, Justin A <juhatch@dot.ga.gov>; DeNard, Paul <pdenard@dot.ga.gov>; Wilson, Megan R <MWilson@dot.ga.gov>; Rogers, Noble A <NRogers@dot.ga.gov>; Regis, Edlin <eregis@dot.ga.gov>; Woods, Chris N. <cwoods@dot.ga.gov>; Johnson, Lankston <lajohnson@dot.ga.gov>; Boone, Eric <eboone@dot.ga.gov>; Williams, Davina <davinwilliams@dot.ga.gov>; Fall, Mame A <MFall@dot.ga.gov>; Montefusco, Joshua M <JMontefusco@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Andrew Spiliotis <aspiliotis@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; Peter Emmanuel

## Andrew Smith

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**From:** Finch, Ashley M <AFinch@dot.ga.gov>  
**Sent:** Thursday, July 11, 2019 1:35 PM  
**To:** Andrew Smith  
**Cc:** Mertz, Kaycee  
**Subject:** RE: ARC DRI Review Notification - Lithonia Distribution Center (DRI 2961)

Andrew,

Below are the GDOT Intermodal Rail DRI Review comments. Let me know if you have any questions.

### **GDOT Office of Intermodal Rail Division DRI Review Lithonia Distribution Center (DRI 2961)**

GDOT Intermodal has reviewed this DRI with respect to freight railroads. Adjacent to the DRI property is a Class 1 freight railroad mainline operated by CSX. The railroads and FRA report approximately 4 trains per day at this location on average.

The public crossings adjacent or near the project location are described below.

Public crossings in the vicinity of the project:

1. Crossing ID: 279690C
  - a. Location: Marbut Rd.
  - b. Operator: CSX
  - c. Railroad Mile Post: YYG 0147.810
  - d. Grade: At Grade
  - e. Quiet Zone: No
2. Crossing ID: 279699N
  - a. Location: Chapman Rd.
  - b. Operator: CSX
  - c. Railroad Mile Post: YYG 0148.210
  - d. Grade: At grade
  - e. Quiet Zone: No
3. Crossing ID: 279700F
  - a. Location: Stone Mountain Lithonia Rd.
  - b. Operator: CSX
  - c. Railroad Mile Post: YYG 0148.450
  - d. Grade: At Grade
  - e. Quiet Zone: No
4. Crossing ID: 926245B
  - a. Location: Lithonia Industrial Blvd.
  - b. Operator: CSX
  - c. Railroad Mile Post: YYG 0148.430
  - d. Grade: Over Grade
  - e. Quiet Zone: Not stated
5. Crossing ID: 279705P
  - a. Location: South Deshon Rd.
  - b. Operator: CSX

- c. Railroad Mile Post: YYG 0149.700
  - d. Grade: At Grade
  - e. Quiet Zone: No
6. Crossing ID: 279706W
- a. Location: Shadow Rock Rd.
  - b. Operator: CSX
  - c. Railroad Mile Post: YYG 0150.200
  - d. Grade: At Grade
  - e. Quiet Zone: No

For more specifics about operations of this railroad, please contact CSX at 904-359-3200.

More information about crossings and freight rail in this area can be found at <https://fragis.fra.dot.gov/GISFRASafety/>

Thanks,

Ashley

**Ashley Finch**

*Rail Planner*



GDOT Intermodal Division  
600 West Peachtree Street  
6<sup>th</sup> Floor  
Atlanta, GA 30308  
(404)631-1229

