

Atlanta, Georgia 30327-2809
Harry West
Director



February 12, 1999

Honorable Liane Levetan, CEO
DeKalb County
Maloof Administration Building
1300 Commerce Drive
Decatur, GA. 30030

RE: Development of Regional Impact
Stonecrest

Dear Liane:

I am writing to let you know that the ARC staff has completed the Development of Regional Impact (DRI) review of Stonecrest. Our finding is that this DRI is in the best interest of the State.

I am sending you copies of our review report and comments received from the City of Lithonia, Rockdale County, and MARTA. You will note in the report and the comments from Rockdale County their request concerning a study of Rockdale County traffic impacts, developer participation in transportation improvements in Rockdale, and particular attention to stormwater management. We support Rockdale's requests and ask that DeKalb County and the developer work with them on these issues.

Please feel free to call us if you have any questions concerning our review or if we can assist further.

Sincerely,

A handwritten signature in dark ink, appearing to read 'HB for Harry West', is written over the typed name.

Harry West
Director

Enclosures

c Mr. Ray White, DeKalb County
Mr. Robert Maxey, DeKalb County
Mr. Russell Kellog, CFUS Properties, Inc.

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT

1,300,000 sq. ft. mall, 1,450,000 sq. ft. other commercial, 1,500,000 sq. ft. office, 500 hotel rooms, 624 apartments, 1,676 single-family homes, and community facilities.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

Yes. The property also was zoned in 1983 for the mall, offices and residential component. A development permit is now being requested for the mall as a first phase.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

See Rockdale County comment concerning the approximate 100-acre tract located in Rockdale. The conceptual site plan indicates high-density single-family residential development. Rockdale zoning is 2.178 units per acre. The site plan indicates fewer units. Also the site plan omits an existing cemetery south of Turner (not Rockland) Road.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

already been completed in DeKalb County. However, Rockdale County has requested a study of traffic circulation patterns and their impact on Rockdale's transportation network within a three to five mile radius of the built-out project. They would also expect developer contribution for needed improvements.

What other major development projects are planned in the vicinity of the proposed project?

None that ARC has reviewed.

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

No.

Will the development cause a loss in jobs? If yes, how many.

No.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The site is in southeast DeKalb County, South of I-20, in the Turner Hill Road vicinity.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

Yes. Rockdale County.

Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

See Rockdale County comments and above response re: infrastructure and Rockdale County Comprehensive Plan.

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

The first phase of the development will be the mall, estimated at \$188,420,000 built-out value and yielding \$2,838,000 annual tax revenue.

How many short-term jobs will the development generate in the Region?

2,500 according to information submitted with the review.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The closest malls to Stonecrest are South DeKalb Mall, Market Square, and Northlake Mall. The nearest concentration of office space is in City of Decatur. The nearest cluster of hotel space likely would be in the Northlake area. This development will compete with these and other office and shopping areas of the region.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor or other environmentally sensitive area of the Region? If yes, identify those areas.

The site is in the South River Basin and includes part of Honey Creek, which flows southeasterly and southerly into Rockdale County and ultimately into the South River. This particular stream has been identified as not meeting the State's designated uses and is currently on the 303D EPD list. The plan proposes 100 acres to remain as a natural buffer to control 100-year flood areas. In addition 4.5 acres of wetlands were created to offset each acre of wetlands disturbed under a previous Corps of Engineers permit.

In what ways could the proposed project create impacts that would damage or help to preserve the resource?

designated as "State Waters." This site contains portions Honey Creek, an intermittent tributary, indicated by a dashed blue line on USGS quad sheets. ARC recommends that the developer work with the state to determine if the intermittent tributary within the proposed site is considered "State Waters," and provide protection measures if appropriate. ARC also recommends that the developer work with the DeKalb County to determine what stream buffer requirements must be met under the County's Storm Water Management ordinance.

Storm Water / Water Quality

Steps should be taken to limit the amount of pollutants that will be produced during and after construction. During construction, the project should conform to the County's erosion and sediment control requirements. After construction, water quality can be impacted without storm water pollution controls. The amount of pollutants that will be produced after construction of the proposed development was estimated by ARC. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The following table summarizes the results of the analysis.

