



**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT**  
**4751 BEST ROAD, SUITE 140**  
**COLLEGE PARK, GEORGIA 30337-5600**

May 2, 2023

Regulatory Division  
SAS-2023-00287

**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:

The comment period for the Department of the Army Permit application will close 30 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 this Department of the Army Permit application must reference the Applicant's name and the Permit Application Number and be forwarded to the US Army Corps of Engineers (Corps) at the above address, or via the email listed at the end of this notice.

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.

Application Number: SAS-2023-00287

Applicant: Mr. John Young  
Strategic Real Estate Partners, LLC  
3715 Northside Parkway  
Atlanta, Georgia 30327

Agent: Mr. David Huetter  
United Consulting, Inc.  
625 Holcomb Bridge Road  
Norcross, Georgia 30071

Location of Proposed Work: The approximately 35-acre project site is located west of Hobgood Road, east of Palmetto Logistics Parkway, and north of Roosevelt Highway and the South Fulton Airport, in Palmetto, Fulton County, Georgia (centered at approximately: latitude: 33.545897, longitude: -84.639111; within the Bear Creek watershed, HUC 12: 031300020307).

Description of Work Subject to the Jurisdiction of the Corps: The project involves a construction of industrial distribution warehouse facility with two buildings, paved parking, interior roadways, and additional associated infrastructure. The project would include a 151,200 square-foot (sf) warehouse facility and a 131,220-sf warehouse facility. Both buildings would have 185-foot-wide truck court parking and employee parking areas. The proposed impact would occur from placement of permanent fill within areas of aquatic resources on the site for construction of buildings, parking areas and drives. As proposed, the project would result in adverse impacts to 930 linear feet (LF) of perennial stream channel, 188 linear feet of intermittent stream and 0.1-acre of wetland (183 LF of P1, 128 LF of I-1, 60 LF of I2, 747 I3, 0.05-acre of W2/W9, 0.04-acre of W10/E1, and 0.02-acre of W4 W5, and W6).

The applicant has proposed to off-set these impacts through the purchase of 0.8 legacy wetland mitigation credits and 9,385.2 legacy stream mitigation credits from an approved compensatory mitigation bank(s) servicing the project site within its Primary Service Area.

## **STATE OF GEORGIA**

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division will review the proposed project for Water Quality Certification, in accordance with the provisions of Section 401 of the Clean Water Act. The applicant has not yet requested a Water Quality Certification from the State of Georgia. Prior to issuance of a Department of the Army Permit for a project located in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification in accordance with Section 401 of the Clean Water Act is required. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army Permit may proceed. This public notice serves as notification to the Administrator of the U.S. Environmental Protection Agency (USEPA) pursuant to section 401(a)(2) of the Clean Water Act for neighboring jurisdiction review and begins the 30-day clock for USEPA to notify affected states.

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 another 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: The Applicant contracted a Phase I cultural resource survey of the proposed project site, in order to assess if potential archaeological sites, historic structures, or cultural resources may be present within the general vicinity of the proposed work area. The Corps is presently reviewing the accompanying report in conjunction with the current application submittal. Presently unknown archaeological, scientific, prehistorical or historical data may also 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, 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. Based on the submitted *IPaC Trust Resource Report* for the project site, Monarch butterfly, a Federal candidate species, may occur at the project site location.

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 that 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, floodplain 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 in 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, including an evaluation of practicable alternatives. In the Applicant's current proposal, four (4) off-site alternatives and three (3) on-site alternatives (including the preferred alternative layout) have been proposed. Revised

