



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

October 19, 2021

Regulatory Division  
SAS-2020-00703

**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-2020-00703

Applicant: Mr. Dan Lacz  
The Silverman Group  
195 Morristown Road  
Basking Ridge, New Jersey 07920

Agent: Ms. Jennifer Robertson  
Atlas Environmental, Inc.  
338 South Sharon Amity Road #411  
Charlotte, North Carolina 28211

Location of Proposed Work: The proposed project site is an approximately 120.97-acre, multi-parcel assemblage located north of Interstate 20, south of Bright Star Connector Road, east of Bright Star Road, and west of Bill Arp Road, within the City of Douglasville, Douglas County (centered at approximately latitude 33.72850, longitude - 84.77083).

Description of Work Subject to the Jurisdiction of the Corps: The project involves the proposed construction of a 1,275,000 square-foot industrial warehouse facility and

associated infrastructure. The Applicant's preferred site plan would result in the loss of 2,697 linear feet (0.241-acre) of four perennial stream channels and 1.225-acre of six wetlands. The Applicant proposes to off-set project impacts to aquatic resources through the purchase of 24,273 grandfathered stream credits and 9.84 grandfathered wetland credits from Blue Creek Mitigation Bank.

## **STATE OF GEORGIA**

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD) 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 January 22, 2021. Before submitting a request for an individual Section 401 Water Quality Certification to the Georgia EPD, a project proponent must request a pre-filing meeting with the Georgia EPD at least 30 days prior to submitting the certification request. The applicant requested the Water Quality Certification on October 5, 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 Federally threatened or endangered species are likely to occur at the propose 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, 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, six off-site alternatives (including the preferred alternative site) 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.

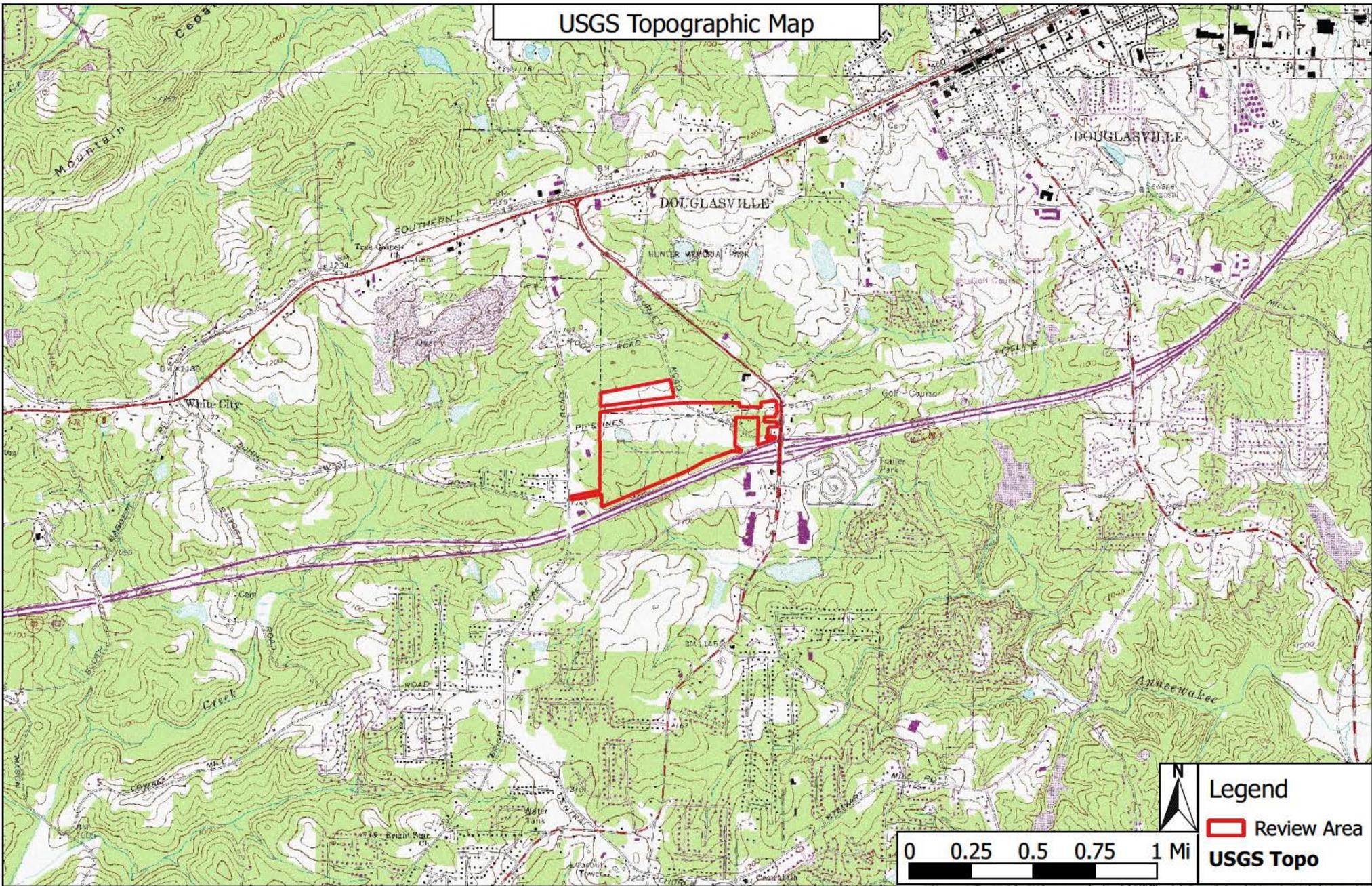
Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Jade Bilyeu, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 days** from the date of this notice. Submittal of comments via email, to the address listed below, is also acceptable. Please refer to the Applicant's name (The Silverman Group) and the assigned Regulatory file number (SAS-2020-00703) in your comments.

