



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

July 6, 2021

Regulatory Division
SAS-2020-00840

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District has received a request for a modification to a previously approved application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344). The original project has been modified through the addition of a 7-acre parcel to the project site, a modified site configuration plan that includes an additional building, and an increase in impacts to aquatic resources.

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 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-2020-00840

Applicant: Mr. J.R. Wright
Strategic Real Estate Partners, LLC
3715 Northside Parkway
Building 400, Suite 425
Atlanta, Georgia 30327

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 41-acre property located west of White Road in Austell, Cobb County, Georgia. The central coordinates of the site are latitude 33.762290 north and longitude -84.575809 west.

Description of Work Subject to the Jurisdiction of the Corps: The previously authorized project was for the construction of a 327,600 square foot rear load industrial warehouse facility and associated infrastructure. Authorized impacts included the loss of 1,292 linear feet of an intermittent stream and 0.0095-acre of one wetland. These impacts were authorized conditionally upon the purchase of 6,977 grandfathered stream credits and 0.08 grandfathered wetland credits. The revised project proposal involves the construction of a 251,100 square foot industrial warehouse facility (Building 100) and a 318,060 square foot industrial warehouse facility (Building 200) and associated infrastructure. Associated infrastructure within the facility complex includes access roads, stormwater controls, lighting, signage, and pavement markings. The Applicant's revised preferred site plan would result in the loss of 1,588.48 linear feet of two intermittent streams and 0.025-acre of three wetlands in conjunction with associated site mass grading, including building pads, parking and stormwater management facilities. The Applicant proposes to off-set project impacts to aquatic resources through the purchase of 8,575 grandfathered stream mitigation credits and 0.16 grandfathered wetland mitigation credits from the Blue Creek Mitigation Bank, Ossahatchie Creek Mitigation Bank, and/or the Wehadkee Farms Mitigation Bank.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division has reviewed the proposed project for Water Quality Certification, in accordance with the provisions of Section 401 of the Clean Water Act. The applicant conducted a pre-filing meeting with the State on June 28, 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. The State issued a superseding Water Quality Certification for the modified project on June 29, 2021.

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 one on-site alternative (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: Amy Egoroff, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **15 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 (Strategic Real Estate Partners, LLC) and the assigned Regulatory file number (SAS-2020-00840) in your comments.

If you have any further questions concerning this public notice, please contact Amy K. Egoroff, Project Manager, Piedmont Branch at 678-422-4751, 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

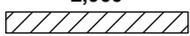
FIGURE 1: SITE VICINITY MAP

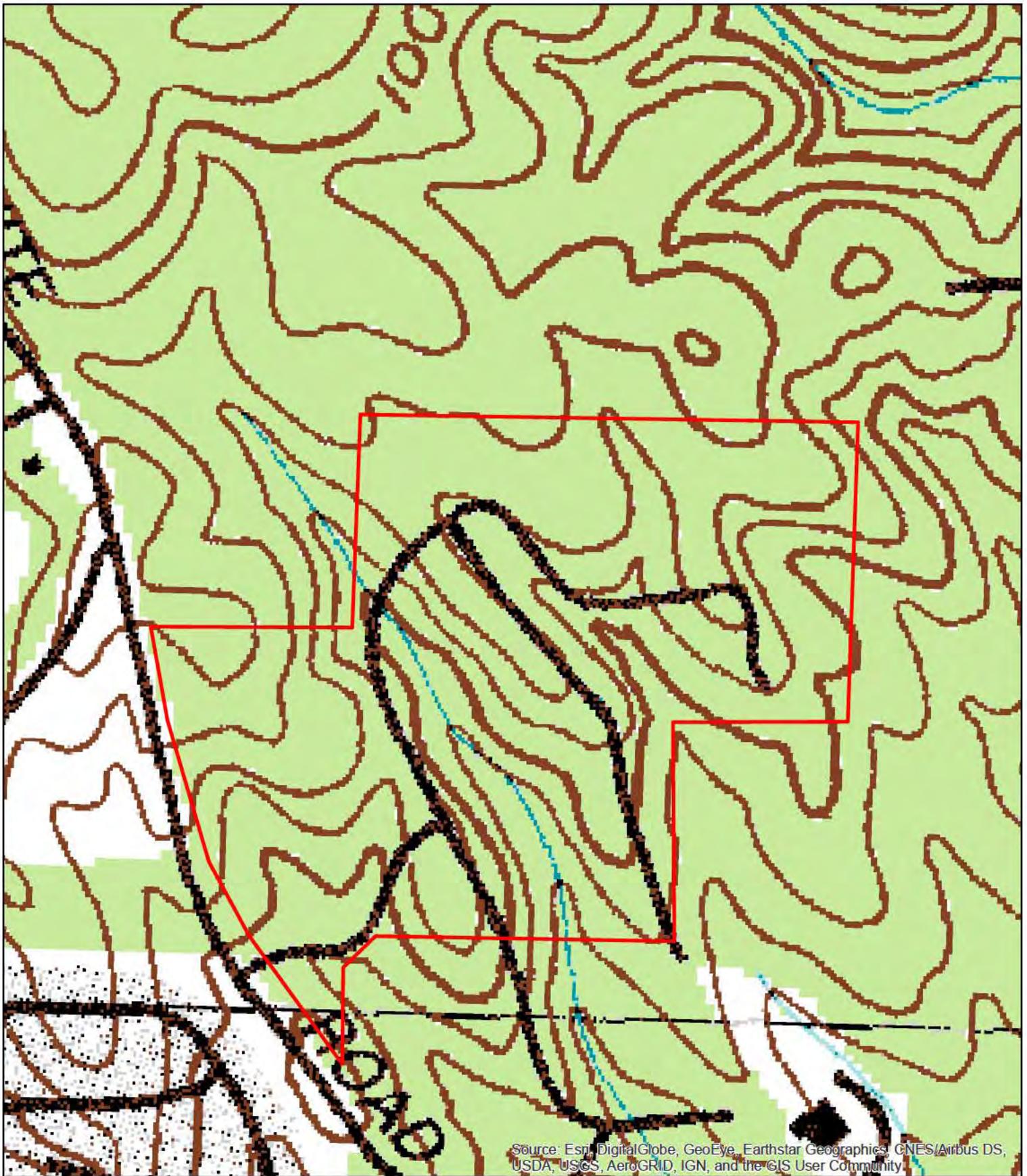
White Road Site
Cobb County, Georgia
For
Strategic Real Estate Partners, LLC
CE20STR:03
June 29, 2021

