



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

March 8, 2022

Regulatory Division  
SAS-2022-00219

**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-2022-00219

Applicant: Mr. Mike Irby  
JV Partnership  
400 Interstate North Parkway, Suite 850  
Atlanta Georgia 30339

Agent: Mr. Neil Blackman  
Corblu Ecology Group, LLC  
3225 South Cherokee Lane, Building 800  
Woodstock, Georgia 30188

Location of Proposed Work: The proposed work would be conducted on an approximately 115.6-acre site located north of Interstate-985, south of the southern terminus of Roy Carlson Boulevard, and east of Bryant Road, in Suwanee, Gwinnett County, Georgia (centered approximately at latitude: 34.1255, longitude: -83.9686).

Description of Work Subject to the Jurisdiction of the Corps: The project involves the construction of a master planned industrial distribution center, totaling 990,720 square feet in three separate buildings. The Applicant's preferred site plan would result in

adverse impacts to 3,655 linear feet of stream and 0.18-acre of wetlands to accommodate the building pads and entrance road. The Applicant proposes to offset project impacts to aquatic resources through the purchase of 1.36 legacy wetland credits and 33,465 legacy stream credits from a USACE-approved commercial stream and wetland mitigation bank(s) which services this project area.

## **BACKGROUND**

We understand that the approximately 115-acre Longacre Site is undeveloped and comprised of mixed pine-hardwood forest. The project site would be accessed from Roy Carlson Boulevard, providing access to/from Buford Highway. An existing industrial development exists to the north and adjacent to the project site.

## **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 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: GNAHRGIS and NRHP mapping does not indicate that there are natural, archaeological, or historic resources within the proposed project's permit area. R.S. Webb & Associates conducted a Phase I field survey of the project site from December 2021 through February 2022. Based on the results of the Phase I field survey, it was determined that the proposed project would not impact resources that are considered eligible for the NRHP. The Corps is presently reviewing available

information in order to further assess the potential for effects to cultural and/or historic resources as a result of the project's construction. 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, 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 *IPaC Trust Resource Report*, no Federally-designated critical habitats are located onsite. However, this report does list candidate Monarch Butterfly (*Danaus plexippus*) as a species that may potentially be affected at this location. Based on field surveys, the Applicant determined that the project would not adversely affect federally listed threatened or endangered species.

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. The Applicant's current proposal reviewed two (2) onsite alternatives and three (3) off-site alternatives for construction of the entire development (as completed and as currently 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.