---

**From:** Andrew Smith [mailto:ASmith@atlantaregional.org]

**Sent:** Wednesday, July 03, 2019 1:49 PM

**To:** Kassa, Habte <hkassa@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Green, Henry <hgreen@dot.ga.gov>; Comer, Carol <ccomer@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; Mertz, Kaycee <kmertz@dot.ga.gov>; Finch, Ashley M <AFinch@dot.ga.gov>; Zahul, Kathy <kzahul@dot.ga.gov>; Hatch, Justin A <juhatch@dot.ga.gov>; DeNard, Paul <pdenard@dot.ga.gov>; Wilson, Megan R <MWilson@dot.ga.gov>; Rogers, Noble A <NRogers@dot.ga.gov>; Regis, Edlin <eregis@dot.ga.gov>; Woods, Chris N. <cwoods@dot.ga.gov>; Johnson, Lankston <lajohnson@dot.ga.gov>; Boone, Eric <eboone@dot.ga.gov>; Williams, Davina <davinwilliams@dot.ga.gov>; Fall, Mame A <MFall@dot.ga.gov>; Montefusco, Joshua M <JMontefusco@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Andrew Spiliotis <aspiliotis@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; Peter Emmanuel <pemmanuel@srta.ga.gov>; Renaud Marshall <rmarshall@srta.ga.gov>; 'Jon West' <jon.west@dca.ga.gov>; chuck.mueller@dnr.state.ga.us; nongame.review@dnr.ga.gov; kclark@gefa.ga.gov; gaswcc.swcd@gaswcc.ga.gov; Greg Floyd (gfloyd@itsmarta.com) <gfloyd@itsmarta.com>; Andrew Baker (aabaker@co.dekalb.ga.us) <aabaker@co.dekalb.ga.us>; Hudson, Cedric (chudson@dekalbcountyga.gov) <chudson@dekalbcountyga.gov>; Brian Brewer <bnbrewer@dekalbcountyga.gov>; lwashingt@dekalbcountyga.gov; dwpelton@dekalbcountyga.gov; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; sasmith@dekalbcountyga.gov; Deborah.Jackson@lithoniacity.org; LaThaydra.Sands@lithoniacity.org; 'cth Thornton@stonemountaincity.org' <cth Thornton@stonemountaincity.org>; Kc.krzic@rockdalecountyga.gov; Kellie Littlefield <Kellie.Littlefield@RockdaleCountyGA.gov>; Cheryl Brooks <Cheryl.Brooks@RockdaleCountyGA.gov>; brian.allen@rockdalecountyga.gov; blair.barnhardt@rockdalecountyga.gov;

## Andrew Smith

---

**From:** McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>  
**Sent:** Tuesday, July 16, 2019 9:58 AM  
**To:** Andrew Smith  
**Cc:** DeNard, Paul; Peevy, Phillip M.; Robinson, Charles A.  
**Subject:** RE: ARC DRI Review Notification - Lithonia Distribution Center (DRI 2961)

Good Afternoon Andrew,

GDOT Planning has reviewed the Lithonia Distribution Center (DRI 2961) Preliminary report and show no additional GDOT projects, other than those already mentioned in the report.

For further information that may be needed concerning this review, please contact Johnathan G. McLoyd at 404-631-1774 or [jomcloyd@dot.ga.gov](mailto:jomcloyd@dot.ga.gov).

## Johnathan G. McLoyd

*Transportation Planner*



Office of Planning  
One Georgia Center  
600 West Peachtree Street, 5th Floor  
Atlanta, GA, 30308  
404.631.1774 office