Estimated Pounds of Pollutants Per Year

<u>Land Coverage</u>	<u>Total Phosphorus</u>	<u>Total Nitrogen</u>	<u>BOD</u>	<u>TSS</u>	<u>Zinc</u>	<u>Lead</u>
Commercial (486.87 ac)	832.53	8471.36	52580.88	478583.38	598.84	107.11
High Density Res. (373.15 ac)	391.81	3996.44	25001.05	225755.75	283.59	52.24
Office (243.98 ac)	314.73	4179.38	27813.72	172737.84	361.09	46.36
Total (1104.00 ac)	1539.07	16647.18	105395.65	877076.97	1243.52	205.71

If the development is approved, DeKalb County should take steps to mitigate potential impacts.

Structural Storm Water Pollution Controls

DeKalb County should require that the developer submit a storm water management plan as a key component of the Plan of Development. Rockdale County should be consulted as the plan is proposed. The storm water plan should include location, construction design details and all engineering calculations for all storm water quality control measures. ARC staff recommends that the County require that any structural controls be designed to accommodate installation, operation and maintenance of automatic equipment at inlet and outlet location for the monitoring of flow rates and water quality. It is recommended that the monitoring program consider the following minimum elements:

- monitoring of four storms per year (1 per quarter);
- collection of a flow weighted composite of the inflow to the structure during the entire storm event;
- collection of a flow weighted composite of the outflow from the structure - the sampling period should include the peak outflow resulting from the storm event;

nitrogen (TKN & NO₃); and,

- collection of grab samples at the inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen (DO) and fecal coliform bacteria.

The County's Engineering Department should finalize the number and size of storms to be monitored as well as who should be responsible for conducting the monitoring. Monitoring should be conducted at the developer and owner's expense. Analysis should conform to EPA standards.

The storm water plan should require the developer to submit a detailed, long-term schedule for inspection and maintenance of the storm facilities. This schedule should describe all maintenance and inspection requirements and persons responsible for performing maintenance and inspection activities. These provisions and the monitoring program should be included in a formal, legally binding maintenance agreement between the County and the responsible party.

In addition to inspections required in the storm water management plan, the formal maintenance agreement between the developer and DeKalb County should allow for periodic inspections of the storm water facilities to be conducted by appropriate County personnel. If inadequate maintenance is observed, the responsible party should be notified and given a period of time to correct any deficiencies. If the party fails to respond, the County should be given the right to make necessary repairs and bill the responsible party.

The County should not release the site plans for development or issue any grading or construction permits until a storm water management plan has been approved and a fully executed maintenance/monitoring agreement is in place.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

No.

In what ways could the proposed project create impacts that would damage the resource?

NA

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

NA

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

LandUse	Sq. Feet or units	Weekday	AM Peak Enter	Hour Exit	PM Peak Enter	Hour Exit
Single Family Residential	1,676 units	13,845	242	688	881	475
Multi-Family Residential	624 units	4,026	53	257	394	185
Retail/Commercial	2,750,000 sq. ft.	68,943	721	423	3,088	3,088
Office	1,500,000 sq. ft.	1,500	1,421	922	299	1,461
Total		88,314	2,437	2,290	4,662	5,209

These trip generation estimates were prepared using the Institute of Traffic Engineers Trip Generation (5th Edition) manual. The estimates do not reflect pass by trip reductions, possible additional internal trip capture associated with the mixed use character of the proposed development, or reductions for measures such as MARTA service, sidewalks and bicycle facilities.

What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site? Location: S of I-20; W of Turner Hill Rd

The following volumes are based on 1997 GDOT coverage counts from area facilities that will likely provide the primary routes for traveling to the proposed development. 2010 volumes for these facilities were obtained from the ARC transportation model (fall 1998 model runs).

		1997			2010	
Facility	Lanes	Volume	V/C Ratio	Lanes	Volume	V/C Ratio
I-20 west of Turner Hill Road (SR 124)	6	83,999	.62	6	118,672	.87
I-20 east of Turner Hill Road (SR 124)	6	80,999	.60	6	114,533	.84
US 278/SR 12 west of SR 124	4	10,156	.20	4	9,894	.19
Turner Hill Road north of I-20	4	14,650	.29	4	13,830	.27

The traffic analysis suggests that area freeways and surface streets have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic through 2010.

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of those improvements (long or short range or other)?

The ARC's adopted Interim Atlanta Regional Transportation Plan: 2020 and Interim Atlanta Regional Transportation Improvement Program FY 1999 - FY 2001 includes two projects in the vicinity of this site.

