



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

March 2, 2021

Regulatory Division
SAS-2021-00065

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 the 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.

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-2021-00065

Applicant: Mr. Scott Martin
Hillwood Development Company, LLC
3000 Turtle Creek Boulevard
Dallas, TX 75219

Agent: Ms. Pam Tutten
Contour Environmental, LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

Location of Proposed Work: The proposed project site is an approximately 70.2-acre undeveloped tract of land located north-northeast of Mt. Zion Road/Richardson Parkway in Jonesboro, Clayton County, Georgia. The central coordinates of the site are latitude 33.564182 north and longitude -84.311615 west.

Description of Work Subject to the Jurisdiction of the Corps: The project involves construction of a 698,880 square foot light industrial warehouse facility with 246 tractor trailer parking spaces, 456 auto parking spaces, a flex lot, and associated infrastructure.

Associated infrastructure within the facility complex includes access roads, stormwater controls, lighting, signage, and pavement markings. The Applicant's preferred site plan would result in the loss of 990 linear feet of two intermittent streams and 0.003-acre of one wetland in conjunction with associated site mass grading, including building pads and parking. The Applicant proposes to off-set project impacts to aquatic resources through the purchase of 5,346 grandfathered stream mitigation credits from Little Sandy Creek 1 Mitigation Bank.

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 requested a pre-filing meeting with the State on February 19, 2021. 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 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.

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, and the Agent's site assessment, no such resources are likely to occur on the subject property.

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, 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 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, including an evaluation of practicable alternatives. In the Applicant's current proposal, two off-site alternatives and three on-site alternatives (including the preferred alternative layout) have been proposed.

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

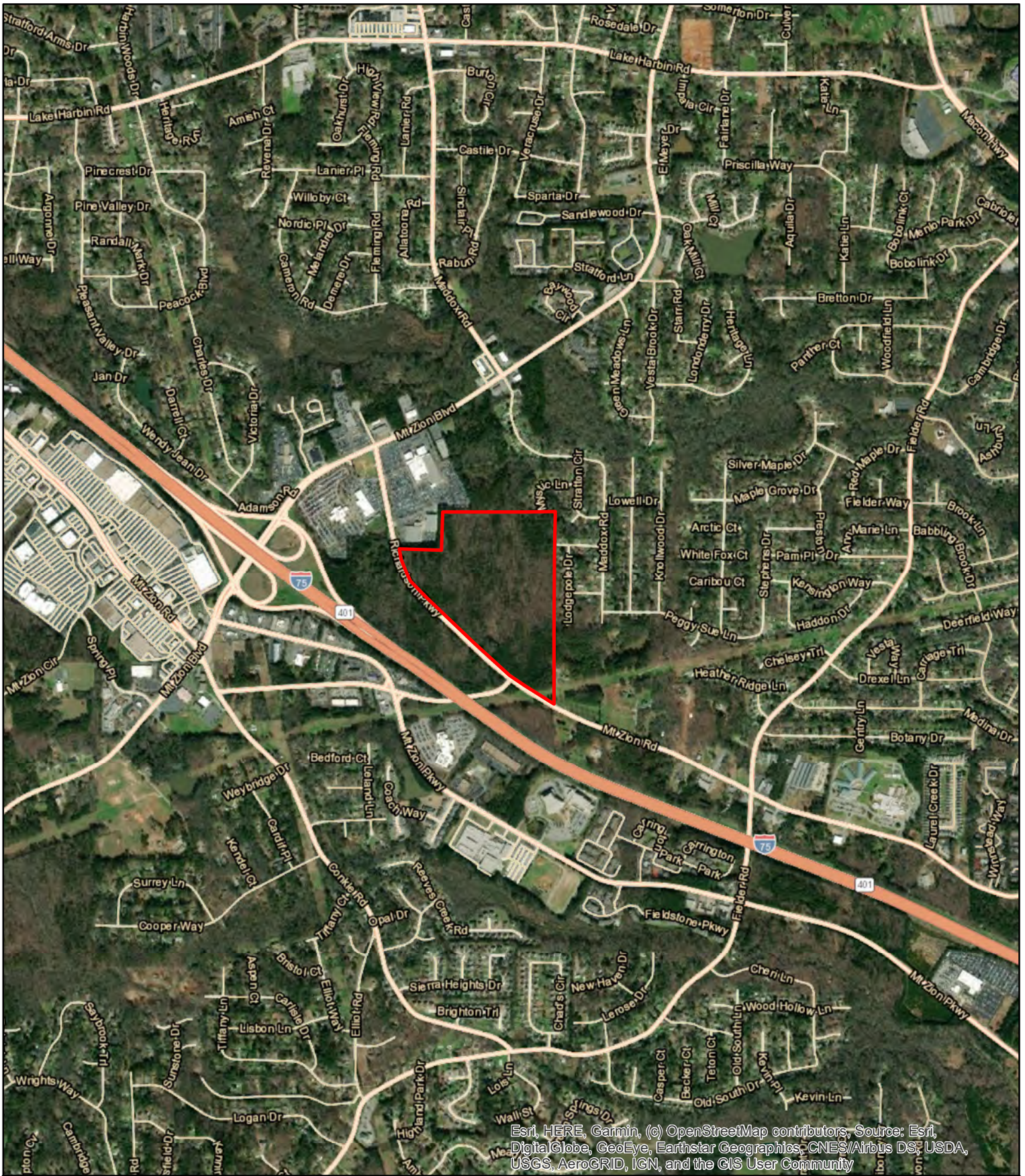
particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing via email to: amy.k.egoroff@usace.army.mil, no later than 30 days from the date of this notice. Submittal of comments via mail to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Amy Egoroff, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, is also acceptable. Please refer to the Applicant's name (Hillwood Development Company, LLC) and the assigned Regulatory file number (SAS-2021-00065) in your comments.

