



DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
1590 ADAMSON PARKWAY, SUITE 200  
MORROW, GEORGIA 30260

REPLY TO  
ATTENTION OF:

Regulatory Division  
SAS-2015-00313

### **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:

Project number SAS-2015-00313 (Fulton County Airport) and SAS-2015-00732 (Majestic Logistics Center) were previously advertised for public notice under two separate notices dated January 15, 2016. It has been determined that these two projects are part of one larger project and will be evaluated under one application. The combined project will now be evaluated under Department of Army Permit Application Number SAS-2015-00313.

The comment period for the Department of the Army Permit application will close 15 days from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit, and must be submitted so as to be received on or before the last day of the comment period. Written comments concerning the Department of the Army Permit application must reference the Applicant's name and the Permit Application Number, and be forwarded to the Corps of Engineers at the above address.

Due to the level of control and responsibility the Federal Aviation Administration (FAA) has within the Fulton County Airport property, and the federal funds FAA has provided to assist with the proposed project, the FAA will serve as the lead federal agency for National Environmental Policy Act (NEPA) review and compliance.

Application Number: SAS-2015-00313

Applicant: Fulton County Government, County Manager  
Mr. Richard Anderson  
5440 Fulton Industrial Boulevard  
Atlanta, Georgia 30336

Landowner: Fulton County Government, County Manager  
Mr. Richard Anderson  
5440 Fulton Industrial Boulevard  
Atlanta, Georgia 30336

Agent:

Mr. Alex Ottley  
Contour Environmental, LLC  
4462 Bretton Court NW, Suite 14  
Acworth, Georgia 30101

Location of Proposed Work: All proposed activities are located within the Fulton County Airport (Airport), a 985 acre property, located north/northwest of the intersection of Martin Luther King Boulevard/Mableton Parkway and Fulton Industrial Boulevard NE, in unincorporated Fulton County and the City of Atlanta, Fulton County, Georgia (latitude 33.784806, longitude -84.515743).

Project Purpose and Need:

The Airport currently accommodates 101 based aircraft and 24 hangars. The applicant has stated that the FAA forecasts the number of based aircraft to rise from 108 in Fiscal Year (FY) 2015 to 197 in FY 2040 for the area. The applicant proposes to meet the need for additional based aircraft by providing additional hangar space within the Airport. FAA funds were provided to the Airport to purchase property north of the airfield, known as the North Terminal Area (NTA), to meet the need for additional based aircraft. Previous development plans included construction of hangar facilities, taxiways, training facilities, and an educational and aviation museum/cultural facility. However, due to economics, increased adverse environmental impacts, and engineering and safety constraints, the original development plans for the NTA were re-evaluated by the applicant and are now considered to no longer be practicable.

In order for the Airport to be in compliance with the FAA's federal grant assurances, the airport must be as self-sustaining as possible. To meet the need for additional based aircraft and to be in compliance with the FAA's grant assurances, the applicant entered into an agreement and a 50-year ground lease with Majestic Realty Company in September 2013 which required Majestic Realty Company to develop the additional hangar facilities and Majestic Realty Company's warehouse facilities within the NTA, a 355-acre area of the Airport. The applicant has stated that the warehouse development site would support potential future client driven needs for warehouse buildings exceeding 500,000 square feet. FAA determined that the agreement between Majestic Realty Company and the Airport to construct hangar and warehouse facilities would provide the required long-term, self-sustaining income, and therefore would be in compliance with the FAA's federal grant assurances, as well as meeting the need for additional based aircraft.

The applicants stated project purpose is "to provide Fulton County with a long-term economic benefit from self-sustaining developed property located within the Fulton County Airport to meet the forecasted growth of based aircraft."

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:

The applicant's proposed project description includes developing 171 acres of the 355-acre area within the NTA for a proposed warehouse development comprised of 3 commercial, modern logistic warehouse buildings, and developing 40 acres for the proposed hangar development within the North Central Terminal Area (NCTA). The warehouse development area has been named the Majestic Logistics Center (MLC). The MLC would provide in total 3,270,750 square feet of rentable space by constructing a 1,678,500 square foot warehouse, a 1,300,000 square foot warehouse, and a 292,250 square foot warehouse, approximately 742 11-foot wide trailer bays, and 980 parking spaces.

The hangar development would require the excavation of 1,050,000 cubic yards of fill material from the NTA. The hangar development and proposed pad would need to accommodate new buildings for future tenants. However, the exact size and configuration of the new buildings would be proposed and determined at a later date. The applicant has indicated that there are no commitments with any future clients for the proposed hangars at this time, and therefore, no plans regarding the size and configuration for the proposed hangar development have been submitted for review.

The overall project would include the development of five onsite access roads: one with a new curb cut directly to Donald Lee Hollowell Parkway (Bankhead Highway/GA Highway 78); two new curb cuts directly to Fulton Industrial Boulevard for commercial truck traffic, and two to Sandy Creek Road for other vehicles utilizing the MLC. Relocation of a family cemetery is proposed to accommodate the development of the MLC. The applicant is also proposing to widen Sandy Creek Road and install a culvert extension within Sandy Creek to accommodate the necessary construction vehicles needed to transport the excavated material to the proposed hangar development within the NCTA. The existing culverted stream crossing at Sandy Creek Road, within Sandy Creek (a perennial stream), is a concrete triple box culvert. The proposed widening of Sandy Creek Road to accommodate two-way traffic and construction vehicles would require the extension of this culvert. The applicant does not intend to embed the extended culvert to 20% of the culvert height for purposes of providing an aquatic organism passage-friendly design. The applicant stated that this would require replacing the existing culverts, which has been stated as potentially damaging the structural integrity to the existing road. Associated infrastructure proposed for the development would include stormwater detention and drainage facilities, utilities for lighting, water, and sewer, fencing, signage, and landscaping.

Proposed impacts to Waters of the United States would include the permanent loss of 2,546 linear feet of stream and 1.63 acres of forested wetlands. Stream impacts would be comprised of 905 linear feet of perennial stream, 856 linear feet of intermittent stream, and 785 linear feet of ephemeral stream.