DK-AR 059	I-20E @ Lithonia Ind. Blvd. And Hillsdale	INT IMP	2001
DK 085	SR 124 Fm Pleasant Hill Rd. to Rockbridge Rd.	2 - > 4	1999

The Atlanta Region Bicycle and Pedestrian Walkways Plan update includes no projects in the vicinity of this site.

In addition the following improvements have already been made:

1. Widened and additional ramps from I-20 to Turner Hill Road.
2. 5 - lane Mall Parkway.
3. Widening to 6 lanes of Turner Hill road & median & turn lanes.
4. Improvements to Rockland/Evans Mill Roads intersection.

Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?

No.

Is the site served by transit? If so, describe type and level of service.

MARTA Bus Route 86L, Lithonia Indian Creek, now serves the Hillandale area and MARTA will review the service to see if it can be extended to this development.

Are there plans to provide or expand transit service in the vicinity of the proposed project?

See above.

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

To meet ARC's requirement for 15% credit in which miles traveled/emission, the development includes the following:

- Over 10% office and over 10% commercial in residential - 9%
- Bike/Ped network connecting uses within the site and allowing connection by adjoining development - 5%
- Provision for MARTA bus stop on site - 3%.

How much wastewater and sewage will be generated by the proposed project?

The entire development could generate 1.45 MGD of wastewater. The first phase mall alone could generate 0.13 MGD according to regional averages.

Which facility will treat wastewater from the project?

The site appears to be in the Pole Bridge sewer services area.

What is the current permitted capacity and average annual flow to this facility?

Permit = 20 MGD. In 1994, the Pole Bridge Plant was using only about 36% of its capacity.

What other major developments will be served by the plant serving this project?

None that ARC has reviewed.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

According to regional averages, the entire development could have a water demand of 1.67 MGD.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Developments of this magnitude do impact the jurisdiction's water supply. DeKalb County has plans to increase the treatment capacity of the Scott Candler Filtration Plant and to increase the County's water storage capacity.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste.

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- Levels of governmental service?
- Administrative facilities?
- Schools?
- Libraries or cultural facilities?
- Fire, police, or EMS?
- Other government facilities?
- Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

The development includes two community centers, library, daycare center, and police/fire precinct. Also an off-site property formerly used for a pump station may be used for a park. The projected 1,394 students will definitely impact the DeKalb County schools serving this area and the development is likely to generate more housing and other services in this part of DeKalb and in Rockdale County.

HOUSING

Will the proposed project create a demand for additional housing?

Yes.

Will the proposed project provide housing opportunities close to existing employment centers?

Yes.

Yes.

Is it likely or unlikely that potential employees of the proposed project be able to find affordable* housing?

Likely.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region. 1996 median family income of \$52,100 for Atlanta MSA.

CITY COUNCIL

JACKIE R. HARBIN
ELIZABETH MITCHELL
CHRISTINE KENNEDY-PERRY
GREGORY TURNER
MELANIE V. WOODS

6980 MAIN STREET
LITHONIA, GEORGIA 30058
PHONE: (770) 482-8136

HORACE W. MARCELL
CITY CLERK

JEROME WOODS
CHIEF OF POLICE

February 4, 1999

Beverly Rhea - Review Coordinator
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809

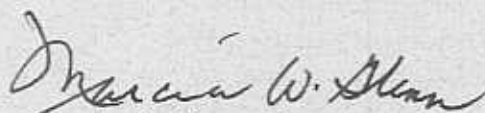
Dear Ms. Rhea:

Thank you for allotting me the opportunity to comment on the Stonecrest Development of Regional Impact. The City of Lithonia has a significant interest in the progress of this development and we are very pleased with the plans that have been set forth. With this particular location being just outside of our City limits, I am sure that the impact on our city will be quite astonishing. For approximately 15 years and through the many up and downs of the proposed project we have waited, and I cannot begin to express the excitement and the satisfaction that this community feels to finally see something happening in Southeast DeKalb.

Since its inception some 15 years ago plus, this community has undergone many demographic changes and has experienced massive growth in both residence and small retail trade. With the spending power that exists in Southeast DeKalb, it behooves the investors in this project to move forward as planned. As Mayor of the City of Lithonia, it is my intention to stay involved in this project throughout its completion. The City of Lithonia and the surrounding communities more than welcome this most needed and long overdue development. Too many years our citizens have had to travel across the county and into other counties in order to enjoy the pleasure of larger retail outlets and the like. Please be assured that you have our full support and know that this City is available to provide whatever assistance we can to see this mall come to fruition.