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

Encls

1. Figure 1: USGS Topographic Map/ Vicinity Map
2. Figure 2: Site Location Map/ Aerial Map
3. Figure 2: Overall Aquatic Resource Delineation Map
4. Figure 4: Preferred Site Plan

USGS Topographic Map



Legend

 Review Area  
**USGS Topo**



Project Name: Bright Star  
Location: N Bright Star Connector Road, Douglasville Georgia  
For: Silverman Group Attn: Mr. Dan Lacz  
Coordinates: 33.72877, -84.76957

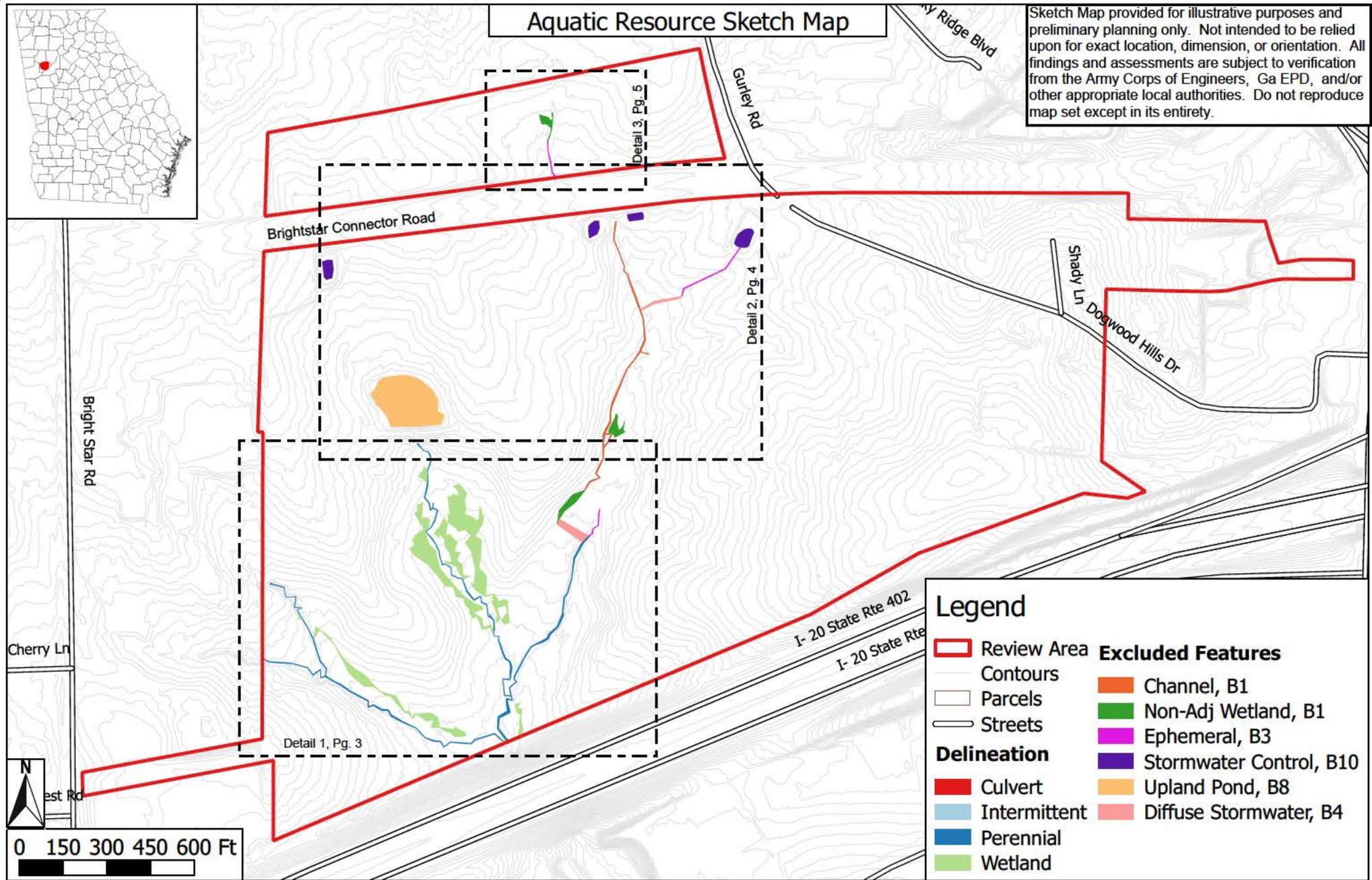
Date: April 19, 2021





# Aquatic Resource Sketch Map

Sketch Map provided for illustrative purposes and preliminary planning only. Not intended to be relied upon for exact location, dimension, or orientation. All findings and assessments are subject to verification from the Army Corps of Engineers, Ga EPD, and/or other appropriate local authorities. Do not reproduce map set except in its entirety.



### Legend

Review Area	Channel, B1	<b>Excluded Features</b>
Contours	Non-Adj Wetland, B1	Stormwater Control, B10
Parcels	Ephemeral, B3	Upland Pond, B8
Streets	Diffuse Stormwater, B4	
<b>Delineation</b>		
Culvert		
Intermittent		
Perennial		
Wetland		