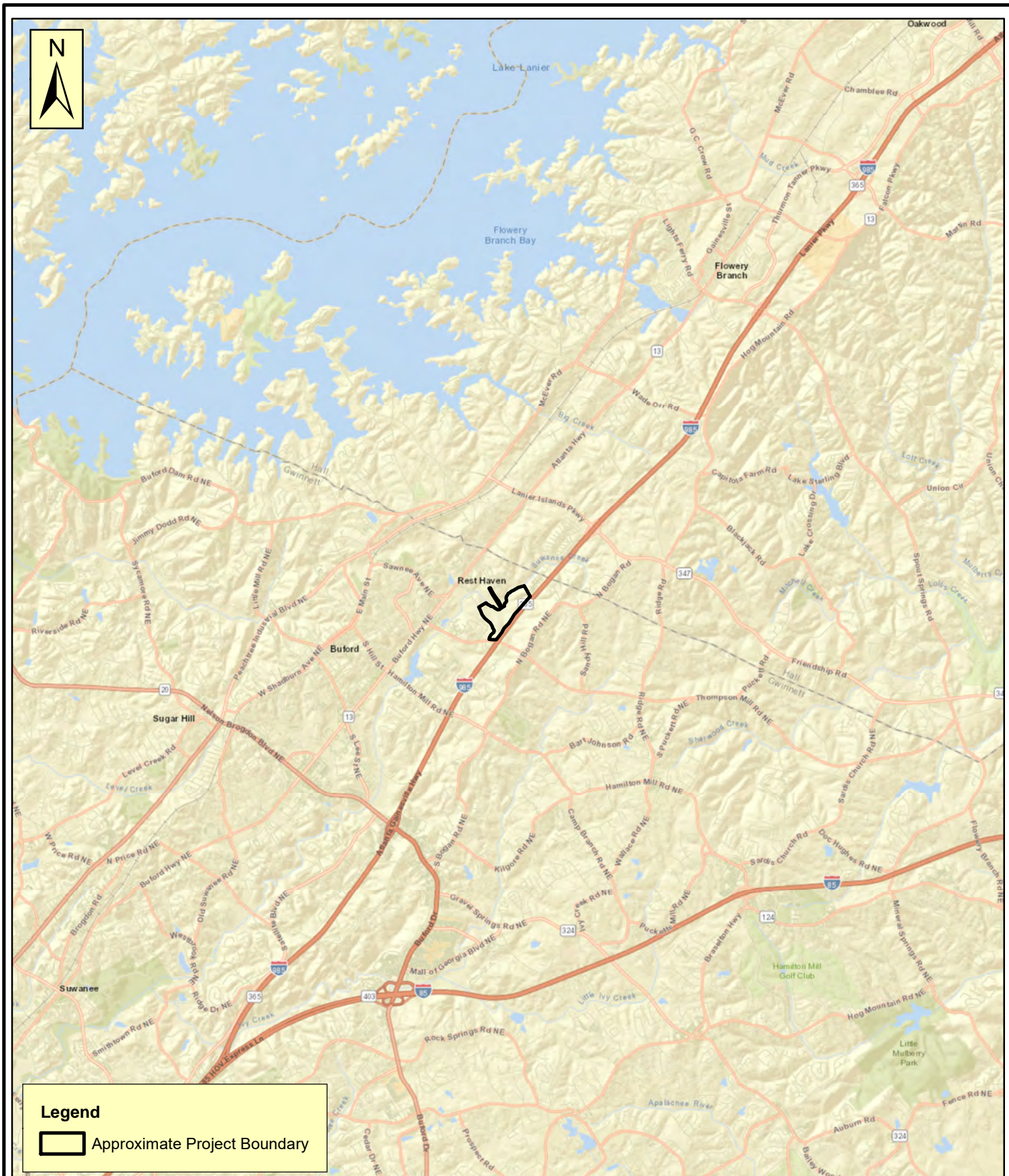
Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Joseph Rivera, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 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 (JV Partnership) and the assigned Regulatory file number (SAS-2022-00219) in your comments.

If you have any further questions concerning this public notice, please contact Joe Rivera, Regulatory Specialist, Piedmont Branch at 678-422-2723, or [joseph.n.rivera@usace.army.mil](mailto:joseph.n.rivera@usace.army.mil).

Encls

1. Site Location Map
2. Alternative Site Locations Map
3. Project Area Map
4. Aquatic Features Map
5. Project Development Plan
6. Project Impact Plan