Once again, we thank you and the developers of this project, you have our support, and we anxiously await the completion of Stonecrest. If you need any additional assistance, please do not hesitate to contact me at City Hall.

Sincerely,


Marcia W. Glenn, Mayor

January 29, 1999

Ms. Beverly Rhea
Review Coordinator
Atlanta Regional Commission
200 Northcreek, Suite 300
Atlanta, Georgia 30327-2809

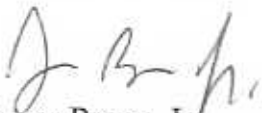
**Subject: Development of Regional Impact
Stonecrest Mall - DeKalb County**

Dear Ms. Rhea:

The Metropolitan Atlanta Rapid Transit Authority (MARTA) has reviewed the documentation for a Development of Regional Impact for the Stonecrest Mall in DeKalb County at I-20 and Turner Hill Road. MARTA provides bus service to the general area of Lithonia but does not currently provide bus service to this site. MARTA will review the existing area bus service to determine if service can be provided to this project.

Thank you for the opportunity to review this proposal.

Sincerely,


James Brown, Jr.
Director of Transportation Planning
and Scheduling

JB/cmb

cc: Ms. Gloria J. Gaines, Vice President of Planning and Analysis, MARTA
Mr. Don Griffith, Senior Transportation Planner, MARTA



Facsimile Transmittal

ROCKDALE COUNTY

POST OFFICE BOX 289

CONYERS, GEORGIA 30012

FAX: 770-483-4376

PHONE: 770-929-4001

TO: Beverly Rhea 9-404-364-9570

FROM: Norman Wheeler

DATE: February 11, 1999

MEMO: _____

Number of Pages, Including Cover Sheet: 4

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February 10, 1999

Ms. Beverly Rhea
Review Coordinator
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway NW
Atlanta, Georgia 303327-2809

**Re: Development of Regional Impact
Stonecrest Mall, I-20 at Turner Hill Road**

Dear Ms. Rhea:

The staff of the Rockdale County Department of Public Services and Engineering and I have reviewed with interest the conceptual site plan for the Stonecrest Mall Project in Dekalb County at I-20 and Turner Hill Road. The conceptual plan appears to include a far larger area than the actual mall site itself. It appears that the area outside of the mall site itself, that is to say, outside of the area bounded by I-20, Turner Hill Road, Mall Parkway and Klondike Road still contains residential dwellings in active use and other such uses. It is not clear whether the applicant owns all of the property encompassed by the conceptual plan or whether this additional property is to be acquired or if there will be a number of out parcels in the area.

Rockdale County's interest in this proposal is centered in three areas:

1. Land Use:

It appears that an approximately 100 acre tract shown on the southeastern edge of the area covered by the conceptual plan is within Rockdale County. This tract which is currently vacant, is designated on the Rockdale Comprehensive Land Use Plan for Urban/Suburban Residential development (single family) north of Turner Road and Conservation Residential development (single family) south of Turner Road. All of this tract, however, is zoned R-1, which permits single family residential development with 20,000 square foot lot sizes minimum provided public water and sewer are available. Rockdale County does not anticipate changing the zoning of this property and its land use designation is consistent with the general development pattern desired for this area of the County. The conceptual site plan indicates single family residential development, but notes "high density" for the area north of Turner Road. The plan does not specify what "high density" means but Rockdale County's maximum permitted density in the R-1

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922 COURT STREET • P.O. Box 289 • CONYERS, GEORGIA 30012

building lots on this 100 acre tract for approximately 60 homes. Such a development would be permitted within the current zoning.

Please note that Rockland Road, as shown on the conceptual plan, does not exist by that name in Rockdale County. The road is called Turner Road. The applicant has also failed to identify an existing cemetery which lies south of Turner Road just east of the Dekalb/Rockdale County line. This cemetery should be identified on the plan. The conceptual plan also shows a church on the south side of Turner Road within Rockdale County. It is unclear as to whether this is a proposed facility, but we are unaware of any existing church at the location shown.

