



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
1104 NORTH WESTOVER BOULEVARD, UNIT 9
ALBANY, GEORGIA 31707

AUGUST 22 2014

Regulatory Division
SAS-2014-00468

JOINT PUBLIC NOTICE Savannah District/State of Georgia

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344), as follows:

Application Number: SAS-2014-00468

Applicant: Delaney Property Group
Attention: Mr. Michael Delaney
Post Office Box 16126
Mobile, Alabama 36616

Agent: Terracon Consultants, Inc.
Attention: Mr. Jim Baxter
2855 Premier Parkway
Duluth, Georgia 30097

Location of Proposed Work: The project site is located in wetlands adjacent to Hat Creek in the north east quadrant of the intersection of East Railroad Avenue and Emile Street, in Sycamore, Turner County, Georgia (Latitude 31.6726, Longitude -83.6360).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant proposes to fill 1.13 acres of wetland during the construction of a Family Dollar on a 1.35 acre site. The impacts would be associated with the commercial building, parking lot and associated features. To mitigate for the proposed impacts, the applicant proposes to purchase 9.2 wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank.

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Water Protection Branch, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354, during regular office hours. A copier machine is available for public use at a charge of 25 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, US Army Corps of Engineers, Regulatory Division, 1104 North Westover Boulevard, Unit 9, Albany, Georgia 31707.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

US ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

Endangered Species: Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request information from the U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, the National Oceanic and Atmospheric Administration, and the National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable

detriments. All factors, which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The U.S. Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Terry C. Kobs, 1104 North Westover Boulevard, Unit 9 Albany, Georgia 31707, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Mr. Terry C. Kobs, Project Manager, Coastal Branch at 229-430-8567.