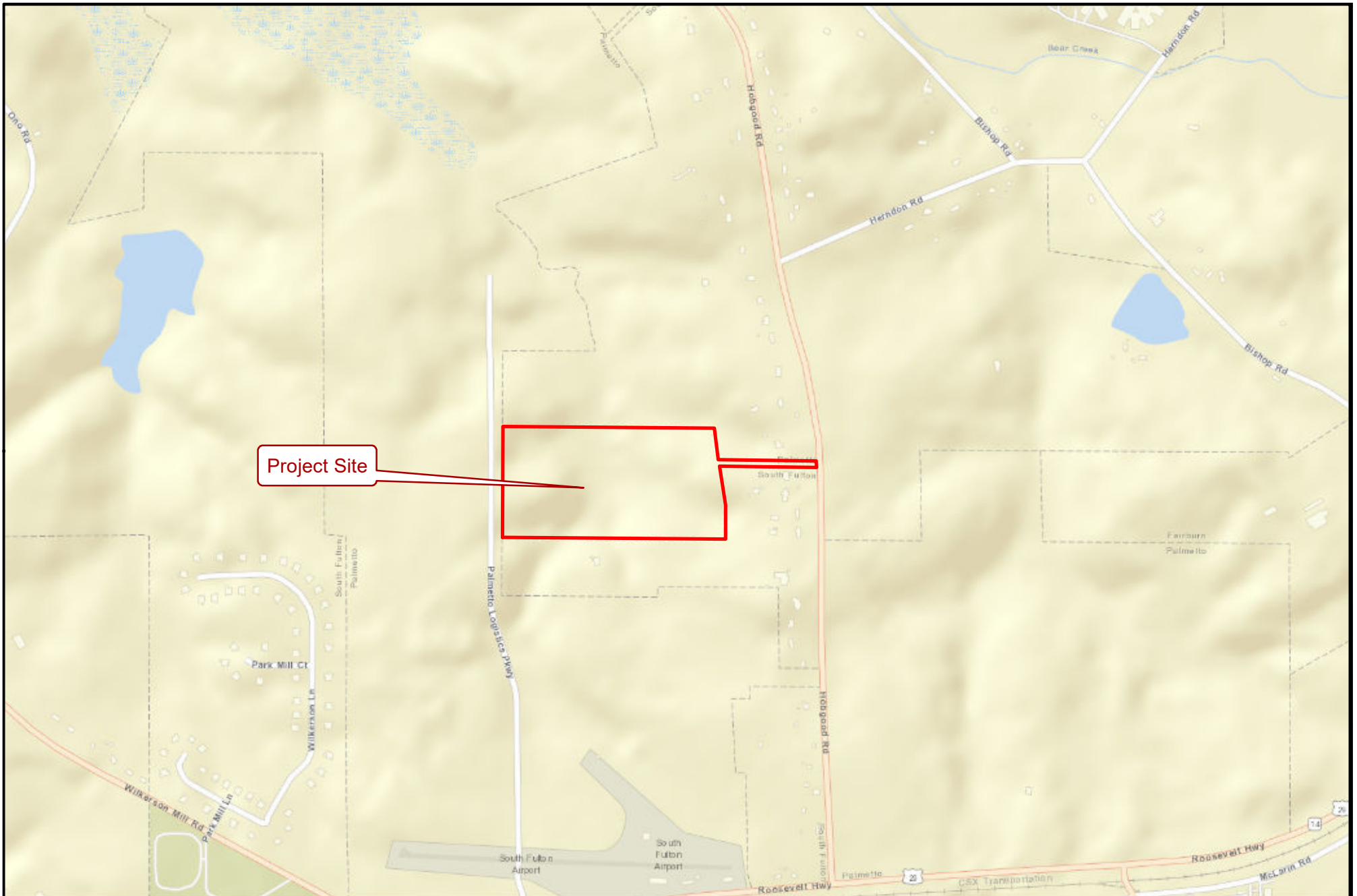
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 via email to [jade.r.bilyeu@usace.army.mil](mailto:jade.r.bilyeu@usace.army.mil) or in writing to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Jade Bilyeu, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 days** from the date of this notice. Please refer to the Applicant's name (Strategic Real Estate Partners, LLC) and the assigned Regulatory file number (SAS-2023-00287) in your comments.

If you have any further questions concerning this public notice, please contact Ms. Jade R. Bilyeu, Project Manager, Piedmont Branch at 678-422-6572, or [jade.r.bilyeu@usace.army.mil](mailto:jade.r.bilyeu@usace.army.mil).

Encls

1. Figure 1: Site Location
2. Figure 2: Aquatic Resource Delineation Map
3. Sheet Number C4.0, Grading Plan, Panattoni Project Hammer (Applicant's Preferred Site Layout)