2. Transportation:

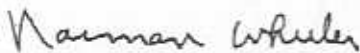
Within Dekalb County, transportation concerns seem to be largely alleviated with the infrastructure work that took place a number of years ago at this project. Of concern to Rockdale County is the likely impact to Rockdale County's transportation network within a three to five mile radius of this development. Rockdale County would ask that traffic circulation patterns, and their impact on Rockdale County's transportation network, be evaluated for the built-out condition. A number of existing Rockdale County intersections, roads and one bridge near the Dekalb County border currently provide a marginal level of service. The mall site is accessible from Rockdale County by I-20 and by Mall Parkway, which is an extension of Iris Drive (as it is known in Rockdale County), the access road on the south side of I-20. The mall would also be accessible from Old Covington Highway and Turner Hill Road north of I-20. Old Covington Highway in Rockdale and Dekalb is a two lane facility that would require widening or at a minimum, selected intersection improvements to accommodate the anticipated traffic generation. Additionally, potential customers of the mall arriving from the southeast will use one of three other possible access routes - Abbott Lake Road/Hayden Quarry Road, Turner Road/Rockland Road and Hurst Road/McDaniel Mill Road. None of these three roads are of sufficient width nor do they have the appropriate design characteristics to support any substantial additional traffic. In addition, all three cross Honey Creek and only the Turner Road/Rockland Road crossing is by means of a bridge of recent design. Indeed, the Abbott Lake/Hayden Quarry Road bridge is a single lane wood plank structure which is totally incapable of supporting any increased level of traffic. The Hurst Road/McDaniel Mill Road bridge is a single laned structure with a double S curve approach which too is quite unable to support additional traffic. Only the last of these three bridges is in Rockdale County; nonetheless, the impact of their inadequacies would have serious consequences for Rockdale County residents and persons traveling through our County toward the mall. Rockdale County would hope that the developer will be prepared to contribute to funding the necessary improvements to these bridges and their approach roads. The anticipated increase in traffic volume generated from this development will place an additional burden on the County's roadway infrastructure. Rockdale County would expect that our exposure to these concerns would be evident almost immediately upon opening of this facility. Rockdale County's funding constraints for transportation improvements would prohibit us from improving our transportation network in this part of Rockdale County to accommodate for this increase in volume. Rockdale County would ask for the opportunity to evaluate the development plans and/or traffic impact studies to insure that such plans and studies include impacts to Rockdale County's infrastructure. Although not in Rockdale County, there may be a need for grade separation at the intersection of State Route 124 and Old Covington Highway. Rockdale County foresees a substantial increase in traffic volume at this intersection; and in order to minimize the potential for any conflicts between vehicular and

3. Stormwater:

Rockdale County is about to embark upon a county-wide Watershed Assessment program that will ultimately determine how we grow as a community in the near future. An integral part of this assessment is to determine the impact of development and land use on water quality. Since stormwater management crosses jurisdictional boundaries, Rockdale County would ask that particular attention be given to stormwater management practices within the Stonecrest development. This particular development is located at the headwaters of the Honey Creek basin.

The mall site is bisected by Honey Creek which flows in a southeasterly and southerly direction from Dekalb County into western Rockdale County and ultimately flows into the South River. This particular stream corridor has been identified as not meeting the State's designated uses and is currently on the 303D list of the State EPD. Rockdale County has a significant interest in insuring that the integrity of this stream and its water quality is maintained. Rockdale County would ask that stormwater quality and quantity control measures such as extended wet detention, a treatment train of Best Management Practices, wetland marshes, to name a few, are incorporated into this development to insure that there is no sustainable degradation to this drainage basin in terms of spring quality. We would also ask that some level of baseline water quality monitoring be accomplished prior to development in addition to monitoring to some level in the post-development condition to insure that water quality is not affected in the Honey Creek basin. It is vitally important that this high profile and potentially high impact project does not negatively affect water resources in Rockdale County. We would also ask that Rockdale County has the opportunity to review the development plans as they become available. The County hopes that the developer and Dekalb County will actively cooperate with Rockdale County in insuring that the storm drainage facilities used in this mall meet or exceed all applicable local state or Federal requirements.