****Encls**

1. Figure 1.1 Project Location Area
2. Preliminary Site Plan
3. Alternative Analysis

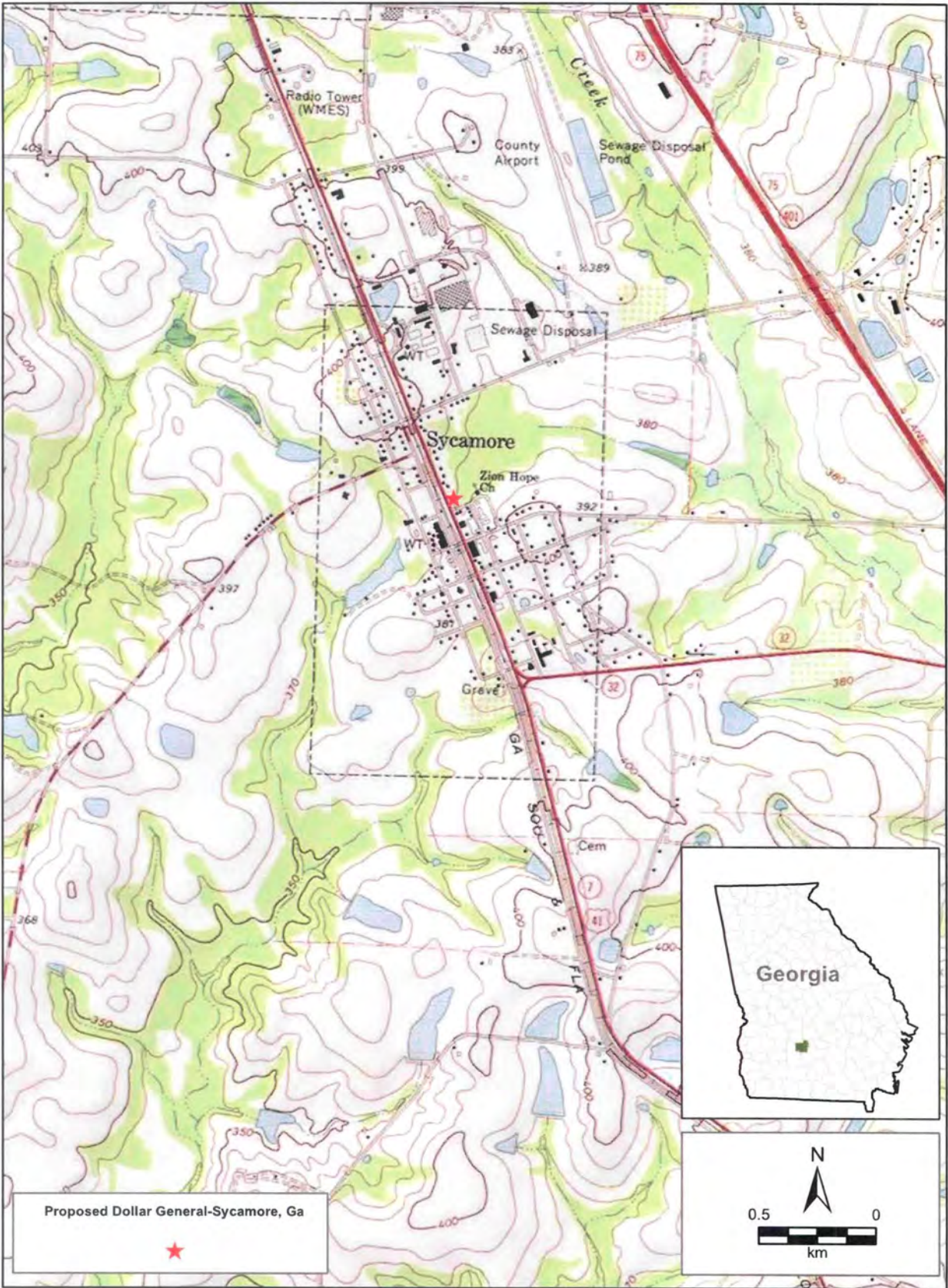


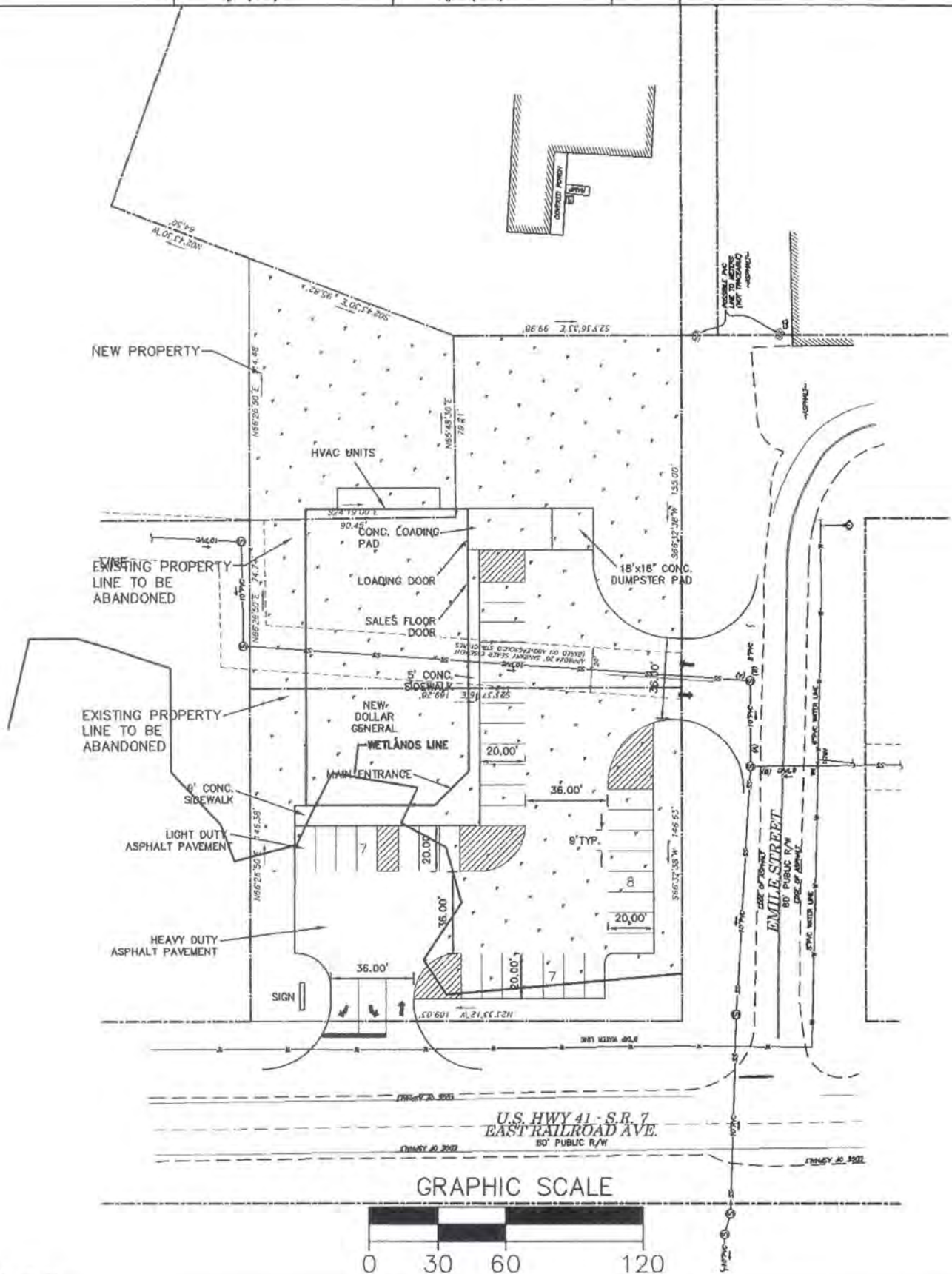
Figure 1.1 : Project area location.