---

**From:** Andrew Smith <[ASmith@atlantaregional.org](mailto:ASmith@atlantaregional.org)>  
**Sent:** Wednesday, July 3, 2019 1:49 PM  
**To:** Kassa, Habte <[hkassa@dot.ga.gov](mailto:hkassa@dot.ga.gov)>; Fowler, Matthew <[mfowler@dot.ga.gov](mailto:mfowler@dot.ga.gov)>; Matthews, Timothy W <[TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov)>; Garth Lynch <[glynch@HNTB.com](mailto:glynch@HNTB.com)>; Wayne Mote ([wmote@HNTB.com](mailto:wmote@HNTB.com)) <[wmote@HNTB.com](mailto:wmote@HNTB.com)>; Peevy, Phillip M. <[PPeevy@dot.ga.gov](mailto:PPeevy@dot.ga.gov)>; Robinson, Charles A. <[chrobinson@dot.ga.gov](mailto:chrobinson@dot.ga.gov)>; Delgadillo Canizares, Marlene V. <[mcanizares@dot.ga.gov](mailto:mcanizares@dot.ga.gov)>; McLoyd, Johnathan G <[JoMcLoyd@dot.ga.gov](mailto:JoMcLoyd@dot.ga.gov)>; Green, Henry <[hgreen@dot.ga.gov](mailto:hgreen@dot.ga.gov)>; Comer, Carol <[ccomer@dot.ga.gov](mailto:ccomer@dot.ga.gov)>; Hood, Alan C. <[achood@dot.ga.gov](mailto:achood@dot.ga.gov)>; Mertz, Kaycee <[kmertz@dot.ga.gov](mailto:kmertz@dot.ga.gov)>; Finch, Ashley M <[AFinch@dot.ga.gov](mailto:AFinch@dot.ga.gov)>; Zahul, Kathy <[kzahul@dot.ga.gov](mailto:kzahul@dot.ga.gov)>; Hatch, Justin A <[juhatch@dot.ga.gov](mailto:juhatch@dot.ga.gov)>; DeNard, Paul <[pdenard@dot.ga.gov](mailto:pdenard@dot.ga.gov)>; Wilson, Megan R <[MWilson@dot.ga.gov](mailto:MWilson@dot.ga.gov)>; Rogers, Noble A <[NRogers@dot.ga.gov](mailto:NRogers@dot.ga.gov)>; Regis, Edlin <[eregis@dot.ga.gov](mailto:eregis@dot.ga.gov)>; Woods, Chris N. <[cwoods@dot.ga.gov](mailto:cwoods@dot.ga.gov)>; Johnson, Lankston <[lajohnson@dot.ga.gov](mailto:lajohnson@dot.ga.gov)>; Boone, Eric <[eboone@dot.ga.gov](mailto:eboone@dot.ga.gov)>; Williams, Davina <[davinwilliams@dot.ga.gov](mailto:davinwilliams@dot.ga.gov)>; Fall, Mame A <[MFall@dot.ga.gov](mailto:MFall@dot.ga.gov)>; Montefusco, Joshua M <[JMontefusco@dot.ga.gov](mailto:JMontefusco@dot.ga.gov)>; Annie Gillespie <[agillespie@srta.ga.gov](mailto:agillespie@srta.ga.gov)>; Andrew Spiliotis <[aspiliotis@srta.ga.gov](mailto:aspiliotis@srta.ga.gov)>; Parker Martin <[PMartin@srta.ga.gov](mailto:PMartin@srta.ga.gov)>; Peter Emmanuel <[pemmanuel@srta.ga.gov](mailto:pemmanuel@srta.ga.gov)>; Renaud Marshall <[rmarshall@srta.ga.gov](mailto:rmarshall@srta.ga.gov)>; 'Jon West' <[jon.west@dca.ga.gov](mailto:jon.west@dca.ga.gov)>; [chuck.mueller@dnr.state.ga.us](mailto:chuck.mueller@dnr.state.ga.us); [nongame.review@dnr.ga.gov](mailto:nongame.review@dnr.ga.gov); [kclark@gefa.ga.gov](mailto:kclark@gefa.ga.gov); [gaswcc.swcd@gaswcc.ga.gov](mailto:gaswcc.swcd@gaswcc.ga.gov); Greg Floyd ([gffloyd@itsmarta.com](mailto:gffloyd@itsmarta.com)) <[gffloyd@itsmarta.com](mailto:gffloyd@itsmarta.com)>; Andrew Baker ([aabaker@co.dekalb.ga.us](mailto:aabaker@co.dekalb.ga.us)) <[aabaker@co.dekalb.ga.us](mailto:aabaker@co.dekalb.ga.us)>; Hudson, Cedric ([chudson@dekalbcountyga.gov](mailto:chudson@dekalbcountyga.gov)) <[chudson@dekalbcountyga.gov](mailto:chudson@dekalbcountyga.gov)>; Brian

## Andrew Smith

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**From:** Nongame Review <nongame.review@dnr.ga.gov>  
**Sent:** Monday, July 15, 2019 2:08 PM  
**To:** Andrew Smith  
**Subject:** RE: ARC DRI Review Notification - Lithonia Distribution Center (DRI 2961)  
**Attachments:** ir-18910-lsc-2019-07-15-13-57-56.pdf

Please see the attached review of the proposed project.  
Thank you!

Laci Pattavina  
Wildlife Biologist, Wildlife Conservation

**Wildlife Resources Division**

(706) 557-3228 | M: (470) 316-3071

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*A division of the*  
GEORGIA DEPARTMENT OF NATURAL RESOURCES

**Please note: We have updated our environmental review guidance. For details, visit this webpage:**  
**<https://georgiawildlife.com/environmental-review>**