If you have any further questions concerning this public notice, please contact Amy K. Egoroff, Project Manager, Piedmont Branch at 678-422-6571, or amy.k.egoroff@usace.army.mil.

Encls

1. Figure 1: Site Vicinity Map
2. Figure 2: Site Location Map
3. Figure 3: Aquatic Resource Delineation Map
4. Preferred Site Layout Impact Plan



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Produced By:



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

FIGURE 1: VICINITY MAP

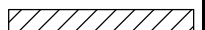
2464 Mt. Zion Road Tract
 Jonesboro, Clayton County, Georgia
 For
 Hillwood Enterprises
 CE20HIL:07
 January 18, 2021

LEGEND

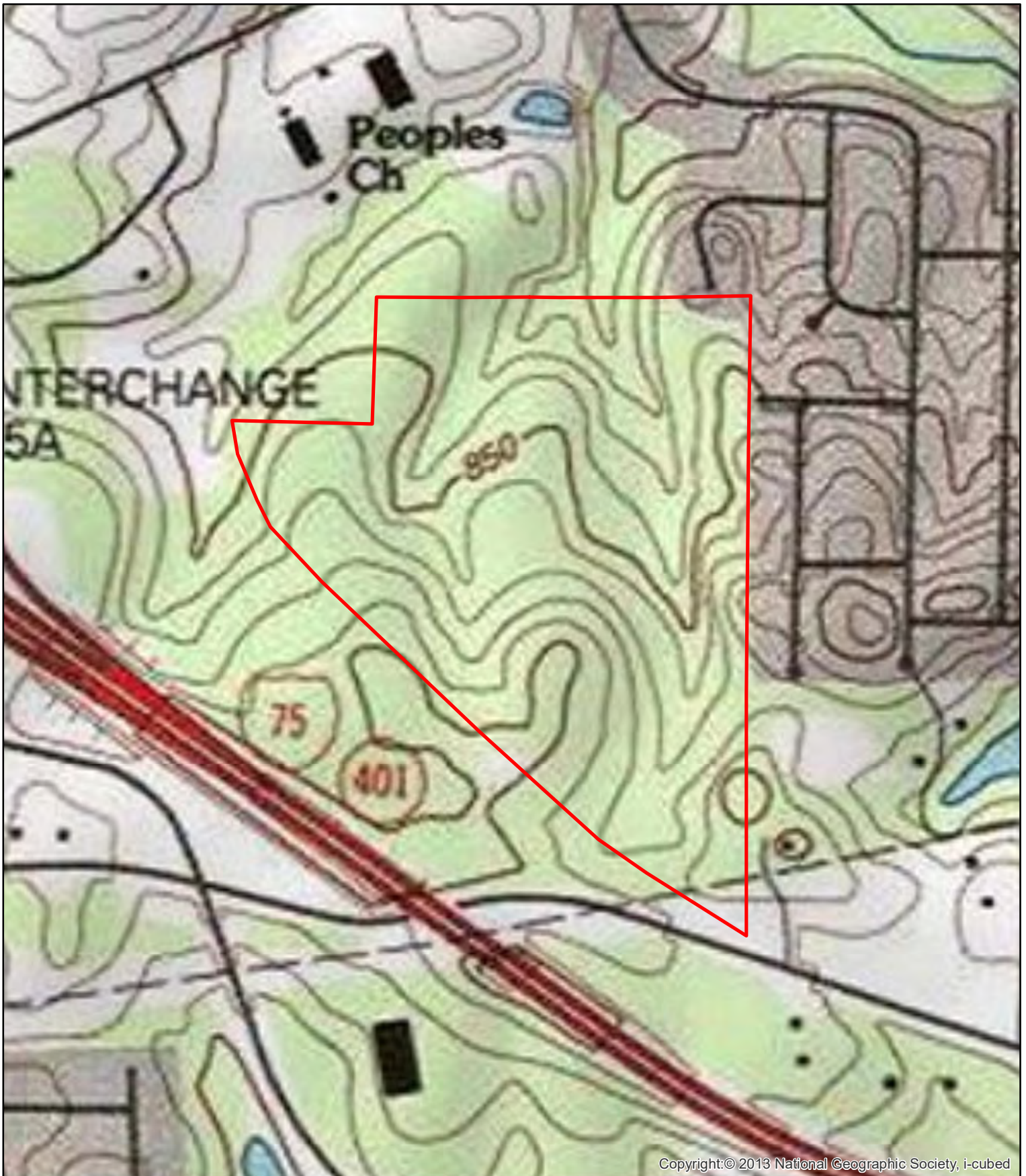
 Property Boundary



1,600



Feet



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 Acworth, Georgia 30101

**FIGURE 2: SITE LOCATION MAP 7.5
 MIN USGS TOPOGRAPHIC QUAD**

2464 Mt. Zion Road Tract
 Jonesboro, Clayton County, Georgia
 For
 Hillwood Enterprises
 CE20HIL:07
 January 18, 2021

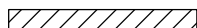
LEGEND

 Property Boundary

N

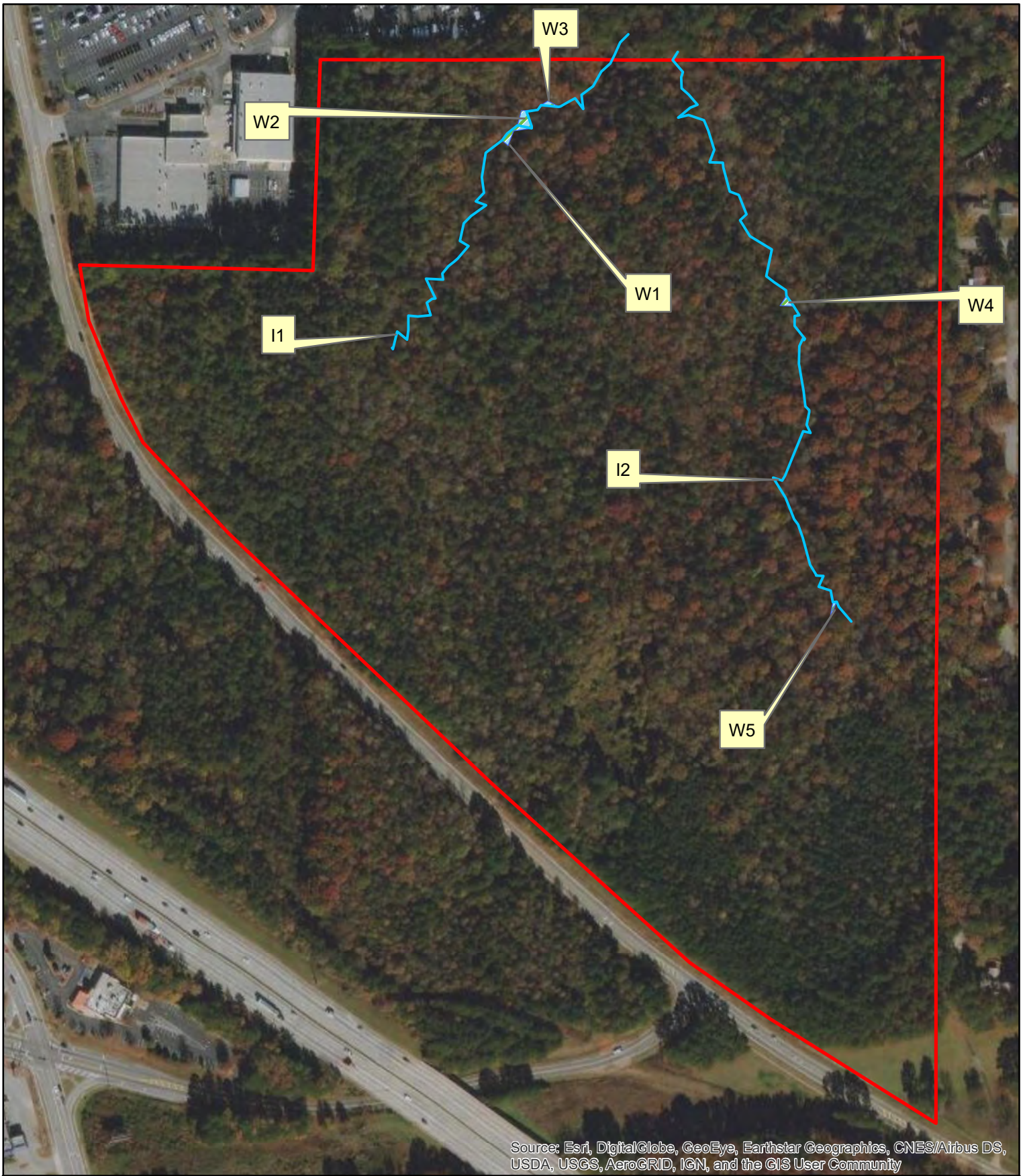


490



Feet

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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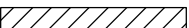
**FIGURE 3: AQUATIC RESOURCE
 DELINEATION MAP**