Base Map Source: USA Topo Maps

1:100,000

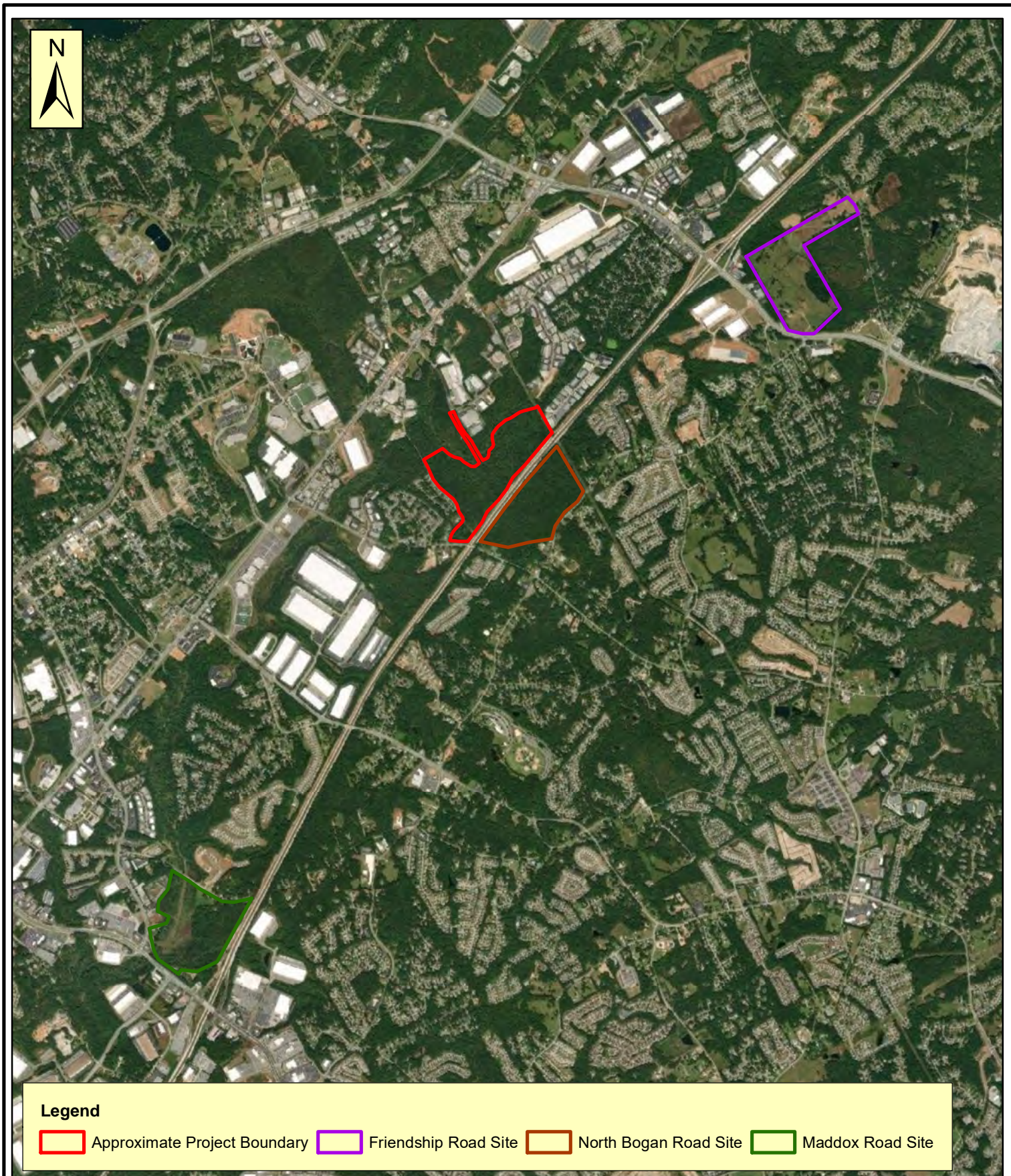
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**Longacre Logistics Center**  
Buford, Georgia