Sincerely yours,



Norman Wheeler, Chairman
Rockdale County Board of Commissioners

cc: Mr. Lawrence K. Kaiser, P.E., Director, Department of Public Services & Engineering

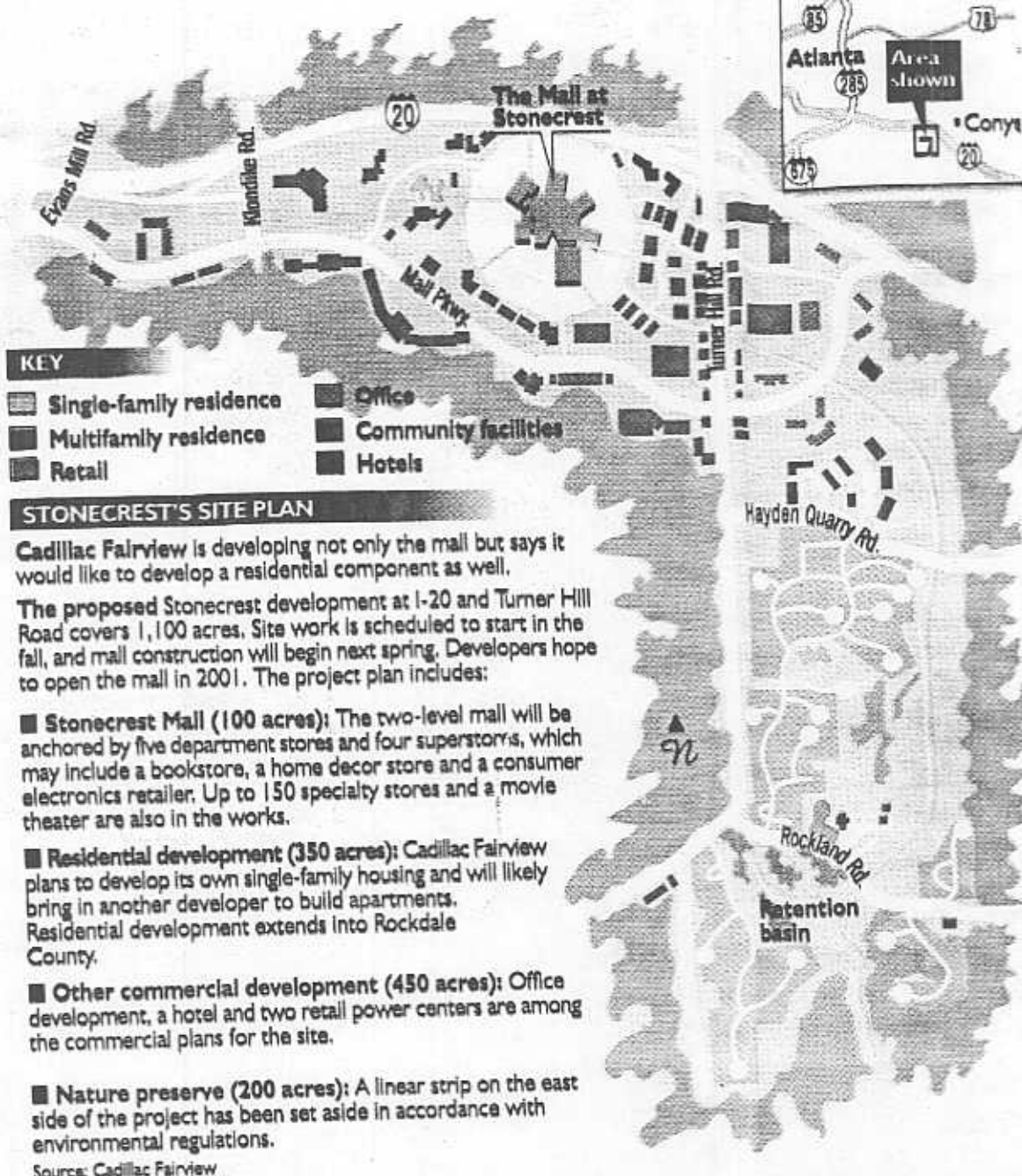
the Mall at Stonecrest in Lithonia designed on department stores, the remaining pieces of the project should be relatively easy. Developers of the mall have had almost 16 years of false derailed at times by the city and corporate financial. The dust has long settled on zoning and environmental battles.

perhaps the biggest feat of gaining those demanding tenant store chains — is all in the end.

ed, the hardest part seems over. As the first regional mall on I-20 in Atlanta's eastern suburbs, Stonecrest has been hailed as an anomaly for putting down roots in the area.