2464 Mt. Zion Road Tract
 Jonesboro, Clayton County, Georgia
 For
 Hillwood Enterprises
 CE20HIL:07
 January 18, 2021

LEGEND

-  Property Boundary
-  Wetland
-  Intermittent Stream

N


290

 Feet

SITE DATA

OWNER/DEVELOPER: HILLWOOD
3000 TURTLE CREEK BOULEVARD
DALLAS, TX 75219

ENGINEER/SURVEYOR: SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

BOUNDARY: CLAYTON COUNTY GIS

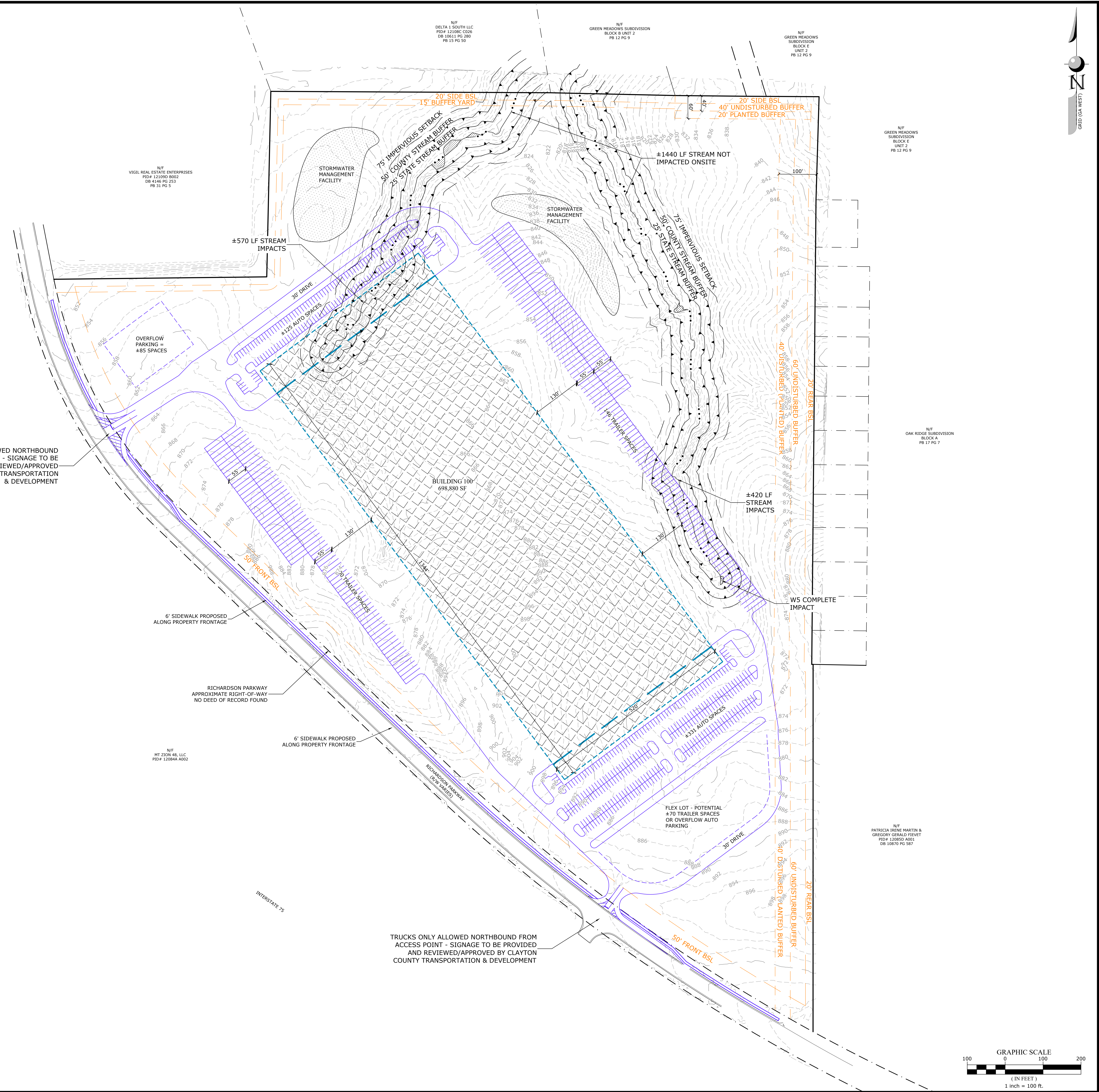
TOPOGRAPHY: CLAYTON COUNTY GIS

SITE AREA: #70.2 ACRES

FLOOD INFO: THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13063C0083F, DATED 6-17-17.

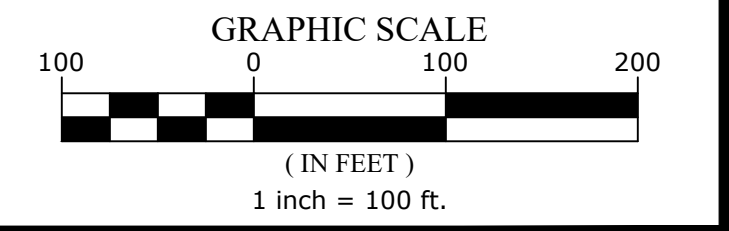
EXISTING ZONING: LI - LIGHT INDUSTRIAL

DEVELOPMENT STANDARDS:
MIN. FRONT BUILDING SETBACK: 50'
MIN. SIDE BUILDING SETBACK: 20' MIN.
REAR BUILDING SETBACK: 50'
BUFFER YARDS REQUIRED AGAINST RESIDENTIAL PROPERTIES AND ARE SHOWN IN WIDTHS OF 15' AND 40'
PARKING REQUIREMENTS: 698,880 SF * 1 SPACE/1700 SF + 5 SPACES = 416 SPACES
PARKING PROVIDED = 456 SPACES