The excavation, fill, and grading associated with the Airport hangar development would fill the following water resources within the Airport: 190 linear feet of Ephemeral Stream C; 600 linear feet of Perennial Stream 8; 115 linear feet of Perennial Stream 15; 0.06 acres of Wetland 7; 0.05 acres of Wetland 9; 0.07 acres of Wetland 11; and 0.95 acres of Wetland 12.

The excavation, fill, and grading associated with the MLC warehouse development would fill the following water resources within the Airport: 112 linear feet of Ephemeral Stream F; 329 linear feet of Intermittent Stream 31; 31 linear feet of Ephemeral Stream G; 311 linear feet of Ephemeral Stream H; 148 linear feet of Intermittent Stream 35; 141 linear feet of Ephemeral Stream J; 379 linear feet of Intermittent Stream 40; 190 linear feet of Perennial Stream 43; 0.23 acres of Wetland 32; 0.21 acres of Wetland 39; 0.01 acres of Wetland 41; and 0.05 acres of Wetland 42.

The applicant proposes to compensate for the loss of waters of the United States with the purchase of 11.93 wetland credits and 7,909.4 stream credits from Wehadkee Farms 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.

The NCTA is considered an aeronautical use area. The NTA is considered a non-aeronautical use area. The NCTA currently is developed with three runways, associated full taxiways, and a terminal area. The terminal area located on the southern portion of the airport has 16 hangars and associated facilities operated by fixed base operators, government agencies, and private corporations. The northern portion of the NCTA is undeveloped with heavily wooded and cleared grassy areas. The northern portion of the NTA is heavily wooded containing a diversity of hardwood and softwood tree species. The NTA has been previously impacted by a brick factory and HUD home sites which are no longer in use. The central upland portion of the NTA has been previously cleared, and graded by previous owners and activities.

The 985 acre Airport contains approximately 17,588 linear feet of perennial stream, 8,136 linear feet of intermittent stream, and 2,156 linear feet of ephemeral stream, for a total of 27,880 linear feet of stream. The project area contains approximately 69.28 acres of wetlands. The project site is located within the Middle Chattahoochee River Watershed (HUC 03130002). The proposed development areas (NTA and NCTA) consist of 8 ephemeral streams 15 intermittent streams, 6 perennial streams, 1 open water feature, and 24 wetlands. All of these waters of the United States have a direct connection to the Chattahoochee River, located along the northern boundary of the site, and Sandy Creek, located along the southern boundary of the site.

## **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, Watershed Protection Branch, 2 MLK Jr. Drive, Suite 418, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 10 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 also be reviewed in the Savannah District, U.S. Army Corps of Engineers, Regulatory Division, 100 West Oglethorpe Avenue, Savannah, Georgia 31401.

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.

## **U.S. 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: There are 5 known archaeological sites located within the proposed NTA where the MLC would be developed: 9FU508; 9FU509; 9FU510; 9FU511; and 9FU512. Sites 9FU508, 9FU509, and 9FU511 were recommended ineligible for the National Register of Historic Places (NRHP). Site 9FU512, a Civil War infantry trench and Shoupade, was recommended eligible for the NRHP. The 9FU512 site is located outside of the proposed construction limits of the proposed project. Majestic Realty contracted New South Associated, Inc. to conduct archaeological and historical investigations of the Mary J.E. Williams Cemetery/Williams-Nelson Cemetery (9FU510), which has been determined to also be eligible for the NRHP. Majestic Realty is proposing to relocate the burial grounds to develop their proposed project. Coordination with the State Historic Preservation Office under the provisions of Section 106 of the National Historic Preservation Act (NHPA) will be required.

The NCTA where the hangars are proposed for development includes Site 9FU565, a remnant Civil War earthwork that is an eligible resource. The applicant has proposed to avoid all impacts to Site 9FU565.

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, National Oceanic and Atmospheric Administration, National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area.

The Cherokee darter (*Etheostoma scotti*), the shinyrayed pocketbook mussel (*Hamiota subangulata*), the Gulf moccasinshell mussel (*Medionidus penicillatus*), the oval pigtoe mussel (*Pleurobema pyriforme*), the dwarf sumac (*Rhus michauxii*) and the purple bankclimber mussel (*Elliptioideus sloatianus*) are all federally protected species known to occur in Fulton County.

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 implications 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, which mandates that a permit cannot be issued if a practicable alternative exists that would have less adverse impact on the aquatic ecosystem.