LEGEND

 Property Boundary



2,000

Feet



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

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 Acworth, Georgia 30101

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

White Road Site
 Cobb County, Georgia
 For
 Strategic Real Estate Partners, LLC
 CE20STR:02
 June 15, 2021

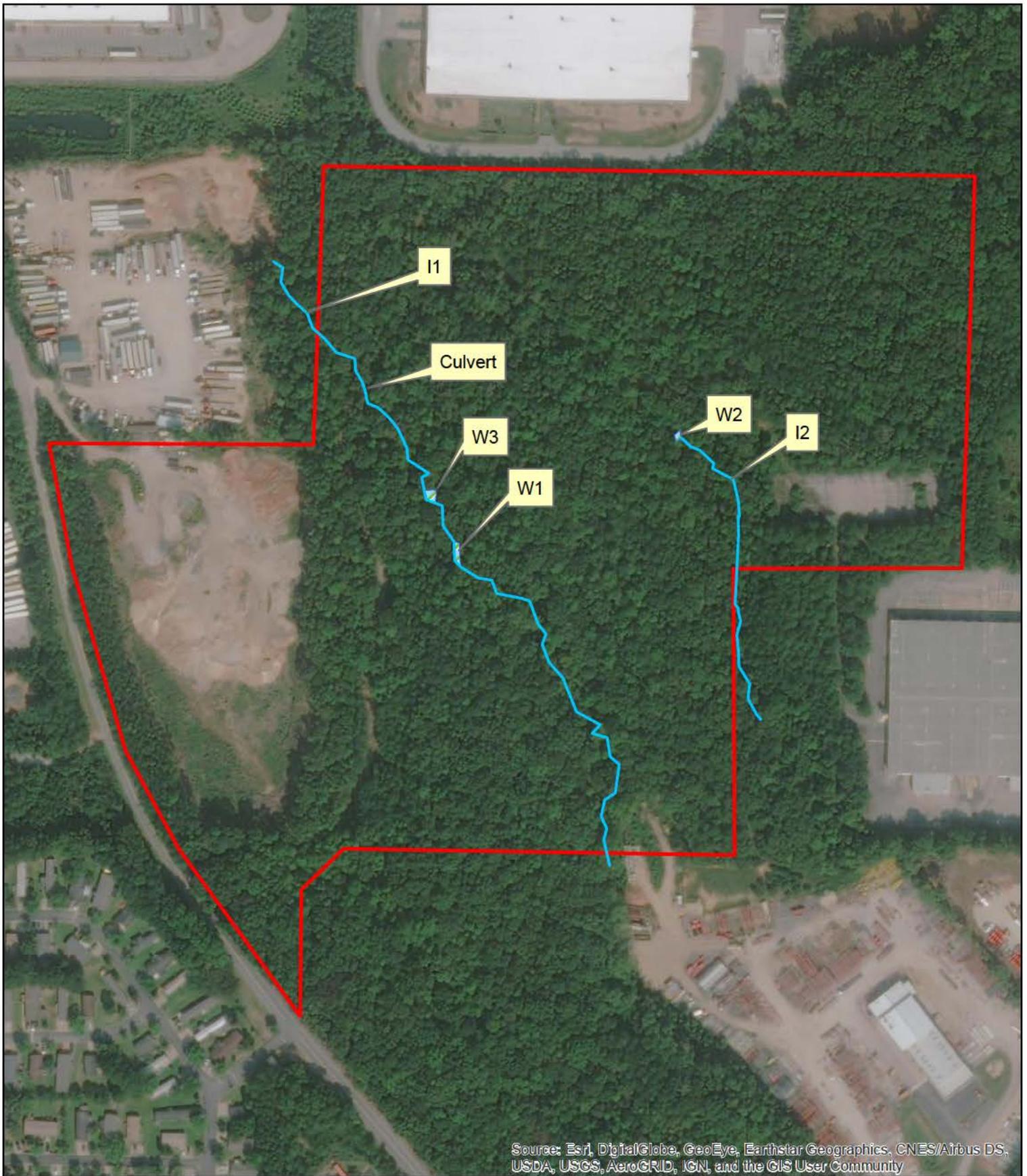
LEGEND

 Property Boundary

N




 330
 Feet



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

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 Acworth, Georgia 30101

**FIGURE 2: AQUATIC RESOURCE
 DELINEATION MAP**

White Road Site
 Cobb County, Georgia
 For
 Strategic Real Estate Partners, LLC
 CE20STR:02
 June 15, 2021

LEGEND

-  Property Boundary
-  Intermittent Stream
-  Wetland



250

 Feet