TRUCKS ONLY ALLOWED NORTHBOUND FROM ACCESS POINT - SIGNAGE TO BE PROVIDED AND REVIEWED/ APPROVED BY CLAYTON COUNTY TRANSPORTATION & DEVELOPMENT

TRUCKS ONLY ALLOWED NORTHBOUND FROM ACCESS POINT - SIGNAGE TO BE PROVIDED AND REVIEWED/ APPROVED BY CLAYTON COUNTY TRANSPORTATION & DEVELOPMENT



FILE NAME: I:\CUSTOMERS_PROJECTS\1009 Hillwood\1009-19-194 Richardson Hwy Tract\1009-19-194_Crossdock_layout.dwg PLOT DATE: 2/16/2021 USER: WAYNE MATTHEWS

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PROJECT TOWN/DEVELOPER:
HILLWOOD
 3000 TURTLE CREEK BLVD.
 DALLAS, TX 75219
 PHONE: (972) 201-2968
 24 HOUR CONTACT INFORMATION

PRELIMINARY SITE PLAN
2464 MT. ZION ROAD TRACT
 PROJECT LOCATED AT:
 LL 84 AND 85, 12TH DISTRICT
 CLAYTON COUNTY, GEORGIA

SEI
 SOUTHEASTERN ENGINEERING, INC.
 2470 Sandy Plains Road Marietta, Georgia 30066
 Tel: 770-321-3936
 www.seiengineers.com

No.	DATE	ISSUED DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		

PROJECT NO.: 1009
 DESIGNED BY: EWM
 ISSUE DATE: 12-22-20
1

811
 Know what's below.
 Call before you dig.