



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

October 6, 2022

Regulatory Division  
SAS-2022-00050

**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 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-2022-00050

Applicant: Mr. Terry Jarett Heath  
IDI Land Holdings, LLC  
114 Jackson Ave  
Gray, Georgia 31032

Agent: Mr. William Medlin  
Woodard & Curran  
2055 Sugarloaf Circle  
Suite 175  
Duluth, Georgia 30097

Location of Proposed Work: The project is proposed on an approximately 331-acre site, composed of two parcels separated north-and-south by the Central of Georgia Railroad, collectively located northeast of the intersection of US-41/SR-18 and Crawford Road, east of the City of Barnesville, in eastern Lamar County, Georgia (centered at approximately latitude 33.06052, longitude -84.0526; Enclosure 1). A reach of

Phinazee Creek flows generally west-to-east through the northern portion of the site, and unimproved Rocky Mountain Road extends north into the site from US-41.

Description of Work Subject to the Jurisdiction of the Corps: The project involves the proposed establishment of a new construction-grade granite aggregate quarry, including pit area(s), plant site infrastructure (e.g. offices, equipment and material storage, shop, scales, sediment ponds, access roads, and rail), overburden stockpile(s), access roads and rail siding access, surface water management basins, process water recovery area(s), bulk loading facility, overburden storage areas, and privacy berms. The purpose of the project is to develop a construction-grade aggregate quarry in Middle Georgia to supply up to 4.0 million tons per year of DOT-quality, construction-grade aggregate over a 30-year planning horizon (Enclosures 2 and 3).

Within the first five years of mine construction, impacts to Stream 01, Stream 02, Stream 07, Stream 08, Stream 11, and Wetland 05 are proposed. Impacts to Stream 01 are related to a culverted crossing for rail and vehicle access; Stream 02 and Wetland 05 will be impacted by the excavation of pit material; culverted crossings will be constructed at Stream 07 and Stream 08; and Stream 11 will be impacted by the construction of a privacy berm built around the site perimeter. Between years five and ten, the excavation pit will expand, and additional overburden storage area is expected to be utilized within the southeastern portion of the site. Between years ten and twenty, the excavation pit will continue to expand, resulting in impacts to Stream 05, Stream 11, and Wetland 15. Between years twenty and twenty-five, the excavation pit will further expand, and additional overburden storage area will be utilized to the north of Stream 07. Thirty years following commencement of construction, the mine build-out is expected to be complete (Enclosures 4 through 10).

As proposed, the project would result in permanent adverse impacts to 2,473 linear feet of perennial stream, 518 linear feet of intermittent stream, and 0.312 acre of wetland. The applicant proposes to compensate for project impacts to aquatic resources through the purchase of 15,233.5 legacy stream credits from the Legacy Farms Mitigation Bank, 14,080.7 legacy stream credits from the White Creek Mitigation Bank, and 0.3 riverine wetland credits (2018) from the Georgia In-Lieu Fee Mitigation Program.

## **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 Water Quality Certification from the State of Georgia on September 15, 2022. 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.

Development of Regional Impact (DRI): The Three Rivers Regional Commission (TRRC) completed a review for DRI #3382 - Lamar Quarry. The need for this DRI review was the size and nature of the project and a request for rezoning from Lamar County. Potentially affected parties were requested to submit comments on the proposed project during the fifteen-day period of August 2, 2021, to August 17, 2021. TRRC reviewed the proposed project regarding regional and inter-jurisdictional impact and consistency with the Department of Community Affairs Quality Community Objectives, Three Rivers Regional Plan 2019, and the Three Rivers Regionally Important Resource Plan. After review of the information, TRRC staff noted that the proposed development site lies within the rural areas of the Regional Land Use map and the Conservation and Development map of the 2019 Three Rivers Regional Plan. The proposed site also lies within the rural area of the Areas Requiring Special Attention map in the Three Rivers Regional Plan (2019). The site is located near US Highway 41, near the county line between Lamar and Monroe Counties, an area designated in the region's rural category due to existing agricultural and forestry uses, the absence of water and/or sewer, relatively low-density residential, and conservation uses. As a result, this area is not expected to become urbanized or require the provision of urban services.

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.

Aquatic Resources Delineation: An aquatic resources delineation review (ARDR) for the proposed project site was previously issued to the applicant on March 29, 2022. An ARDR is a written notification from the Corps concurring, not concurring, or commenting on the wetland boundaries delineated on a property. Under such a review, the Corps does not address the jurisdictional status of the wetlands on the property, solely the boundaries of the resources as delineated within the review area (Enclosure 11).