---

**From:** Andrew Smith <ASmith@atlantaregional.org>  
**Sent:** Wednesday, July 3, 2019 1:49 PM  
**To:** 'cyvandyke@dot.ga.gov' <cyvandyke@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; PPeevy@dot.ga.gov; Robinson, Charles A. <chrobinson@dot.ga.gov>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Green, Henry <hgreen@dot.ga.gov>; 'ccomer@dot.ga.gov' <ccomer@dot.ga.gov>; Hood, Alan C. (achood@dot.ga.gov) <achood@dot.ga.gov>; Mertz, Kaycee <kmertz@dot.ga.gov>; Finch, Ashley M <AFinch@dot.ga.gov>; Kathy Zahul (kzahul@dot.ga.gov) <kzahul@dot.ga.gov>; Hatch, Justin A <juhatch@dot.ga.gov>; DeNard, Paul <pdenard@dot.ga.gov>; Wilson, Megan R <MWilson@dot.ga.gov>; Rogers, Noble A <NRogers@dot.ga.gov>; Regis, Edlin <eregis@dot.ga.gov>; Woods, Chris N. <cwoods@dot.ga.gov>; Johnson, Lankston <lajohnson@dot.ga.gov>; Boone, Eric <eboone@dot.ga.gov>; davinwilliams@dot.ga.gov; Fall, Mame A <MFall@dot.ga.gov>; Montefusco, Joshua M <JMontefusco@dot.ga.gov>; Annie Gillespie <agillespie@srta.ga.gov>; Andrew Spiliotis <aspiliotis@srta.ga.gov>; Parker Martin <PMartin@srta.ga.gov>; Peter Emmanuel <pemmanuel@srta.ga.gov>; Renaud Marshall <rmarshall@srta.ga.gov>; 'Jon West' <jon.west@dca.ga.gov>; Mueller, Chuck <Chuck.Mueller@dnr.ga.gov>; Nongame Review <nongame.review@dnr.ga.gov>; Kevin Clark <kclark@gefa.ga.gov>; Swcd, Gaswcc <gaswcc.swcd@gaswcc.ga.gov>; Greg Floyd (gfloyd@itsmarta.com) <gfloyd@itsmarta.com>; Andrew Baker (aabaker@co.dekalb.ga.us) <aabaker@co.dekalb.ga.us>; Hudson, Cedric (chudson@dekalbcountyga.gov) <chudson@dekalbcountyga.gov>; Brian Brewer <bnbrewer@dekalbcountyga.gov>; lwashington@dekalbcountyga.gov; dwpelton@dekalbcountyga.gov; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; sasmith@dekalbcountyga.gov; Deborah.Jackson@lithoniacity.org; LaThaydra.Sands@lithoniacity.org; 'cth Thornton@stonemountaincity.org' <cth Thornton@stonemountaincity.org>; Kc.krzic@rockdalecountyga.gov; Kellie Littlefield <Kellie.Littlefield@RockdaleCountyGA.gov>; Cheryl Brooks <Cheryl.Brooks@RockdaleCountyGA.gov>; brian.allen@rockdalecountyga.gov; blair.barnhardt@rockdalecountyga.gov; marvin.flanigan@conyersga.com; info@eastmetrocid.com; jclanton@stonecrestga.gov; Nicole Dozier <NDozier@stonecrestga.gov>; Chris Wheeler <cwheeler@stonecrestga.gov>; Fredrick, Drew @ Atlanta <dfredrick@trammellcrow.com>; Randy Parker <rparker@calyxengineers.com>; Brian Brumfield <bbrumfield@eberly.net>; bknightattorney@att.net





MARK WILLIAMS  
COMMISSIONER

RUSTY GARRISON  
DIRECTOR

July 15, 2019

Andrew Smith  
Principal Planner  
Atlanta Regional Commission  
229 Peachtree Street NE  
Suite 100  
Atlanta, GA 30303

**Subject: Known occurrences of natural communities, plants and animals of highest priority conservation status on or near DRI 2961 Lithonia Distribution Center, DeKalb County, Georgia**

Dear Mr. Smith:

This is in response to your request of July 3, 2019. The following Georgia natural heritage database element occurrences (EOs) were selected for the current site using the local HUC10 watershed for elements whose range distribution is limited by aquatic systems (AQ) and within 3 miles for all other EOs (TR).