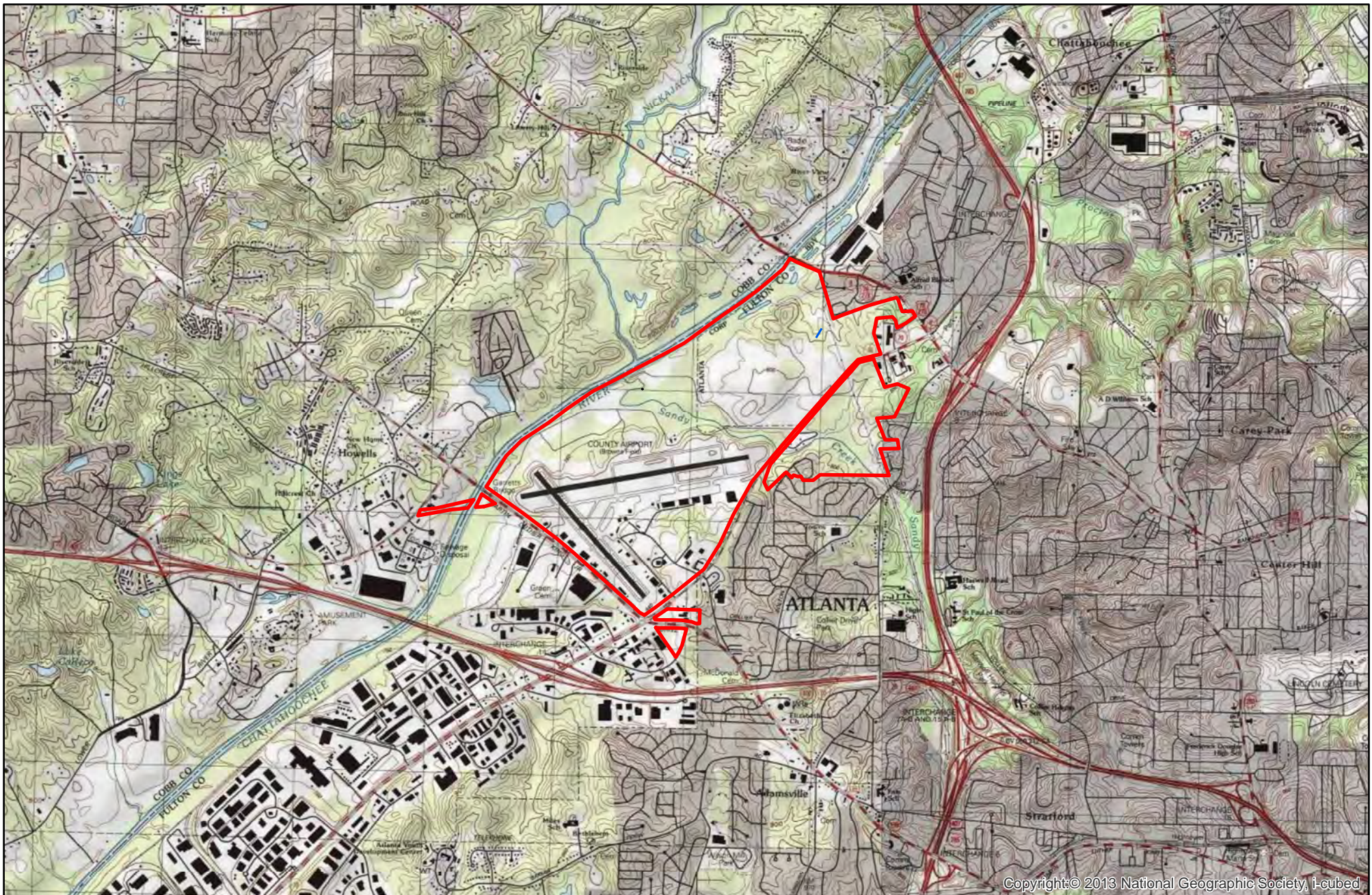
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 substantive information necessary for 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: Ms. Elisha Brannon, no later than **15 days** from the date of this notice. Please refer to the application project number SAS-2015-00313) in your comments.

If you have any further questions concerning this matter, please contact Ms. Elisha Brannon, Project Manager, Piedmont Branch, at Elisha.A.Brannon@usace.army.mil or 678-804-5226.

**\*\*Enclosures\*\***

1. Vicinity and Location Map (Figures 1 and 2)
2. Aerial and Waters Map (Figure 3)
3. NWI Map (Figure 4)
4. Alternative Site Plans (Alternatives A-D; Applicant's Preferred Plan) (Figures 5-9)




Produced By:



**Contour Environmental, LLC**  
 4462 Bretton Court NW, Suite 14  
 Acworth, GA 30101

**Figure 1: Vicinity Map**  
**Fulton County Airport IP**  
**Hangar Development and Logistics Center**  
**Mableton & Atlanta, Fulton County, GA**  
 for  
**Fulton County Government**  
**USACE FILE NO: SAS-2015-00313**