Cultural Resources Assessment: The Applicant has contracted Phase I cultural resource surveys of the proposed project site, to assess if potential archaeological sites, historic structures, or cultural resources that may be present within the general vicinity of the proposed work area. The Corps is currently reviewing the reporting to assess the potential for adverse effects to historic properties listed, or eligible for listing, on the National Register of Historic Places. Consequently, 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 (USFWS), 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. The agent has performed a biological assessment and submitted an *IPaC Trust Resource Report* for the project site. The *IPaC* identified the only potential Federally listed species to occur on the project site is Federally endangered relict trillium (*Trillium reliquum*). *IPaC* did not identify any critical habitat within the vicinity of the proposed project site. In their February 16, 2022, review of the available records and the submitted biological assessment, USFWS, identified that, “based on available information, federally listed species are not likely to occur on the project site” (FWS Log No. 2022-0008450).

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 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, eight (8) off-site alternatives, in addition to the applicant's preferred site have been proposed within five middle Georgia counties (Baldwin, Jasper, Jones, Lamar, and Monroe). Primary site screening criteria included: suitable grade of geologic deposits at reasonable depth to be mined, geographic location near the fall-line of Georgia, minimum size of 250 acres, compatible zoning and/or ease of re-zoning, access to utilities, existing site access to railroad service and proximity to highways, and availability for purchase (Enclosure 12).

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.

The Corps understands that on August 11, 2021, the applicant met with residents in the immediate vicinity of the proposed site to describe the project, answer questions,

and address concerns. A public meeting was held August 30, 2021, at the Johnstonville Community House. The applicant met with local parties to describe the project and address questions and concerns. In September 2021, the applicant attended three public meetings held by the Lamar County Planning Board, the Lamar County Board of Appeals, and the Lamar County Board of Commissioners. Additionally, representatives for the applicant have made themselves available to members of the public who may wish to discuss the project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments via email to [adam.f.white@usace.army.mil](mailto:adam.f.white@usace.army.mil) or in writing to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Adam White, 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 (IDI Land Holdings, LLC) and the assigned Regulatory file number (SAS-2022-00050) in your comments.

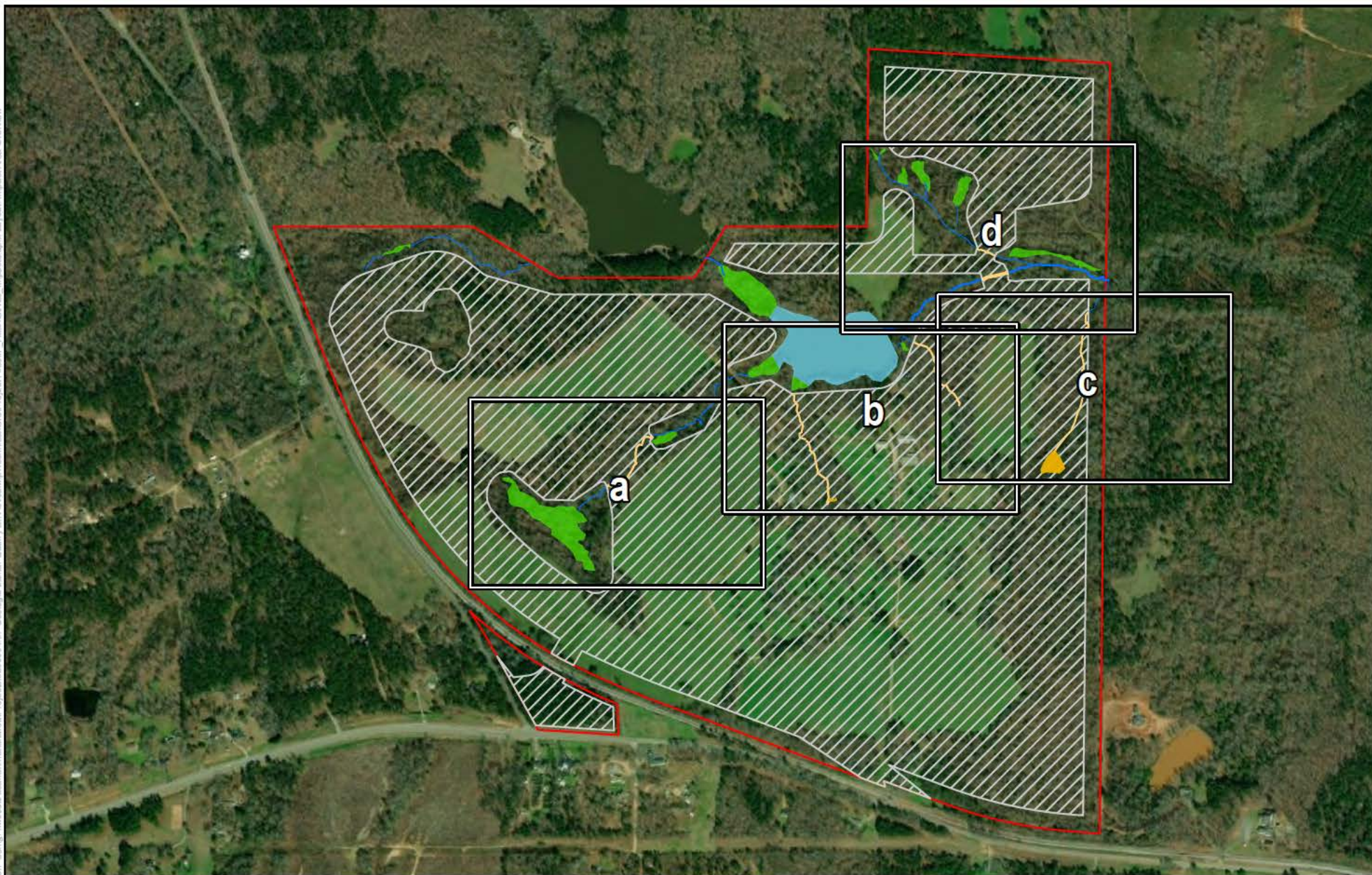
If you have any further questions concerning this public notice, please contact Adam F. White, Project Manager, Piedmont Branch at 678-422-2730, or [adam.f.white@usace.army.mil](mailto:adam.f.white@usace.army.mil).