USGS 7.5 Minute, Ashburn, Ga (1973, IP 1976)

PRELIMINARY SITE PLAN

TY, STATE - STREET:
YCAMORE, GA - US HWY 41

PROTOTYPE:	F	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	9,100/7,389	COMPANY: DELANEY DEVELOPMENT, INC.	COMPANY: HB ENGINEERING	1/13/14
ACREAGE:	±1.35 AC	NAME: SCOTT DELANEY	NAME: MIKE RAY	
PARKING SPACES:	34	PHONE #: (251) 460-0910	PHONE #: (803) 957-7027	



SCALE: 1"=60'

Individual Permit Application

Proposed Dollar General ■ Sycamore, Georgia
June 16, 2014 ■ Terracon Project No. 49147013A



E. ALTERNATIVES ANALYSIS

A detailed alternative analysis has been provided under the Section 404(b) (1) guidelines to address and practicable alternatives to the current site plan design and alternate locations that were reviewed during the site selection process. The overall purpose and need of the project has been described above in the project description section. This section will provide a review of alternate project sites, summary analysis, and mitigation plan for the site selected.

A list of proposed alternative sites and information is provided below (see attached maps in Appendix D for location of each site). Sites were only selected that fit the minimum criteria for the development of a retail store and located within the city limits of Sycamore.

Alternative Site #1

The first site reviewed as a potential candidate for development is a 1.28 acre parcel (#S03 049) just south of the Bussey Road/Highway 32 intersection. The location is ideal for a retail store and is not located within a wetland. This site was pursued as a potential development tract; however, a historical residence is located on the property and the landowner refuses to sell. Numerous phone conversations with the owner have resulted in no intent to sell. He has also just recently made several improvements to the historical house that sits on the property, including new windows and foundation improvement.