**Legend**

 Approximate Fulton County Airport Property Boundary

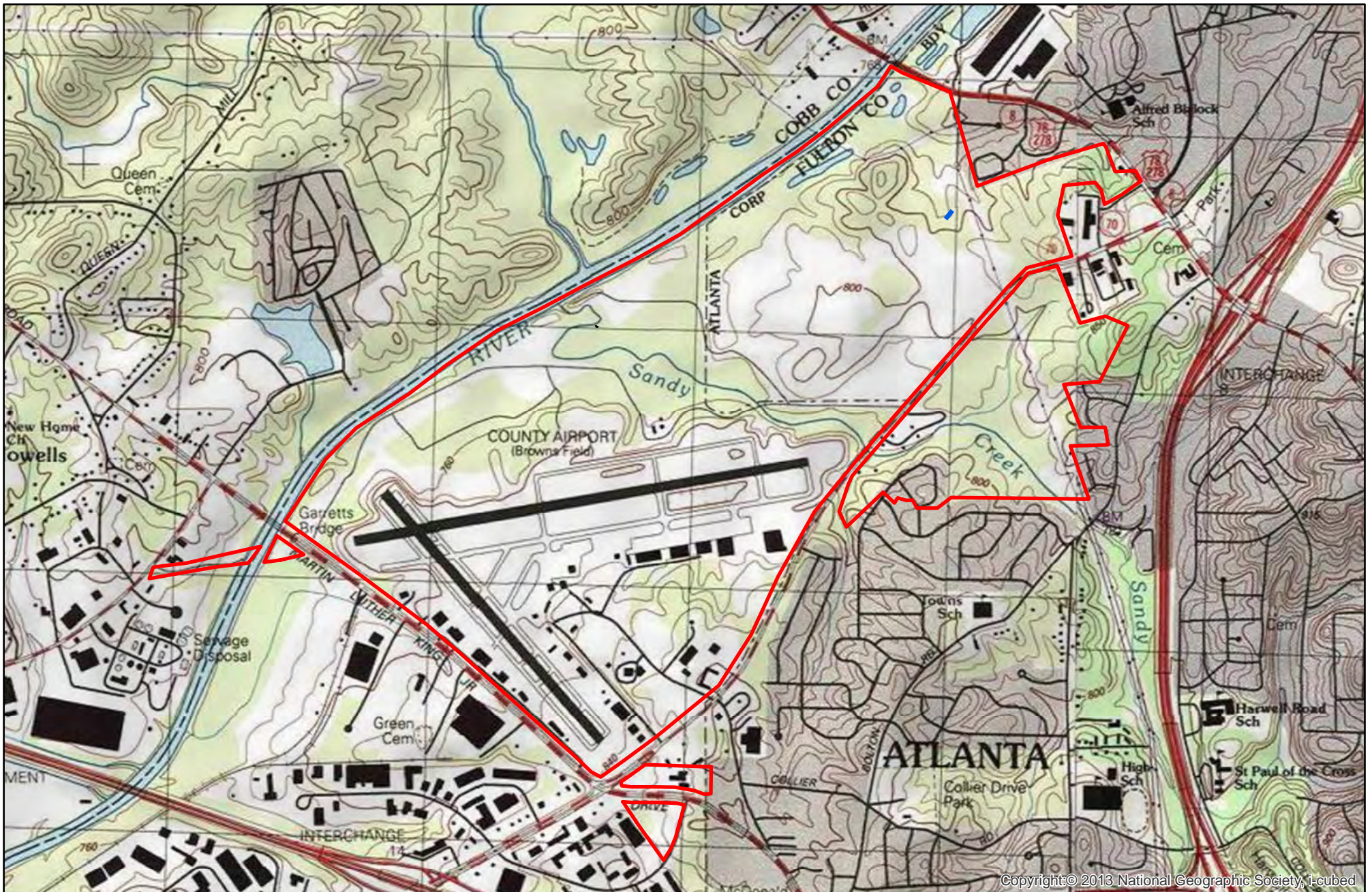
N



Feet



3,300



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 Acworth, GA 30101

**Figure 2: Location Map**  
**Fulton County Airport IP**  
**Hangar Development and Logistics Center**  
**Mableton & Atlanta, Fulton County, GA**  
 for  
**Fulton County Government**  
**USACE FILE NO: SAS-2015-00313**

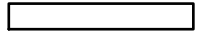
**Legend**

Approximate Fulton County Airport Property Boundary

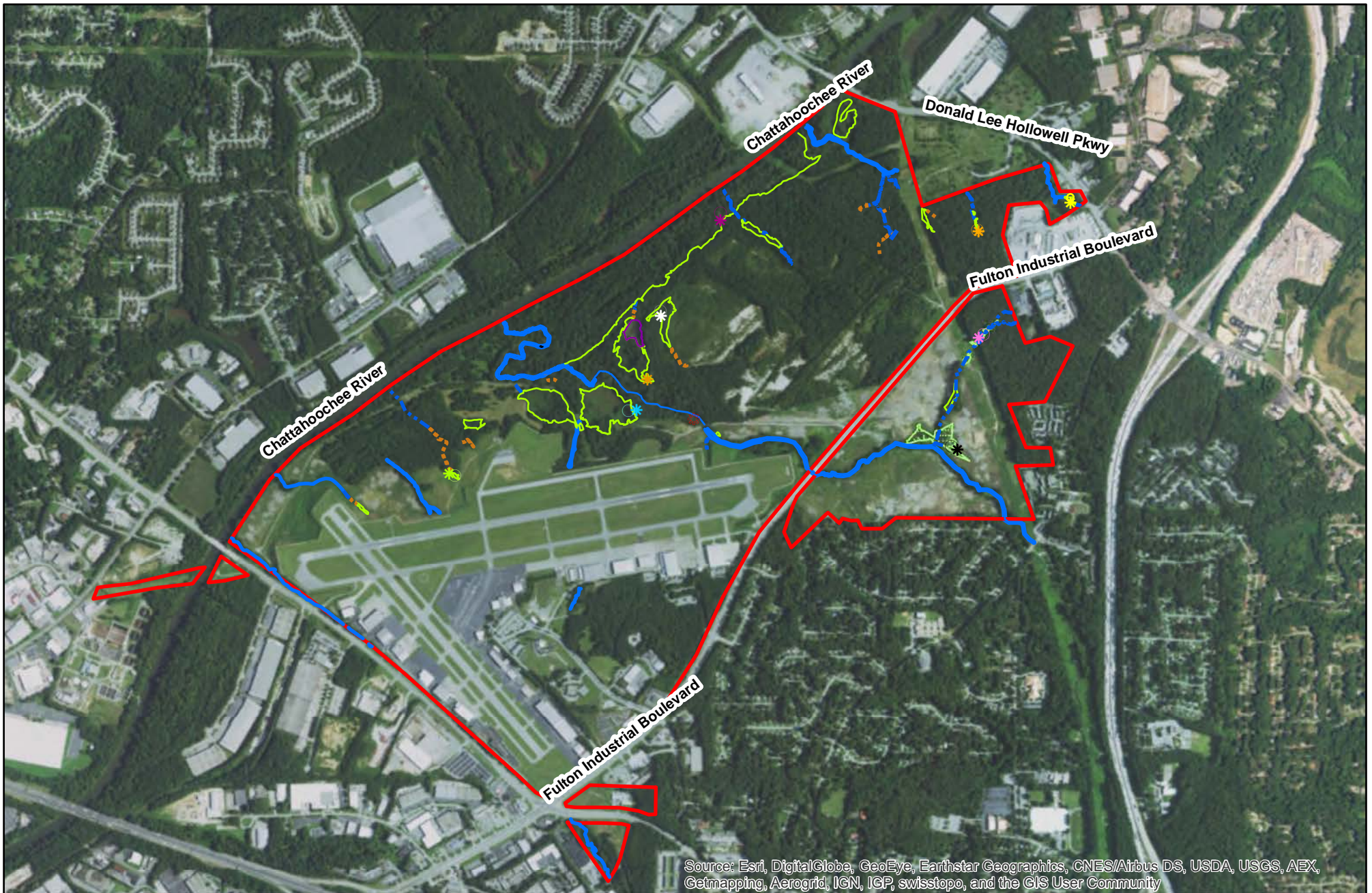
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Feet



1,600

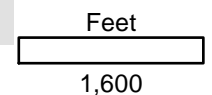
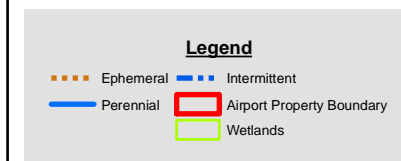


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**Figure 3: Overall Existing Conditions**  
**Fulton County Airport IP**  
**Hangar Development and Logistics Center**  
**Mableton & Atlanta, Fulton County, GA**  
 for  
**Fulton County Government**  
**USACE FILE NO: SAS-2015-00313**