**Figure 1**  
**Site Location**  
**Project No. 02-121820**





Base Map Source: USA Topo Maps

1:40,000

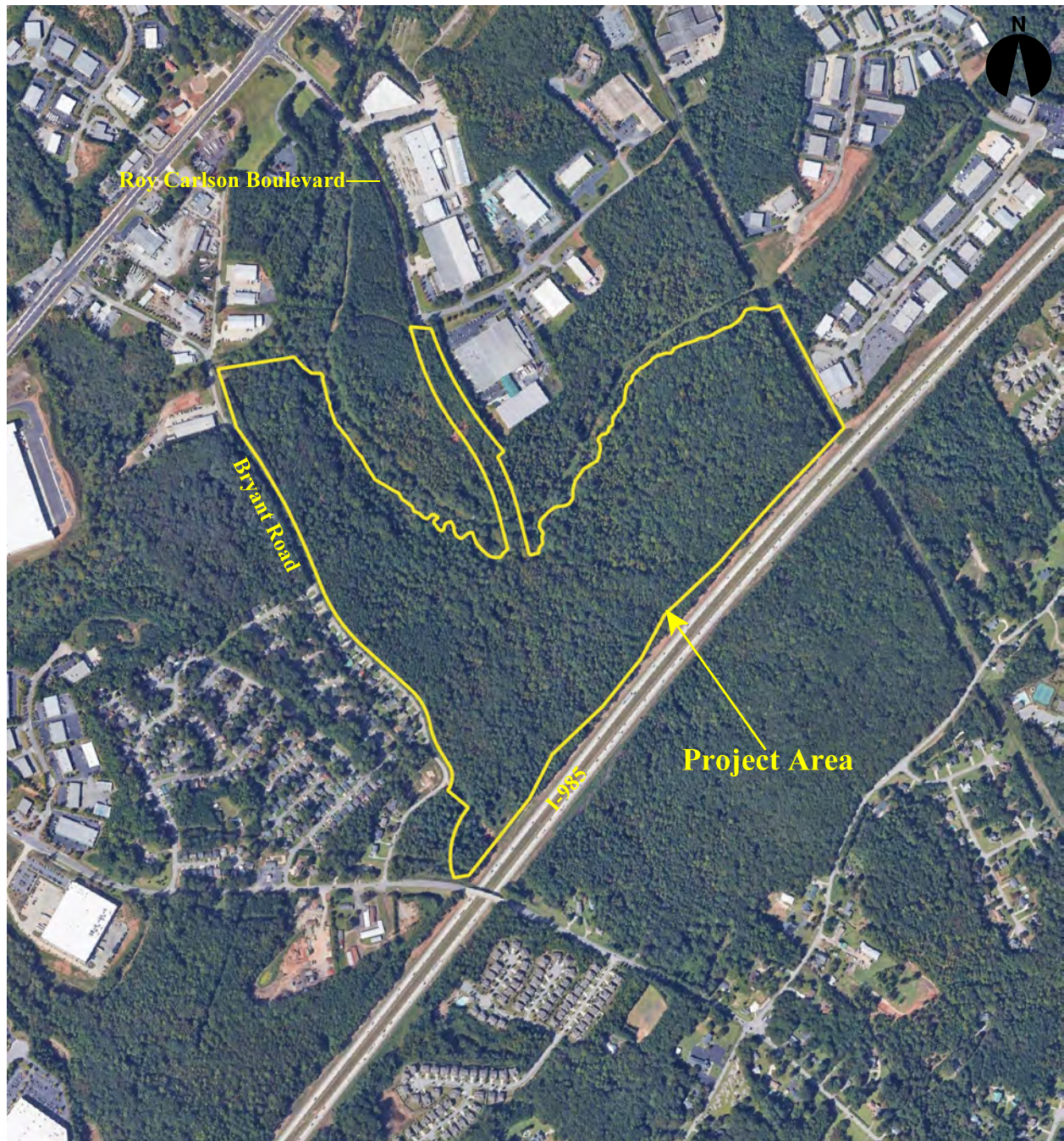
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**Longacre Logistics Center**  
Buford, Georgia