**(-84.112521, 33.740903, WGS84)**

- GA *Allium speculae* (Flatrock Onion) (TR), approx. 2.8 mi E of site
- US *Amphianthus pusillus* (Pool Sprite, Snorkelwort) [Extirpated] (TR), approx. 2.2 mi E of site
- US *Amphianthus pusillus* (Pool Sprite, Snorkelwort) [Extirpated?] (TR), approx. 2.4 mi NE of site
- GA *Amsonia ludoviciana* (Louisiana Blue Star) (TR), approx. 2.7 mi E of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Honey Creek - Huc 10 0307010301 - South River 2 (AQ), approx. 10.1 mi S of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Snapfinger Creek (AQ), approx. 5.3 mi SW of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Snapfinger Creek (AQ), approx. 4.7 mi W of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Little Haynes Creek 0307010305 (AQ), approx. 11.4 mi E of site
- GA *Cyprinella xaenura* (Altamaha Shiner) in Big Haynes Creek Above Parker's Lake, Huc 10 - 0307010305 (AQ), approx. 8.5 mi NE of site
- GA *Danthonia epilis* (Bog Oatgrass) [Historic] (TR), approx. 2.5 mi SE of site
- GA *Danthonia epilis* (Bog Oatgrass) [Historic] (TR), approx. 2.0 mi NE of site
- GA *Draba aprica* (Sun-loving Draba) (TR), approx. 3.0 mi E of site
- GA *Eleocharis wolfii* (Spikerush) [Extirpated] (TR), approx. 1.2 mi S of site
- GA *Elimia mutabilis* (Oak Elimia) [Historic] in Yellow River (AQ), approx. 7.4 mi SE of site



*Eurybia avita* (Alexander Rock Aster) (TR), approx. 2.1 mi E of site  
*Eurybia avita* (Alexander Rock Aster) [Extirpated] (TR), approx. 2.6 mi SE of site  
*Eurybia avita* (Alexander Rock Aster) [Extirpated?] (TR), approx. 2.5 mi NE of site  
*Fimbristylis brevivaginata* (Flatrock Fimbry) [Extirpated?] (TR), approx. 1.9 mi SE of site  
*Gratiola graniticola* (Granite Hedge-hyssop) (TR), approx. 2.6 mi SE of site  
*Gratiola graniticola* (Granite Hedge-hyssop) [Extirpated?] (TR), approx. 1.2 mi S of site  
*Gratiola graniticola* (Granite Hedge-hyssop) [Extirpated?] (TR), approx. 2.0 mi NE of site  
 US *Isoetes melanospora* (Black-spored Quillwort) [Extirpated] (TR), approx. 2.2 mi SE of site  
 US *Isoetes melanospora* (Black-spored Quillwort) [Extirpated] (TR), approx. 2.2 mi E of site  
 US *Isoetes melanospora* (Black-spored Quillwort) [Extirpated] (TR), approx. 1.3 mi S of site  
 GA *Nestronia umbellula* (Indian Olive) (TR), approx. 2.3 mi SE of site  
 GA *Nestronia umbellula* (Indian Olive) [Extirpated?] (TR), approx. 2.3 mi E of site  
*Pilularia americana* (American Pillwort) [Extirpated] (TR), approx. 1.3 mi S of site  
*Pilularia americana* (American Pillwort) (TR), approx. 1.1 mi NE of site  
*Portulaca umbraticola ssp. coronata* (Wingpod Purslane) [Historic] (TR), approx. 2.2 mi SE of site  
 GA *Sedum pusillum* (Granite Stonecrop, Puck's Orpine) (TR), approx. 1.4 mi E of site  
 GA *Sedum pusillum* (Granite Stonecrop, Puck's Orpine) (TR), approx. 1.6 mi NE of site  
 GA *Sedum pusillum* (Granite Stonecrop, Puck's Orpine) (TR), approx. 1.7 mi SE of site  
 GA *Sedum pusillum* (Granite Stonecrop, Puck's Orpine) (TR), approx. 2.2 mi NW of site  
*Zanthoxylum americanum* (Northern Prickly-ash) (TR), approx. 2.2 mi SE of site  
 2018 ORLT easement [Oconee River Land Trust] (TR), approx. 1.2 mi SE of site  
 Greenspace program acquisition [county] (TR), approx. 2.1 mi N of site  
 Greenspace program acquisition [county] (TR), approx. 2.4 mi NE of site  
**Yellow River 2 (0307010305) [SWAP High Priority Watershed] (TR), on site**

## Recommendations:

Federally listed species have been documented near the proposed project. To minimize potential impacts to federally listed species, we recommend consultation with the United States Fish and Wildlife Service. In North Georgia, email Robin Goodloe at [GAES\\_Assistance@fws.gov](mailto:GAES_Assistance@fws.gov). In Southeast Georgia, call the Coastal Georgia Office at 912-832-8739. In Southwest Georgia, please contact John Doresky at 706-544-6030 or [John\\_Doresky@fws.gov](mailto:John_Doresky@fws.gov). Surveys for species of conservation concern should be conducted prior to commencement of construction.