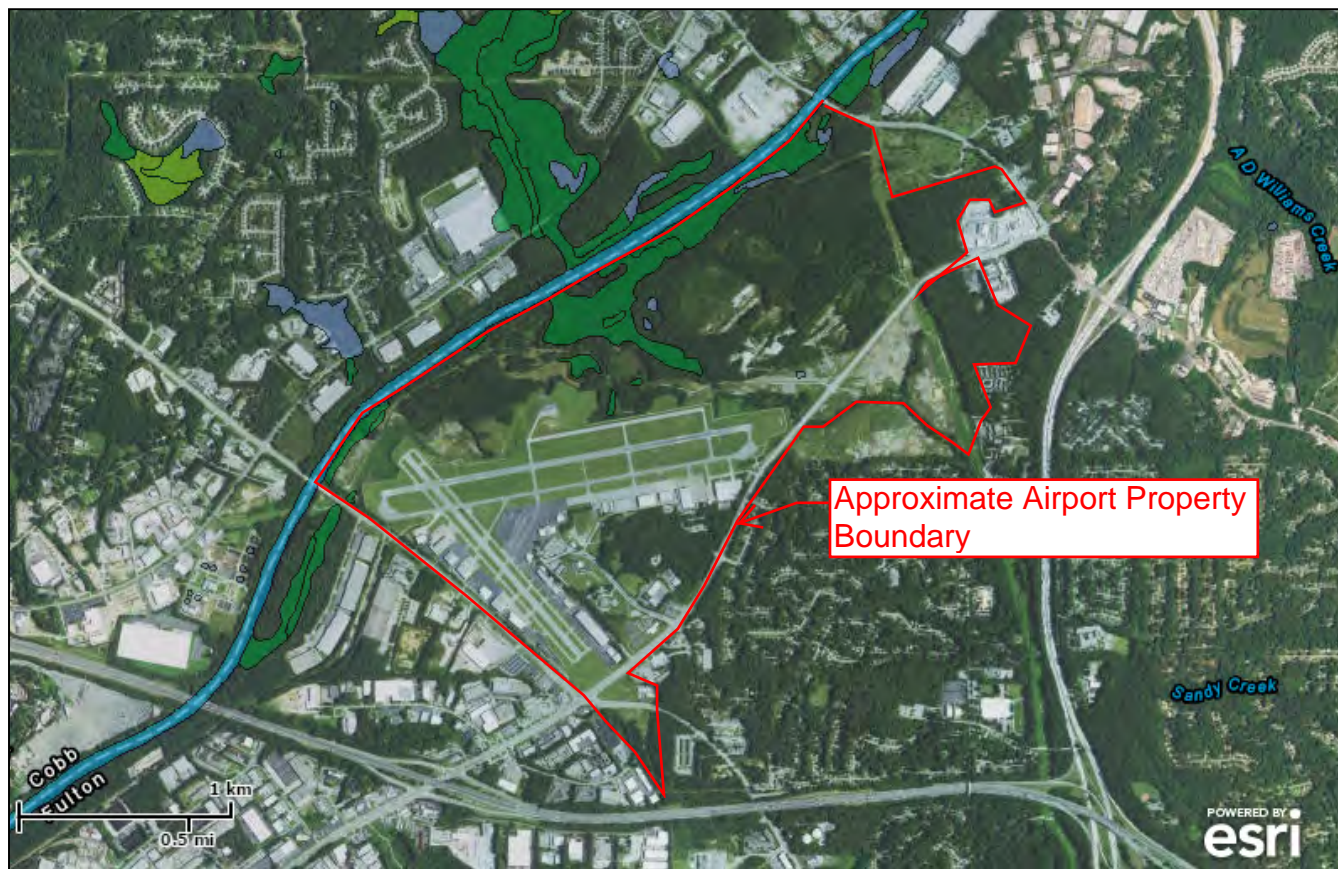




U.S. Fish and Wildlife Service

# National Wetlands Inventory

Jun 22, 2016



## Wetlands

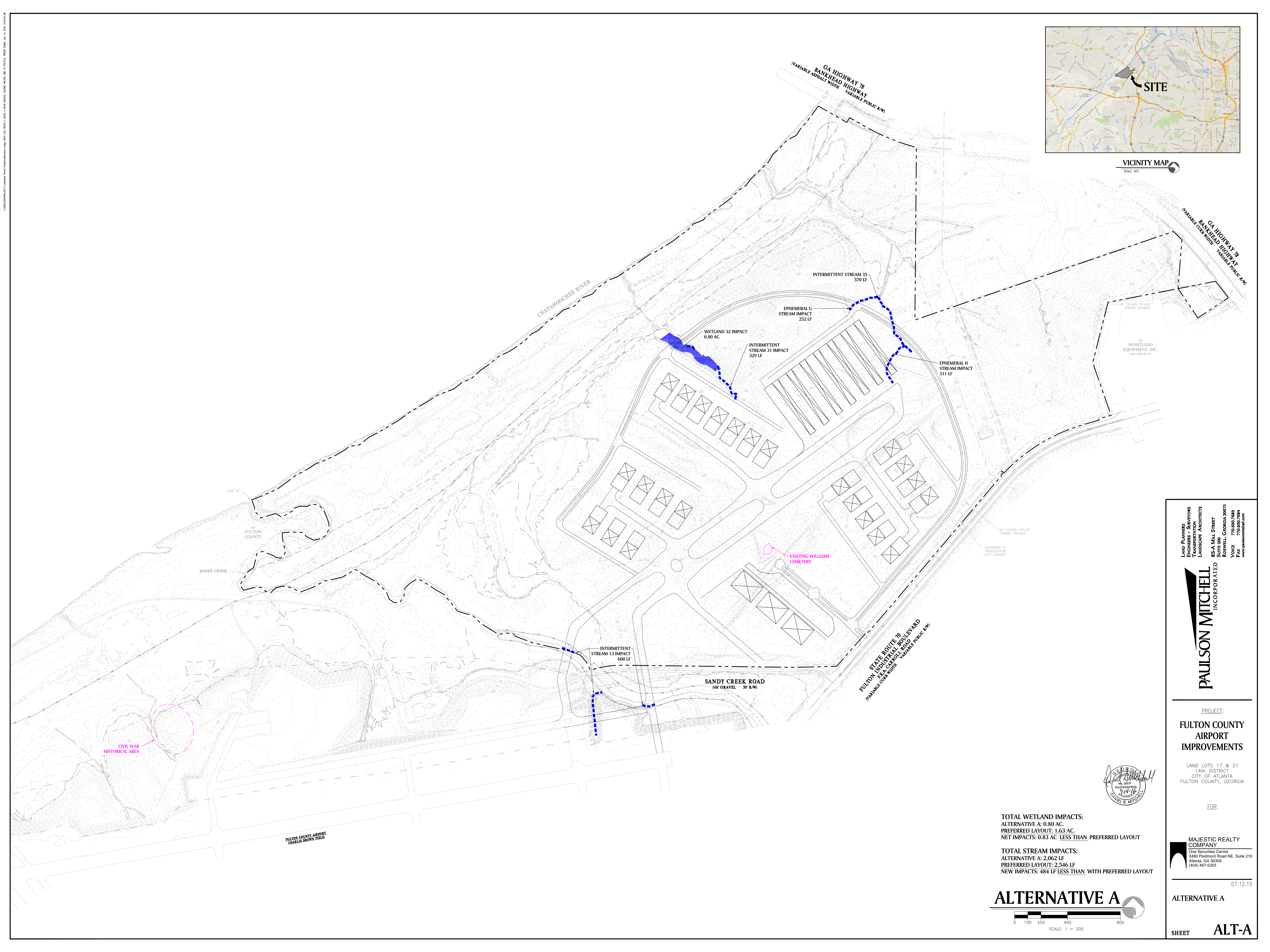
- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