Encls

1. Project Location Preferred Site
2. Project Impacts to Waters of the US Overview
3. Figure 1a-1d. Project Impacts to Waters of the US (4)
4. Mine Phasing - 5 Year Projection
5. Mine Phasing - 10 Year Projection
6. Mine Phasing - 15 Year Projection
7. Mine Phasing - 20 Year Projection
8. Mine Phasing - 25 Year Projection
9. Mine Phasing - 30 Year Projection
10. Lamar Quarry Master Plan, Surface Mining Land Use Plans - Crushed Stone Quarry
11. Aquatic Resources Delineation Map
12. Site Alternatives Location Map















## Project Impacts to Waters of the US Overview

Prepared for: GeoLogic  
Lamar Quarry Project  
**Lamar County, Georgia**

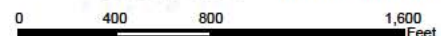
### Legend

- |   |                           |   |                       |
|---|---------------------------|---|-----------------------|
|  | Site Boundary             |  | Delineated Open Water |
|  | Impact Area View Frame    |  | Delineated Wetland    |
|  | Delineated Wetland Impact |  | Delineated Stream     |
|  | Delineated Stream Impact  |  | Limits of Disturbance |



## GEOLOGIC

1 inch = 800 feet



**Woodard  
& Curran**

Project #: 0233364.07  
Map Created: August 2022

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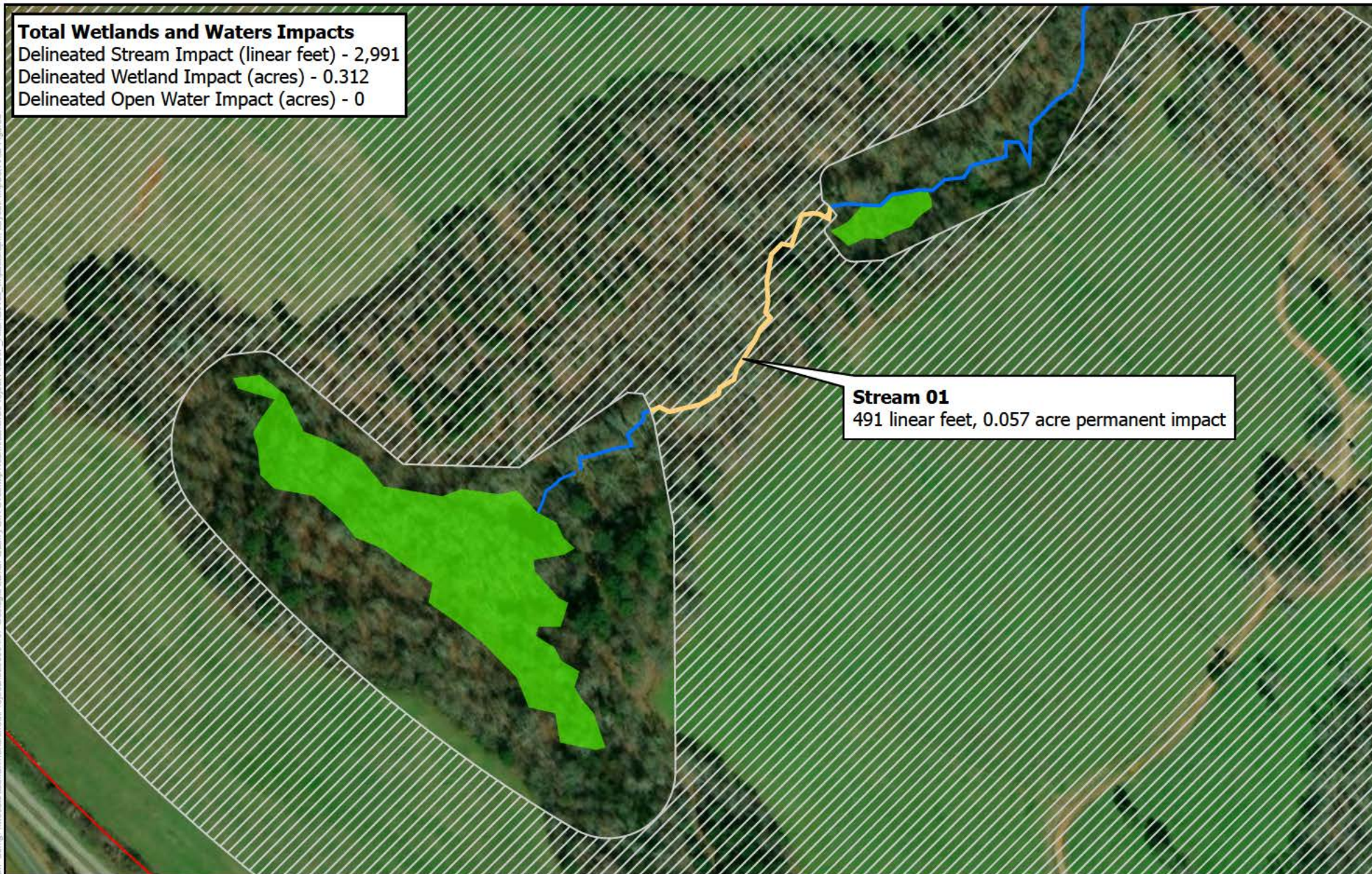


### Total Wetlands and Waters Impacts

Delineated Stream Impact (linear feet) - 2,991

Delineated Wetland Impact (acres) - 0.312



Delineated Open Water Impact (acres) - 0



**Figure 1a.**  
**Project Impacts to**  
**Waters of the US**

Prepared for: GeoLogic  
Lamar Quarry Project  
Lamar County, Georgia

Legend

- |   |   |
|---|---|
|  Site Boundary             |  Delineated Stream     |
|  Limits of Disturbance     |  Delineated Wetland    |