**Figure 2**  
**Alternative Site Locations**  
**Project No. 02-121820**



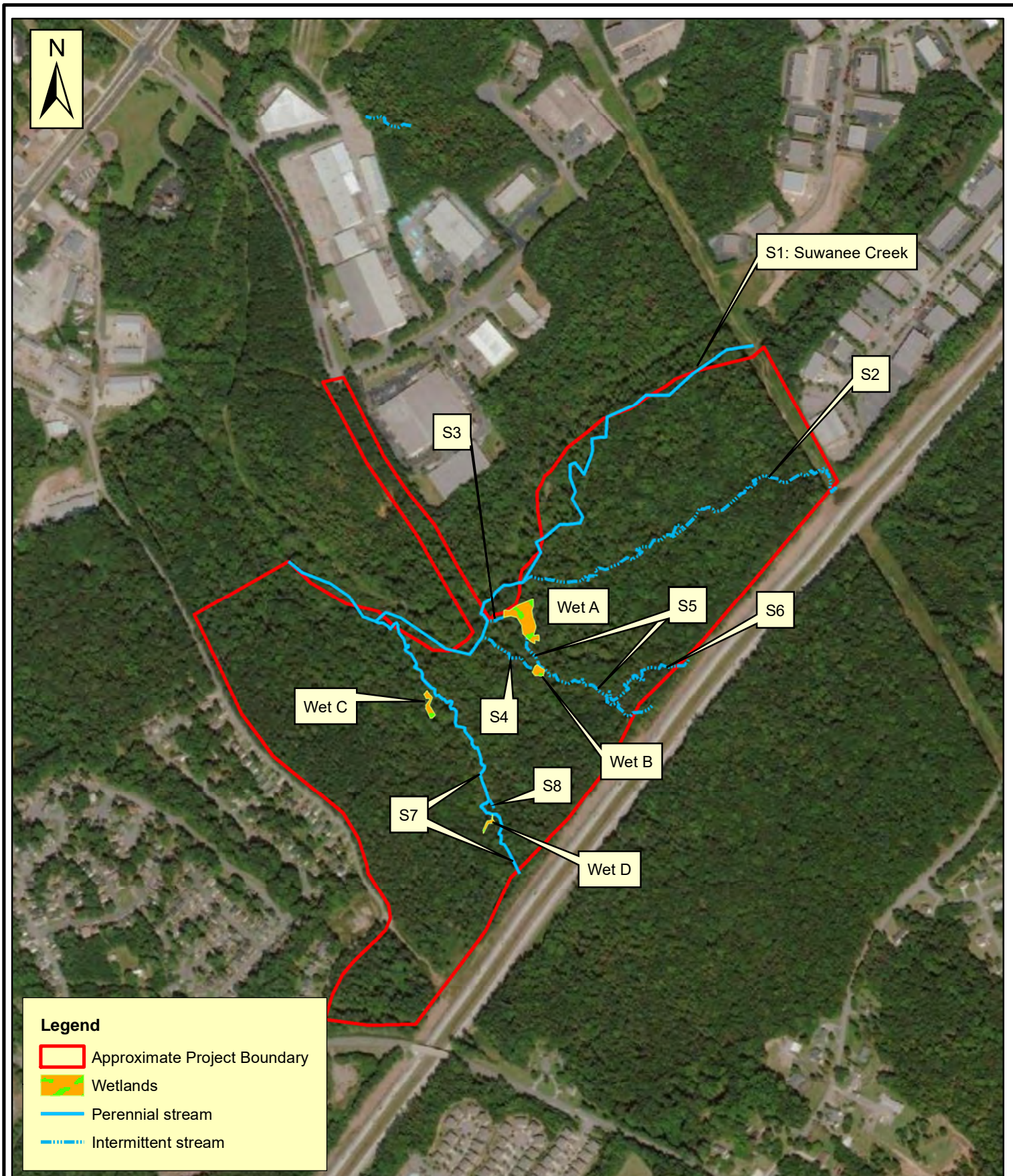


Map Reference: Google Earth (2020)

Scale  
0 305 meters  
0 1000 feet

Figure 1.2 Aerial Photograph Showing the Project Area and Surrounding Area





Base Map Source: ESRI Aerial Imagery

1:8,000

0 400 800 1,600 Feet

**Longacre Logistics Center**  
**Buford, Georgia**



**Figure 8**  
**Aquatic Features**  
**Project No. 02-121820**









▼  
LAND PLANNING  
▼  
CIVIL ENGINEERING  
▼  
LANDSCAPE ARCHITECTURE

LONGACRE  
DEVELOPMENT

WINNETT COUNTY, GEORGIA  
CITY OF BUFORD

PROJECT:

REVISIONS:

[illegible]

## IMPACT PLAN

SCALE:	1"= 250'
DATE:	11/12/2021
DRAWN BY:	T. RAIP
PROJECT MANAGER:	W. REED

PROJECT NO.

XX-XXX

SHEET NO.

## C4.0

NOT ISSUED FOR  
CONSTRUCTION

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