VICINITY MAP  
SCALE: NTS



TOTAL WETLAND IMPACTS:  
ALTERNATIVE A: 0.80 AC.  
PREFERRED LAYOUT: 1.63 AC.  
NET IMPACTS: 0.83 AC LESS THAN PREFERRED LAYOUT

TOTAL STREAM IMPACTS:  
ALTERNATIVE A: 2,062 LF  
PREFERRED LAYOUT: 2,546 LF  
NEW IMPACTS: 484 LF LESS THAN WITH PREFERRED LAYOUT

**ALTERNATIVE A**

SCALE: 1" = 200'

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PROJECT:  
**FULTON COUNTY  
AIRPORT  
IMPROVEMENTS**

LAND LOTS 17 & 21  
14th DISTRICT  
CITY OF ATLANTA  
FULTON COUNTY, GEORGIA

FOR:

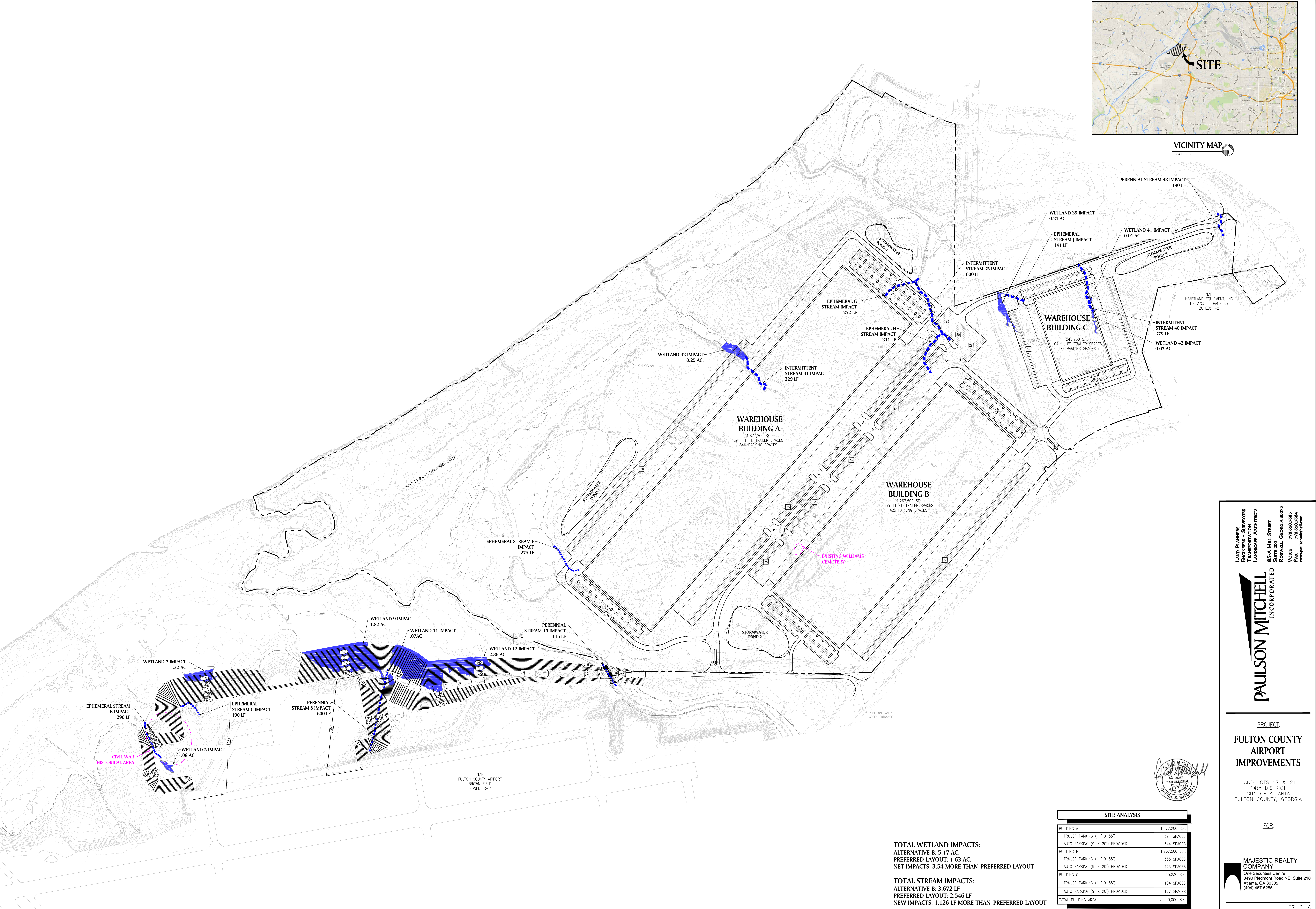
**MAJESTIC REALTY  
COMPANY**  
One Securities Centre  
3490 Piedmont Road NE, Suite 210  
Atlanta, GA 30305  
(404) 467-5255

07.12.15  
**ALTERNATIVE A**

SHEET **ALT-A**



VICINITY MAP  
SCALE: NTS



**TOTAL WETLAND IMPACTS:**  
ALTERNATIVE B: 5.17 AC.  
PREFERRED LAYOUT: 1.63 AC.  
NET IMPACTS: 3.54 MORE THAN PREFERRED LAYOUT