DETAILING Stonecrest is nearly twice as long as most malls to come together, choosing its chunk of real estate the mall has been right on all along, developers say. Terms of site selection, Stonecrest is not much different from the Mall of Georgia in Douglasville or Arbor Place in Douglasville, both under construction. While public officials have urged the mall for locating in the area, it is being characterized as a predominantly African-American mall. Officials say their decision was driven by purely economic considerations. The mall's trade area is about 29 miles from the developer's arch.

These three regional malls all have common denominators," Russell Kellogg, a vice president of Cadillac Fairview, Stonecrest's developer, says, though they occupy diverse areas on the map, they've all got crucial demographics. Mall developers and anchors look for the categories have to be met for the mall takes shape: easy access, population density and a significant number of



Within the 10-mile boundary, the developer then draws concentric circles at five miles and seven miles. The radius measure is recognized as a benchmark in site selection, but retailers have started to look at drive-time studies as well.

"It's one thing to say shoppers are within a 10-mile radius of a mall, but it may take them 25 minutes to get there," Kellogg said.

Kellogg counts 385,000 potential shoppers in Stonecrest's

territory, Kellogg said. On the east side of the mall, developers are eyeing shoppers in Conyers, about seven miles away. On the map, at least, Stonecrest would appeal to shoppers another 10 miles east of Conyers because there's no other regional mall there.

Perhaps the hardest part of getting a mall off the ground is securing commitments from department stores. Each chain has its own considerations. To date, Stonecrest has signed on Best Buy, Sears, Dillard's and J.C.

Penney's made the cut. According to a study commissioned by Cadillac Fairview, about 30,600 households in a 10-mile radius of the mall bring in more than \$75,000.

By comparison, about 20,600 households meet those criteria within 10 miles of the Mall of Georgia, according to the report. A 10-mile radius of Arbor Place Mall in Douglasville shows 8,700 households with more than \$75,000 in income, the report said.

The department stores typically own their share of the mall

Local government: DeKalb County, Georgia

Individual completing form: Robert H. Maxey

Zoning and Land Use Manager

Title: Zoning and Land Use Manager

Department: Planning

Telephone: (404) 371 - 2155

Signature: 

Date: January 20, 1999

Physical location of the proposed development (if applicable):

Turner Hill Road/I-20 in Southeastern DeKalb County in Land Lots 149,150,151 170-174 and 180 - 183 of the 16th Dist.

Is the entire project located within your jurisdictional boundaries?
No

- ☐ Expansion of Existing Project
☒ New Project

Local Project ID, Application #, etc.: Dev. File 99004N

Party initiating the proposed activity:

CFUS Properties, Inc.

Contact person: R. Russell Kellogg

Vice-President

Title:

Telephone: (770) 399-8440

The requested government action is a:

- ☐ Rezoning
☐ Variance
☒ Permit (development)
☐ Water connection request
☐ Sewer connection request

Other (specify):

Is the development consistent with the local government's comprehensive plan? Yes

If not, please explain:

Local government office or department(s) responsible for reviewing and/or taking official action regarding development (if applicable):

Development Division, Public Works Dept.

Local government staff the RDC can contact for more information:

Bob Maxey (Planning Dept.)

Bill Powell (Dev. Div., Public Works)

Description of development (attach additional sheets if necessary):

Stonecrest is a major mixed-use development of retail, office, hotel, residential, and entertainment facilities located along the DeKalb County/Rockdale County border, at I-20 and Turner Hill Road. This proposed development, rezoned in 1983, consists of a major shopping mall of 1,300,000 sq.ft., an office component of 1,500,000 sq. ft., and a residential component of 2300 units. The entire acreage of the tract is 1,044. According to the developer, only 727 acres will actually be developed. 102 acres will be floodway. 69 acres will be composed of street rights-of-way. The entire concept plan accompanies the application.

For RDC Use Only:

☒ Form complete

☐ Project meets DRJ review criteria

Date form was received: 1/21/99

Reviewed by: B. Blum

Formal acceptance date: 1/21/99

Signature: B. Blum

Date: 1/21/99

Project Phase:

- one - regional mall
- two - residential
- three - office component
- four - other commercial & hotel

Percent of Overall Project:

- 19%
- 33.8%
- 22.1%
- 25.1%

Estimated Completion Date:

- 2001
- unknown
- unknown
- unknown

Project Build-out Date: mall - 2001

Estimated Value at Build-out: \$188,420,000 (mall only)

Estimated annual tax revenues likely to be generated by the proposed development: \$2,838,000

How many jobs will be created by the proposed development?

long term 4,500

short term 2,500

If the development will displace any existing uses, please describe (using units, sq. ft., etc.):

No existing uses will be replaced.