Alternative Site #2a and 2b

These sites are located to the southeast of the selected site and were presented to Dollar General by the mayor of Sycamore as potential development prospects. Two separate parcels comprise these sites (#S04 054 and S04 082) located at the intersection of Dasher Street and Highway 32. This is another location that fits the criteria for the development of a retail store as discussed in the site analysis section. However, total land area between the two parcels only comprises ½ acre of land, and development guidelines for a Dollar General store require a minimum of 1.2 acres of usable land for development. Metal fabricating facilities and a metal waste dump are also located just to the south of these parcels which is not favorable from an environmental materials standpoint.

Alternative #3

This site is located at the southeast corner of Highway 32 and Highway 7 and presents a larger corner lot within the city of Sycamore that could be utilized successfully as retail space. The parcel (028 022A) is 29.64 acres in size consisting of undeveloped cultivated land and a substantially large wetland area. A portion of the wetland area would be proposed for impact for the corner section of the lot to be utilized, and this wetland system connects to a pond and large wetland area to the southeast.

Individual Permit Application

Proposed Dollar General ■ Sycamore, Georgia
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The location is at the far south end of the city limits, and traffic count and the geographic location at the south end of Sycamore do not meet the minimum standards that the retailer requires. The parcel was however selected for review since it is the only other undeveloped corner lot within the city limits that could be utilized. At this location, the convenience option of a retail facility in the city is lessened, and it would make sense for several of the potential customers to go north to Ashburn instead of driving through town to get to the south end. The property is currently zoned agricultural and is much larger than the desired tract size for a Dollar General store. A much larger purchased price would result, and rezoning and subdividing the property would be a priority which would likely lead to future development in small tracts, in turn causing wetland impact throughout the property. Furthermore, a historical church is located across the street to the north which would likely cause a potential visual effects finding with the State Historic Preservation District (SHPO) and further hinder development activities.

Alternate #4

This site is located at the intersection of Bussey Road and the Interstate 75 off-ramp. The location is within a small strip of the city limits on the far east end of Sycamore. Wetland areas line each side of Bussey Road east from Sycamore to a pine stand located just west of this parcel. The parcel number is 039A 003 which consists of 1.15 acres of land developed with a vacated convenience store. This site is unsuitable due to the low traffic count and the geographic location. The traffic count is 65 percent less in front of the store than at the selected site. The site size is also small; however, the property was analyzed due to the low number of potential development locations in the city that meet the criteria for a small retail store lot. Development would potentially require the removal of the convenience store and all gasoline tanks and pumps (however, the current status of these items is unknown) as well as a soil and groundwater investigation for hazardous materials which not favorable from an economic standpoint.

Alternative Summary

While development at these alternative sites would not have the aquatic impact that the currently selected site proposes; many other commercial and economic development hindrances would apply. Mr. Jim Baxter scouted the entire city of Sycamore during the wetland delineation site visit and only located two additional corner lots within the city of Sycamore that would not impact aquatic resources. Undeveloped lots on Bussey Road all display larger wetland areas that would results in a significantly larger overall impact to the aquatic environment than the current selected site location. The two undeveloped upland corner lots identified are just north of the Sconyers Road/Highway 32 intersection and located on the far north end of the city; however, the location of each is within a larger industrial property that would not be suited for retail development.

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Proposed Dollar General ■ Sycamore, Georgia
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The proposed site location will have a minor impact on the aquatic environment; however, based on the existing conditions of the reviewed alternative locations and the overall aquatic environment within the city of Sycamore, there just isn't another place to develop a small retail store. For the reasons detailed in the site selection analysis and alternatives analysis, we are asking that this location at the corner of Emile Street and Highway 32 be approved for impacts to waters of the United States. Please keep in mind that while a majority of the site is comprised of wetland area, the impact will only be 1.13 acres and is located at the far southeast edge of the aquatic system. A mitigation plan for the proposed impact is provided in the next section.