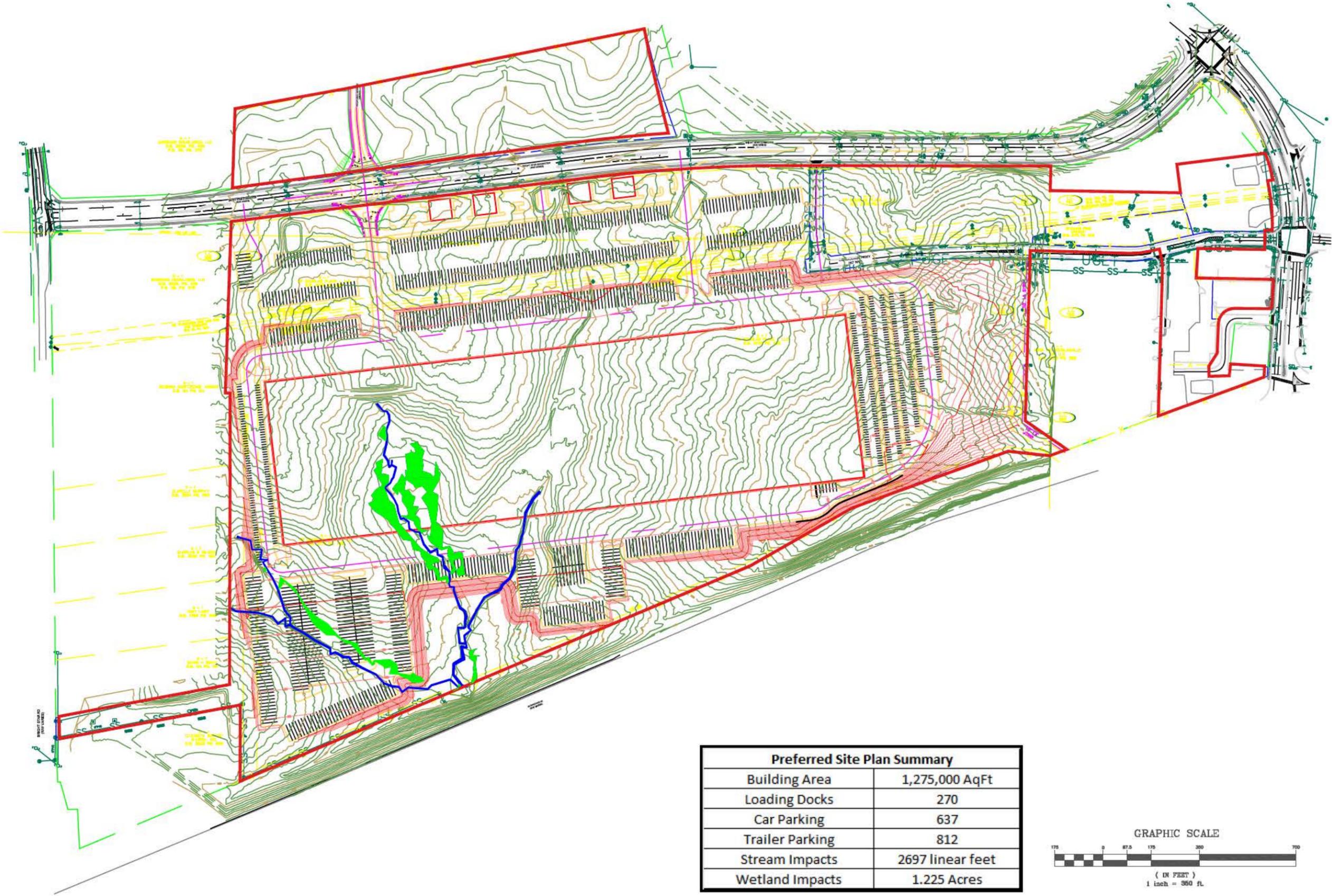
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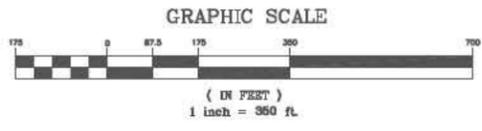
Project Name: Bright Star  
 Location: N Bright Star Connector Road, Douglasville Georgia  
 For: Silverman Group Attn: Mr. Dan Lacz  
 Coordinates: 33.72850, -84.77083



Date: September 14, 2020 Updated: October 29, 2020



Preferred Site Plan Summary	
Building Area	1,275,000 AqFt
Loading Docks	270
Car Parking	637
Trailer Parking	812
Stream Impacts	2697 linear feet
Wetland Impacts	1.225 Acres



JLR	Date: March 31, 2021
JTS	Updated: April 21, 2021
1" = 350'	For: The Silverman Group
	Attn: Mr. Dan Lacz

Bright Star  
 Bright Star Connector Road  
 Douglasville, Georgia 30134  
 Coordinates: 33.72850, -84.77083



338 S. Sharon Amity Rd, #411  
 Charlotte NC, 28211