Please be aware that state protected species have been documented near the proposed project. For information about these species, including survey recommendations, please visit our webpage at <http://georgiawildlife.com/conservation/species-of-concern#rare-locations>.

This project occurs within a high priority watershed. As part of Georgia's State Wildlife Action Plan, high priority watersheds were identified to protect the best-known populations of high priority aquatic species, important coastal habitats, and migratory corridors for anadromous

species. Please refer to Appendix F of Georgia's State Wildlife Action Plan to find out more specific information about this high priority watershed:

<https://georgiawildlife.com/wildlifeactionplan>.

Because this area remains mostly undisturbed, we recommend completing surveys for species of concern before any construction or timber harvest begins. We are concerned about aquatic habitats that could be impacted by construction activities. To protect aquatic habitats and water quality, we recommend that all machinery be kept out of streams. We urge you to use stringent erosion control practices during construction or logging activities. Further, we strongly advocate leaving vegetation intact within 100 feet of streams, which will reduce inputs of sediments, assist with maintaining streambank integrity, and provide shade and habitat for aquatic species. We also urge you to consider preserving this site for conservation since it remains undeveloped. Please visit our website at [www.georgiawildlife.com](http://www.georgiawildlife.com) for more information on conservation opportunities in the state.

Please be aware that the type of erosion control material used during construction can impact wildlife. We strongly recommend using natural, biodegradable materials such as 'jute' or 'coir'. Mesh strands should be movable, as opposed to fixed. Use of plastic fencing frequently leads to wildlife entrapment and death.

#### **Disclaimer:**

Please keep in mind the limitations of our database. The data collected by the Wildlife Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Wildlife Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of highest priority species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (<http://georgiawildlife.com/conservation/species-of-concern#rare-locations>) or by contacting our office. If we can be of further assistance, please let us know.



Laci Pattavina, Wildlife Biologist, Environmental Reviews  
laci.pattavina@dnr.ga.gov, (706) 557-3228

### **Data Available on the Wildlife Conservation Section Website**

- Georgia protected plant and animal profiles are available on our website. These accounts cover basics like descriptions and life history, as well as threats, management recommendations and conservation status. Visit <http://georgiawildlife.com/conservation/species-of-concern#rare-locations>.
- Rare species and natural community information can be viewed by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at: <http://georgiabiodiversity.org/>
- Downloadable files of rare species and natural community data by quarter quad and county are also available. They can be downloaded from: <http://georgiabiodiversity.org/natels/natural-element-locations.html>

**LITHONIA DISTRIBUTION CENTER DRI**  
**City of Stonecrest**  
**ARC Natural Resources Group Comments**  
**June 28, 2019**

**Watershed Protection and Stream Buffers**

The proposed project is located in the Yellow River Watershed, which is not a water supply watershed in the Atlanta Region and no Part 5 Environmental Minimum Planning Criteria for water supply watersheds apply.

Both the submitted site plan and the USGS coverage for the project area show Swift Creek, a blue-line stream and tributary to the Yellow River, running through the western portion of the project property and along the northwestern side of the property, away from the proposed development. The submitted site plan also shows an unnamed tributary to Swift Creek and three unnamed tributaries along the eastern portion of the project property, close to the proposed development area. The site plan shows the County 75-foot stream buffer along all the streams shown on the property. Although the development shown comes to the edge of the buffer in places, no intrusion into the buffers is shown. Any unmapped streams on the property may also be subject to the requirements of the DeKalb County Stream Buffer Ordinance. The mapped streams, any unmapped streams and all waters of the state on the property are also subject to the State 25-foot Erosion and Sediment Control Buffer, which is not shown on these plans, but should be shown. Any intrusions into the buffers may require variances.

**Stormwater / 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, as with all development, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

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](http://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.

We also suggest the following additional measures, where applicable, to help reduce stormwater reduction and provide for its reuse:

- Use green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.