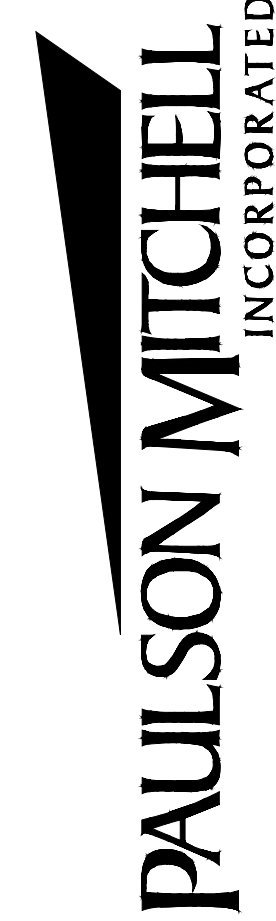
**TOTAL STREAM IMPACTS:**  
ALTERNATIVE B: 3,672 LF  
PREFERRED LAYOUT: 2,546 LF  
NEW IMPACTS: 1,126 LF MORE THAN PREFERRED LAYOUT

SITE ANALYSIS	
BUILDING A	1,877,200 S.F.
TRAILER PARKING (11' X 55')	391 SPACES
AUTO PARKING (9' X 20') PROVIDED	344 SPACES
BUILDING B	1,267,500 S.F.
TRAILER PARKING (11' X 55')	355 SPACES
AUTO PARKING (9' X 20') PROVIDED	425 SPACES
BUILDING C	245,230 S.F.
TRAILER PARKING (11' X 55')	104 SPACES
AUTO PARKING (9' X 20') PROVIDED	177 SPACES
TOTAL BUILDING AREA	3,390,000 S.F.

**ALTERNATIVE B**

0 100 200 400 800  
SCALE: 1" = 200'

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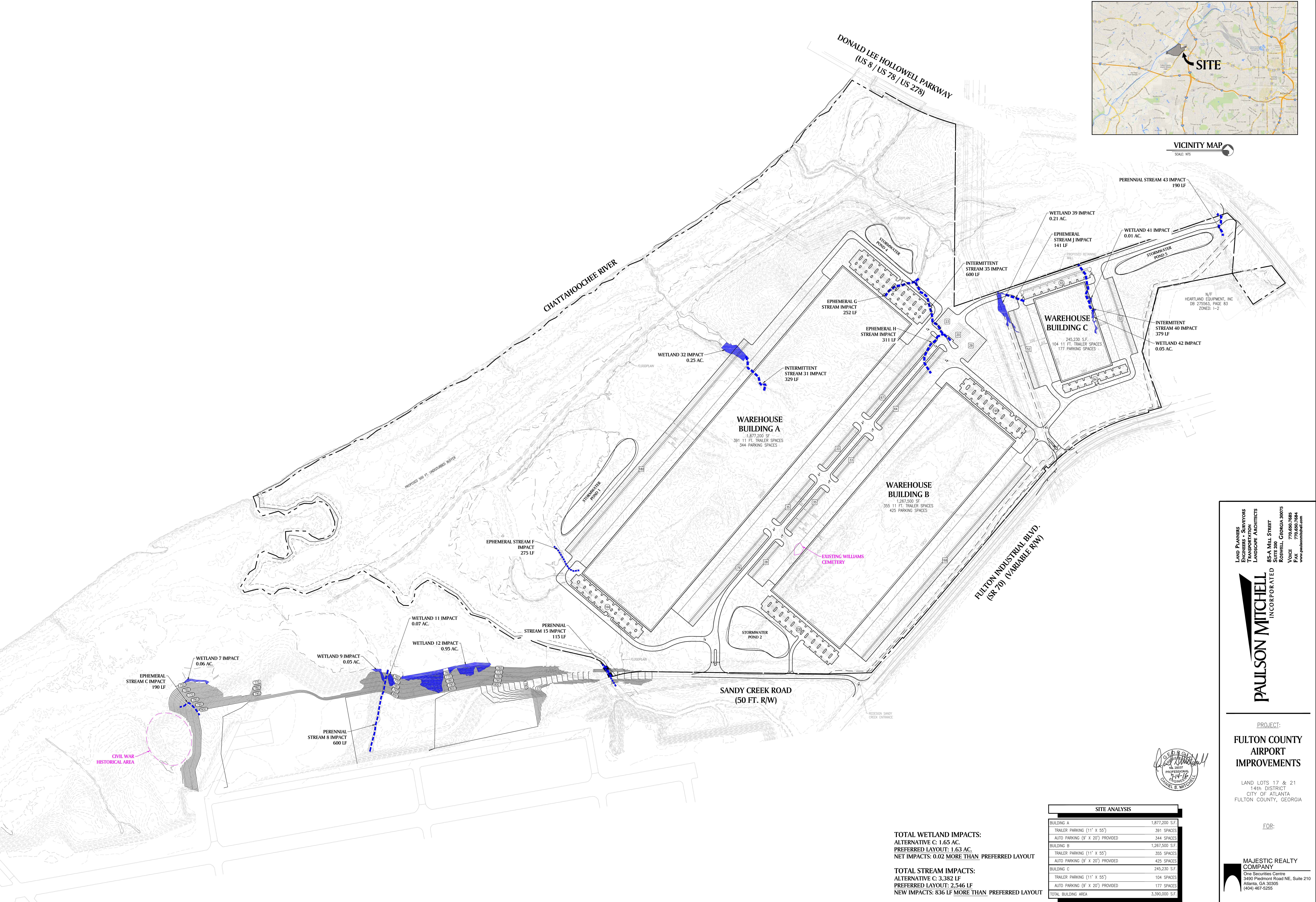
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VICINITY MAP  
SCALE: NTS



**TOTAL WETLAND IMPACTS:**  
ALTERNATIVE C: 1.63 AC.  
PREFERRED LAYOUT: 1.63 AC.  
NET IMPACTS: 0.02 MORE THAN PREFERRED LAYOUT

**TOTAL STREAM IMPACTS:**  
ALTERNATIVE C: 3,382 LF  
PREFERRED LAYOUT: 2,546 LF  
NEW IMPACTS: 836 LF MORE THAN PREFERRED LAYOUT

SITE ANALYSIS	
BUILDING A	1,877,200 S.F.
TRAILER PARKING (11' X 55')	391 SPACES
AUTO PARKING (9' X 20') PROVIDED	344 SPACES
BUILDING B	1,267,500 S.F.
TRAILER PARKING (11' X 55')	355 SPACES
AUTO PARKING (9' X 20') PROVIDED	425 SPACES
BUILDING C	245,230 S.F.
TRAILER PARKING (11' X 55')	104 SPACES
AUTO PARKING (9' X 20') PROVIDED	177 SPACES
TOTAL BUILDING AREA	3,390,000 S.F.