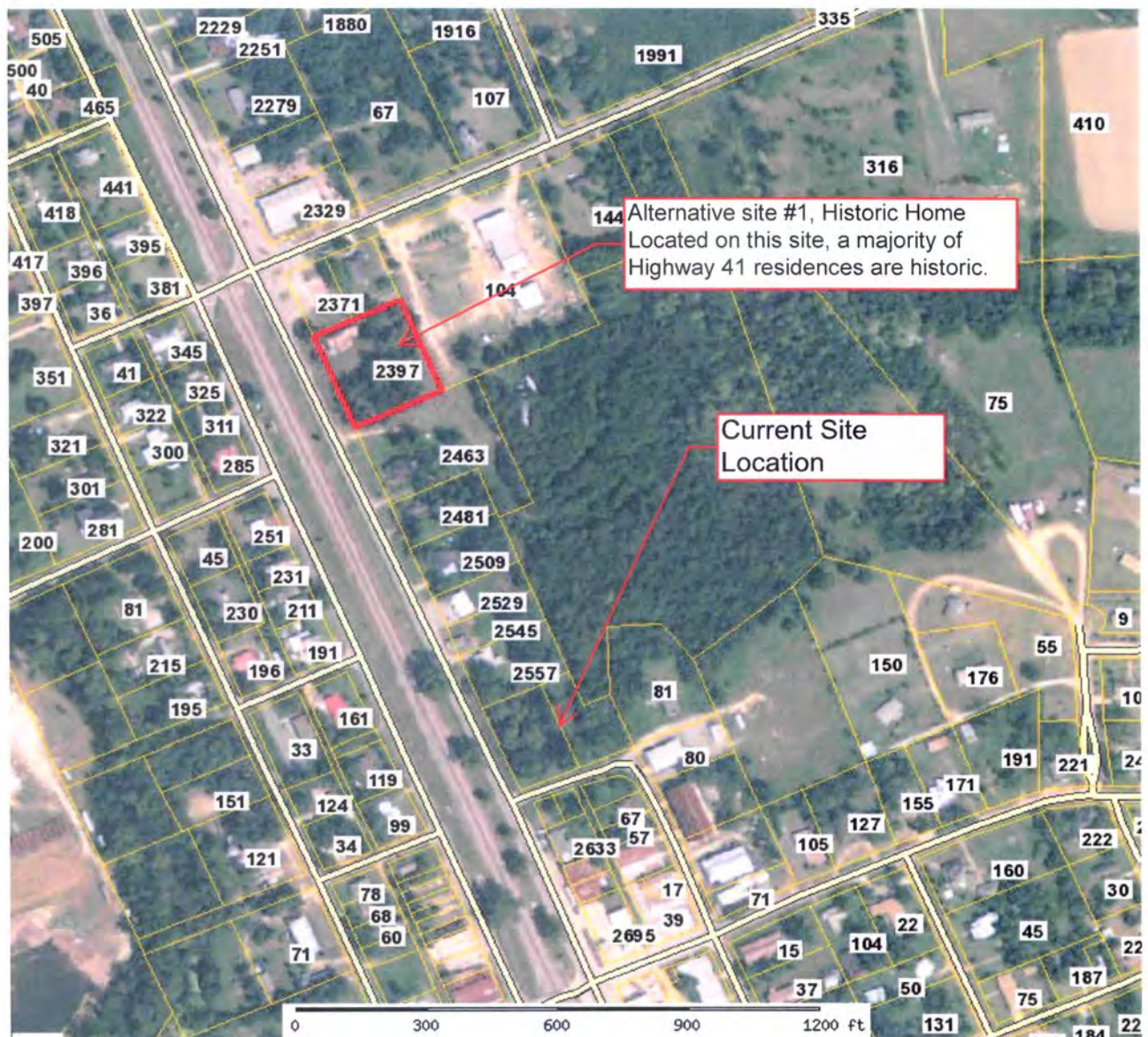
Proposed Compensatory Mitigation Plan

The applicant proposes to impact 1.13 acres of wetland area; therefore, mitigation will be required by the COE. The client is choosing to purchase credits from a COE approved mitigation bank as the method of satisfying mitigation requirements. Terracon is in the process of speaking with numerous banks that service the Little Watershed and surrounding area and will submit the information to the Corps once a bank is selected. A mitigation worksheet is attached at the end of this document. Terracon's preliminary numbers indicate the client will require 9.2 wetland credits for purchase.