## Development of Regional Impact Assessment of Consistency with the Regional Transportation Plan

### DRI INFORMATION

**DRI Number** #2961  
**DRI Title** Lithonia Distribution Center  
**County** DeKalb County  
**City (if applicable)** Stonecrest  
**Address / Location** North of Lithonia Industrial Boulevard, west of Rogers Lake Road, East of South Stone Mountain Lithonia Road

**Proposed Development Type:**

+/- 102 acres for 616,676 square foot warehouse distribution center

**Review Process** ☒ EXPEDITED  
☐ NON-EXPEDITED

### REVIEW INFORMATION

**Prepared by** ARC Transportation Access and Mobility Division  
**Staff Lead** Marquitrice Mangham  
**Copied** [Click here to enter text.](#)  
**Date** June 28, 2019

### TRAFFIC STUDY

**Prepared by** Calyx  
**Date** June 19, 2019

## **REGIONAL TRANSPORTATION PLAN PROJECTS**

- 01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?**

- ☒ YES *(provide the regional plan referenced and the page number of the traffic study where relevant projects are identified)*
- ☐ NO *(provide comments below)*

The project is an expedited review which allows for a reduction in the network study area. A review of the TIP Interactive map shows no proposed project in the study area, consistent with the traffic analysis.

## **REGIONAL NETWORKS**

- 02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?**

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

- ☒ NO
- ☐ YES *(identify the roadways and existing/proposed access points)*

The project proposes one access point on Lithonia Industrial Blvd.

**03. Will the development site be directly served by any roadways identified as Regional Truck Routes?**

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☒ NO

☐ YES (*identify the roadways and existing/proposed access points*)

The project proposes access from Lithonia Industrial Blvd, a heavy freight roadway, however it is not classified as a Regional Truck Route.

**04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.*

☒ NOT APPLICABLE (*nearest station more than one mile away*)

☐ RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Operator / Rail Line

Nearest Station

[Click here to enter name of operator and rail line](#)

Distance\*

☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access\*

☐ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

Bicycling Access\*

☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity

☐ Low volume and/or low speed streets provide connectivity

☐ Route follows high volume and/or high speed streets

☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

Transit Connectivity

☐ Fixed route transit agency bus service available to rail station

☐ Private shuttle or circulator available to rail station

☐ No services available to rail station

☐ Not applicable (*accessing the site by transit is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

*\* Following the most direct feasible walking or bicycling route to the nearest point on the development site*



**05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.*

- ☐ NOT APPLICABLE (rail service already exists)
- ☐ NOT APPLICABLE (accessing the site by transit is not consistent with the type of development proposed)
- ☒ NO (no plans exist to provide rail service in the general vicinity)
- ☐ YES (provide additional information on the timeframe of the expansion project below)
  - ☐ CST planned within TIP period
  - ☐ CST planned within first portion of long range period
  - ☐ CST planned near end of plan horizon

**06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.*

☐ NOT APPLICABLE (nearest bus, shuttle or circulator stop more than one mile away)

☒ SERVICE WITHIN ONE MILE (provide additional information below)

Operator(s) MARTA

Bus Route(s) 86, 115, 116

Distance\* ☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☒ 0.50 to 1.00 mile

Walking Access\* ☐ Sidewalks and crosswalks provide sufficient connectivity

☒ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

[Click here to provide comments.](#)

Bicycling Access\* ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity

☒ Low volume and/or low speed streets provide sufficient connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

\* Following the most direct feasible walking or bicycling route to the nearest point on the development site

**07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.*

☐ NO

☒ YES

**MARTA**

**08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.**

*Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.*

☒ NOT APPLICABLE (nearest path or trail more than one mile away)

☐ YES (provide additional information below)

Name of facility

[Click here to provide name of facility.](#)

Distance

☐ Within or adjacent to development site (0.10 mile or less)

☐ 0.15 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access\*

☐ Sidewalks and crosswalks provide connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

Bicycling Access\*

☐ Dedicated lanes or cycle tracks provide connectivity

☐ Low volume and/or low speed streets provide connectivity

- ☐ Route uses high volume and/or high speed streets
- ☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

\* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

## **OTHER TRANSPORTATION DESIGN CONSIDERATIONS**

### **09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?**

*The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.*

- ☐ YES (*connections to adjacent parcels are planned as part of the development*)
- ☐ YES (*stub outs will make future connections possible when adjacent parcels redevelop*)
- ☐ NO (*the site plan precludes future connections with adjacent parcels when they redevelop*)
- ☐ OTHER ( *Please explain* )

The project proposes no stubouts or access to adjacent undeveloped sites however, site connections are available via local roadways.