**ALTERNATIVE C**

0 100 200 400 800  
SCALE: 1" = 200'

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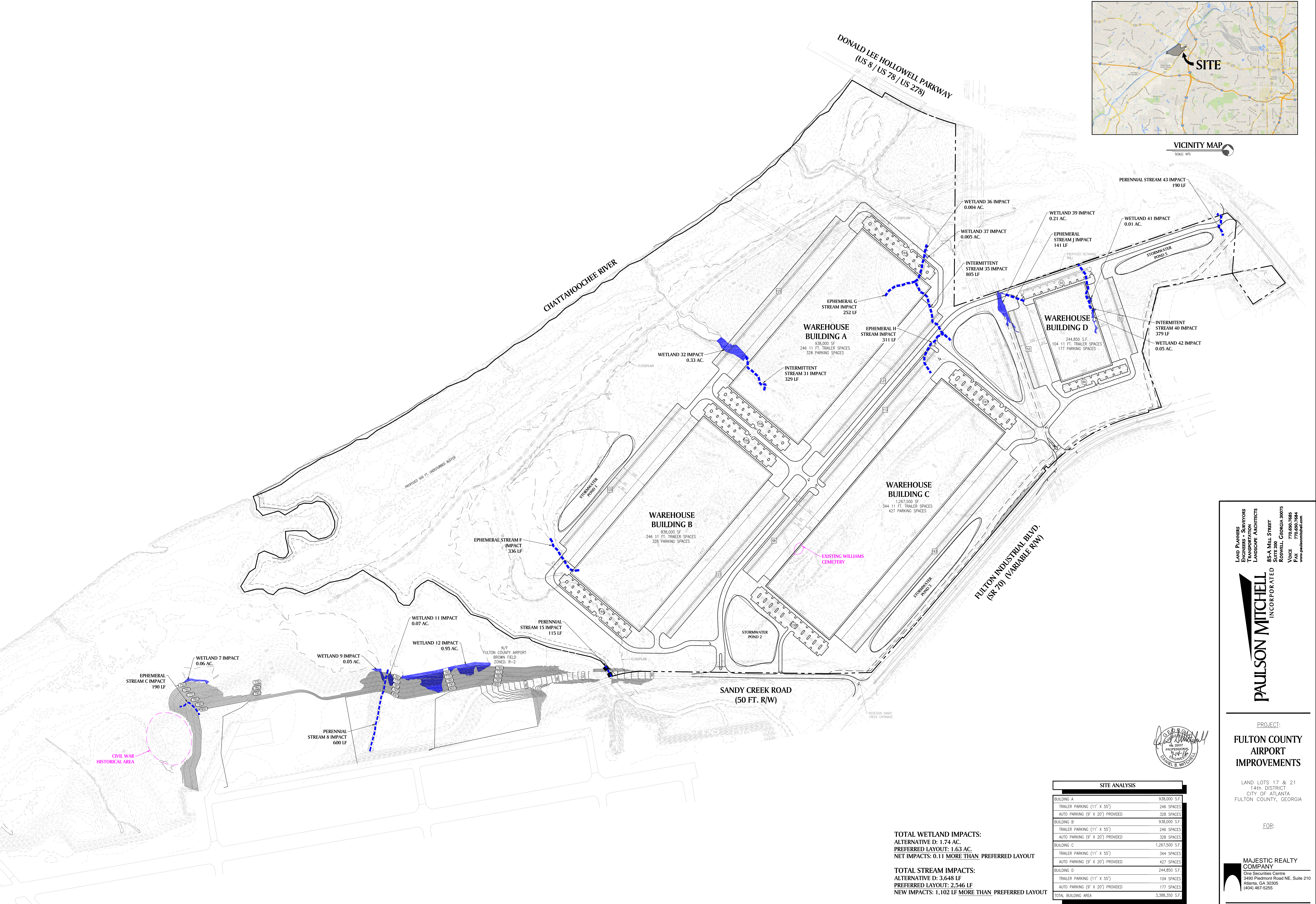
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07.12.16  
**ALTERNATIVE C**  
SHEET **ALT-C**



VICINITY MAP  
SCALE: NTS



**TOTAL WETLAND IMPACTS:**  
ALTERNATIVE D: 1.74 AC.  
PREFERRED LAYOUT: 1.63 AC.  
NET IMPACTS: 0.11 MORE THAN PREFERRED LAYOUT

**TOTAL STREAM IMPACTS:**  
ALTERNATIVE D: 3,648 LF  
PREFERRED LAYOUT: 2,546 LF  
NEW IMPACTS: 1,102 LF MORE THAN PREFERRED LAYOUT

SITE ANALYSIS	
BUILDING A	938,000 S.F.
TRAILER PARKING (11' X 55')	246 SPACES
AUTO PARKING (9' X 20') PROVIDED	328 SPACES
BUILDING B	938,000 S.F.
TRAILER PARKING (11' X 55')	246 SPACES
AUTO PARKING (9' X 20') PROVIDED	328 SPACES
BUILDING C	1,267,500 S.F.
TRAILER PARKING (11' X 55')	344 SPACES
AUTO PARKING (9' X 20') PROVIDED	427 SPACES
BUILDING D	244,850 S.F.
TRAILER PARKING (11' X 55')	104 SPACES
AUTO PARKING (9' X 20') PROVIDED	177 SPACES
TOTAL BUILDING AREA	3,388,350 S.F.

**ALTERNATIVE D**

0 100 200 400 800  
SCALE: 1" = 200'

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07.12.16  
ALTERNATIVE C

SHEET **ALT-D**