F. PUBLIC INTEREST REVIEW FACTORS

Economic/Social – The proposed site would have a moderate impact on social and economic factors. Local employment opportunities would be increased and an immediate revenue stream would result from the site being the only retail store in the city. Customer's daily lives and schedules would be impacted in a positive manner with a convenient option nearby.

- **Educational/Scientific** – No effect
- **Aesthetics** – The proposed development would have temporary impact during construction; however, the final product would be consistent with the overall land use and patterns in the area. The impact is considered negligible.
- **Food/Fiber Production** – No effect
- **Historical/Archaeological/Architectural** – Negligible effect, see attached reports for archaeology and history
- **Recreation** – The proposed retail store would have a commercial effect; however, no recreational facilities are proposed to accompany the development resulting in no effect.



Alternative Site #1

Parcel: S03 049 Acres: 1.28

Name:	NESMITH JONATHAN C - NESMITH JIMMY E A	Land Value	\$7,863.00
Site:	2397 US HWY 41 SYCAMORE	Building Value	\$5,000.00
Sale:	\$0 on 06-2013 Reason=DG Qual=U	Misc Value	\$0.00
Mail:	NESMITH LARUE 1144 QUAIL RUN RD SYCAMORE, GA 31790	Total Value:	\$12,863.00



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Turner County Assessor

Parcel: S04 054 Acres: 0.25

Name:	DALRYMPLE JAYNE	Land Value	\$4,434.00
Site:	2825 US HWY 41 SOUTH	Building Value	\$36,250.00
Sale:	\$20,000 on 12-2007 Reason=FM Qual=Q	Misc Value	\$3,312.00
Mail:	890 CRAVEY RD ASHBURN, GA 31714	Total Value:	\$43,996.00



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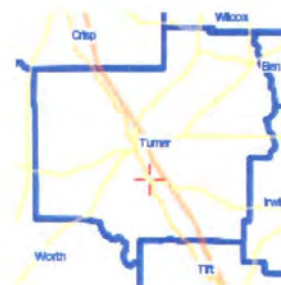
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Turner County Assessor

Parcel: S04 082 Acres: 0.25

Name:	WHITE CHARLES DAVID	Land Value	\$3,667.00
Site:	40 E DASHER ST	Building Value	\$36,168.00
Sale:	\$24,500 on 09-2011 Reason=BS Qual=U	Misc Value	\$400.00
Mail:	40 EAST DASHER ST SYCAMORE, GA 31790	Total Value:	\$40,235.00



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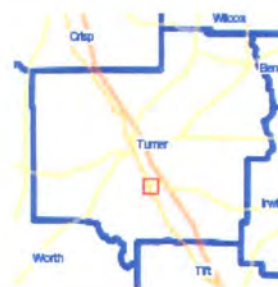
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Alternative Site #3

Parcel: 028 022A Acres: 29.64

Name:	NESMITH ISAAC B	Land Value	\$51,185.00
Site:	180 GA HWY 32 EAST	Building Value	\$22,989.00
Sale:	\$1,100,000 on 07-2013 Reason=OP Qual=U	Misc Value	\$4,000.00
Mail:	969 BLANCHARD RD SYCAMORE, GA 31790	Total Value:	\$78,174.00



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Turner County Assessor

Parcel: 039A 003 Acres: 1.15

Name:	SANDHU RASHID & ULLAH SAIF	Land Value	\$43,700.00
Site:	1041 BUSSEY RD	Building Value	\$32,533.00
Sale:	\$250,000 on 08-2006 Reason=OP Qual=U	Misc Value	\$16,758.00
Mail:	52 DOGWOOD DR ADEL, GA 31620	Total Value:	\$92,991.00



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