### **10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?**

*The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.*

- ☒ YES (*sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network*)
- ☐ PARTIAL (*some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct*)
- ☐ NO (*walking and bicycling facilities within the site are limited or nonexistent*)
- ☒ NOT APPLICABLE (*the nature of the development does not lend itself to internal walking and bicycling trips*)
- ☐ OTHER ( *Please explain* )

**11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?**

*The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.*

- ☐ YES (connections to adjacent parcels are planned as part of the development)
- ☐ YES (stub outs will make future connections possible when adjacent parcels redevelop)
- ☐ NO (the development site plan does not enable walking or bicycling to/from adjacent parcels)
- ☐ NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- ☐ NOT APPLICABLE (adjacent parcels are not likely to develop or redevelop in the near future)
- ☒ NOT APPLICABLE (the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)

**12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

*The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.*

- ☐ YES (truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)
- ☒ PARTIAL (while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)
- ☐ NO (one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)
- ☐ NOT APPLICABLE (the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)

Trucks and vehicles access the site at the same points however driveways diverge internal to the site to separate designated parking areas.

**RECOMMENDATIONS**

**13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?**

- ☐ UNKNOWN *(additional study is necessary)*
- ☒ YES *(based on information made available through the review process; does not represent a thorough engineering / financial analysis)*
- ☐ NO *(see comments below)*

Click here to enter text.

**14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?**

- ☒ NO *(based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)*
- ☐ YES *(see comments below)*

Click here to enter text.

**15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

None

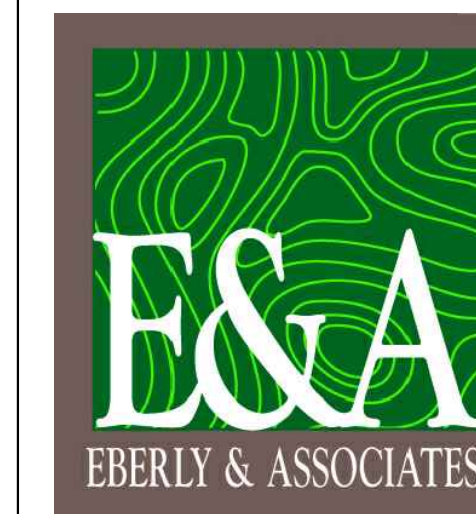


***DRI 2961***

# CITY OF STONECREST, GA



LOCATION MAP  
N.T.S.



TEL 770.452.7849 FAX 770.452.0086  
2951 FLOWERS ROAD SOUTH, STE 119  
ATLANTA, GEORGIA 30341  
WWW.EBERLY.NET

LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE

TRACT:  
TRAMMELL CROW  
STONECREST SITE  
DEKALB COUNTY, GEORGIA

## REVISIONS:

5/1/19	DRI SITE PLAN
5/10/19	REVISIONS TO DRI

**APPROXIMATE  
PURCHASE  
ACREAGE = 102 AC+/-**

**OWNER/DEVELOPER**

TRAMMELL CROW COMPANY  
DREW FREDRICK  
3550 LENOX RD.  
SUITE 2200  
ATLANTA, GA 30326

CIVIL ENGINEER

**CIVIL ENGINEER**  
BRIAN BRUMFIELD, PE  
EBERLY & ASSOCIATES, INC.  
2951 FLOWERS ROAD SOUTH  
SUITE 119  
ATLANTA, GEORGIA 30341  
(770) 452-7849

## TRAFFIC ENGINEER

RANDY PARKER, PE  
CALYX ENGINEERS, INC.  
1255 CANTON ST.  
ROSWELL, GA 30075

DRI SITE PLAN

200'

/10/19
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SLC

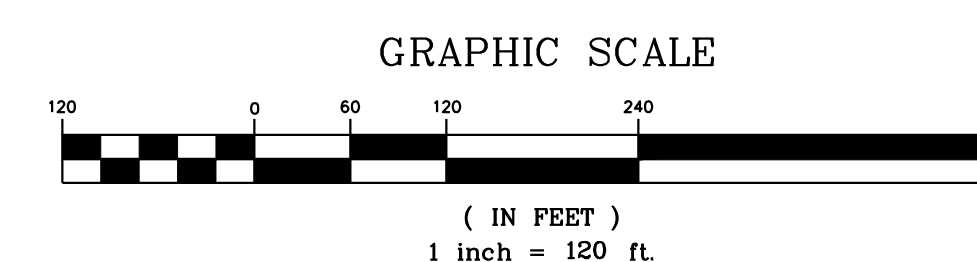
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PROJECT NO.

19-040

SHEET NO.

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