**UNITED  
CONSULTING**



**Figure Scale**

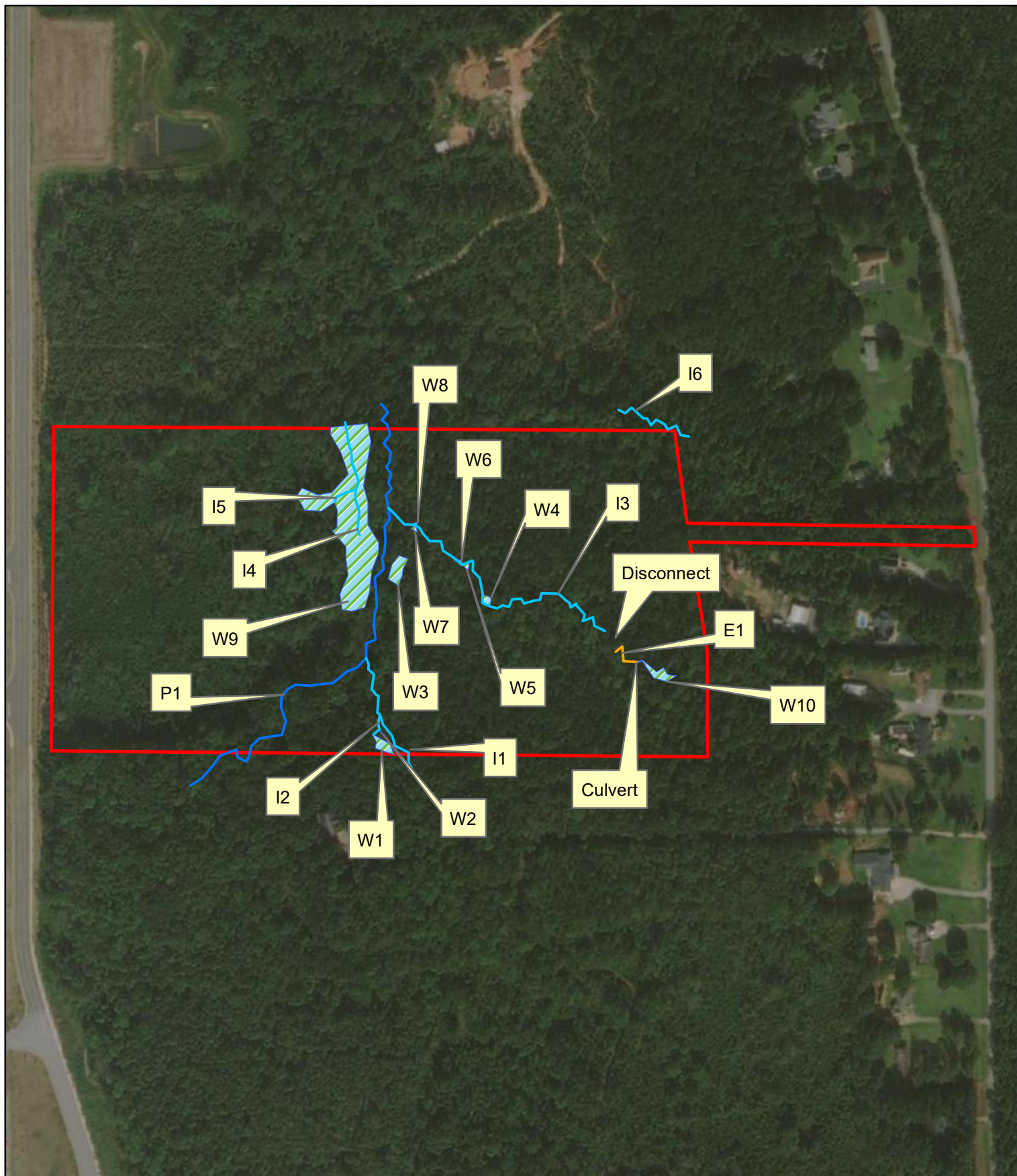
0 500 1,000  
1 inch = 1,000 feet

<b>Prepared:</b>	MA
<b>Checked:</b>	DH
<b>Date:</b>	04/20/23

<b>Title:</b>	Site Location
<b>Project:</b>	Palmetto Gause Site
<b>Project No.</b>	SRPLC-22-GA-06618-01
<b>Client:</b>	Strategic Real Estate Partners, LLC

**Fig 1**





Produced By:



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

**FIGURE 2: AQUATIC RESOURCE  
DELINEATION MAP**

Hobgood Road Tract  
Fulton County, Georgia  
For  
Strategic Real Estate Partners, LLC  
CE21STR:10  
November 15, 2021

**LEGEND**

- Property Boundary
- Perennial Stream
- Intermittent Stream
- Ephemeral Stream
- Wetland

330

Feet





WETLAND IMPACT: 4,547 S.F.



LAND LOT 146, 158  
1ST DISTRICT, 5TH SECTION  
DOUGLAS COUNTY, GEORGIA  
HWY 166 - FAIRBURN RD

[illegible]

SCALE	1" = 60'
DATE	02/22/2023
DRAWN BY:	FEIJUE LI
PROJECT ENGINEER:	TEJASH PATEL
QA/QC REVIEWER:	BRYAN BRUNWELDT, P.E. (EPD)

SHEET NUMBER:

C4.0  
NOT ISSUED FOR  
CONSTRUCTION