Are existing community facilities adequate to support the project? yes

If not, describe any new community facilities (including road improvements) that will be needed to support the project: _____

What is the estimated water supply demand (in MGD)? 1,669,000 GPD

What is the estimated sewage flow (in MGD)? 1,451,400 GPD

Will any hazardous waste be generated by the development? no

If so, please describe: _____

Estimate the 24-hour peak traffic volume the project is likely to generate: 94,535 trips/day (entire mixed-use project)

How much solid waste will the project generate annually (in tons)? 10,714 tons/year (entire project)

Is the development located within, or likely to affect a:

- ☐ Water supply watershed ☐ Protected river corridor
- ☐ Groundwater recharge area ☐ Historic resource
- ☒ Wetland or flood plain ☐ Other...
- ☐ Protected mountain

If the answer to any of the above is yes, describe the development's potential impact on the resource:

Developer has provided mitigation of flood area (see attached) by floodway/natural area, preservation and buffer as well as flood control.

Developer-proposed mitigation measures:

- ☒ buffers
- ☒ landscaping
- ☐ access/decid lanes
- ☒ erosion and sedimentation control
- ☒ stormwater management
- ☒ other (specify): _____

Indicate the project type:

- ☐ Office
- ☐ Commercial, Wholesale and Distribution
- ☐ Hospitals and Health Care Facilities
- ☐ Housing
- ☐ Industrial
- ☐ Hotels
- ☒ Mixed Use
- ☐ Airports
- ☐ Attractions and Recreational Facilities
- ☐ Post-Secondary Schools
- ☐ Waste Disposal
- ☐ Quarries, Asphalt and Cement Plants
- ☐ Wastewater Facilities
- ☐ Petroleum Storage Facilities

Indicate project size (Use the DRI Threshold Chart for appropriate units of measure). Covers over 700 acres including 1,300,000 square mall (100 acres)

And Scale of Development

1. Mall Site	- 107 acres	Mall will be 1,300,000 square feet
2. Other Commercial	- 168 acres	Remaining commercial will be 1,450,000 square feet
3. Office	- 90 acres	Office will be 1,500,000 square feet
4. Residential	- 350 acres	Residential will have 2,300 units
5. Hotel	- 12 acres	Hotels will have 500 rooms
<hr/> TOTAL 727 acres		TOTAL estimated square footage at build-out = 6,800,000 square feet for entire project

The developer of Stonecrest will provide(or has provided) the following measures to assist in impact mitigation:

1. Five-lane mall parkway. (constructed)
2. Widened and completed additional ramps from I-20 onto Turner Hill Road
3. Improvements made to Rockland Road/Evans Mill Road intersection.
4. Turner Hill Road was widened to six lanes with a median and turning lanes.
5. Approximately 100 acres will remain as a natural buffer to control 100-year flood area. The floodway buffer area will remain as a nature area with pedestrian trails and other amenities.
6. A community center with a day care and a library will be provided.
7. A second community center will be provided also.
8. A fire/police precinct will be provided.
9. It is possible that an off-site property once devoted to a pump station could be provided as park or other community use.
10. Approximately 4.5 acres of wetlands created for each acre of wetlands disturbed under COE Section 404 Permit.

1. Mall = 130,000 GPD
 2. Multifamily = 156,000 GPD (624 units)
 3. Single Family = 670,400 GPD (1676 units)
 4. Office = 300,000 GPD
 5. Hotel = 50,000 GPD
 6. Other
Commercial = 145,000 GPD
-

TOTAL = 1,451,400 GPD

water demand = $1.15 \times 1,451,000 = 1,669,110$ GPD

1. Mall = 52,910 trips/day
2. Hotels = 4,350 trips/day
3. Apartments = 4,056 trips/day
4. Single Family = 16,089 trips/day
5. Office = 17,130 trips/day
6. Other Commercial can not
determined at this time.

TOTAL Known Traffic to be
Generated =

94,535 trips/day

Hotel = 223tons/year

Office = 2,737 tons/year

Mall = 5,931 tons/year

Other

Commercial = Not enough information about types of development

Apartments = 911 tons/year

Other

Residential = 917 tons/year

TOTAL = 10, 714 tons/year (for all projects known)