|  Delineated Stream Impact  |  Delineated Open Water |
|  Delineated Wetland Impact |   |



1 inch = 200 feet

0 100 200 400 Feet



**Woodard  
& Curran**

Project #: 0233364.07  
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### Total Wetlands and Waters Impacts

Delineated Stream Impact (linear feet) - 2,991

Delineated Wetland Impact (acres) - 0.312

Delineated Open Water Impact (acres) - 0

#### Stream 05

518 linear feet, 0.048 acre permanent impact

#### Stream 02

770 linear feet, 0.071 acre permanent impact

#### Wetland 05

0.016 acre permanent impact

### Figure 1b. Project Impacts to Waters of the US

Prepared for: GeoLogic  
Lamar Quarry Project  
Lamar County, Georgia

Legend

Site Boundary

Limits of Disturbance

Delineated Stream Impact

Delineated Wetland Impact

Delineated Stream

Delineated Wetland

Delineated Open Water



1 inch = 200 feet

0 100 200 400 Feet



Woodard  
& Curran

Project #: 0233364.07  
Map Created: August 2022

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### Total Wetlands and Waters Impacts

Delineated Stream Impact (linear feet) - 2,991

Delineated Wetland Impact (acres) - 0.312

Delineated Open Water Impact (acres) - 0

#### Stream 11

932 linear feet, 0.064 acre permanent impact






#### Wetland 15

0.291 acre permanent impact

### Figure 1c. Project Impacts to Waters of the US

Prepared for: GeoLogic  
Lamar Quarry Project  
Lamar County, Georgia

Legend

- |   |   |
|---|---|
|  Site Boundary             |  Delineated Stream     |
|  Limits of Disturbance     |  Delineated Wetland    |
|  Delineated Stream Impact  |  Delineated Open Water |
|  Delineated Wetland Impact |   |



1 inch = 200 feet

0 100 200 400 Feet



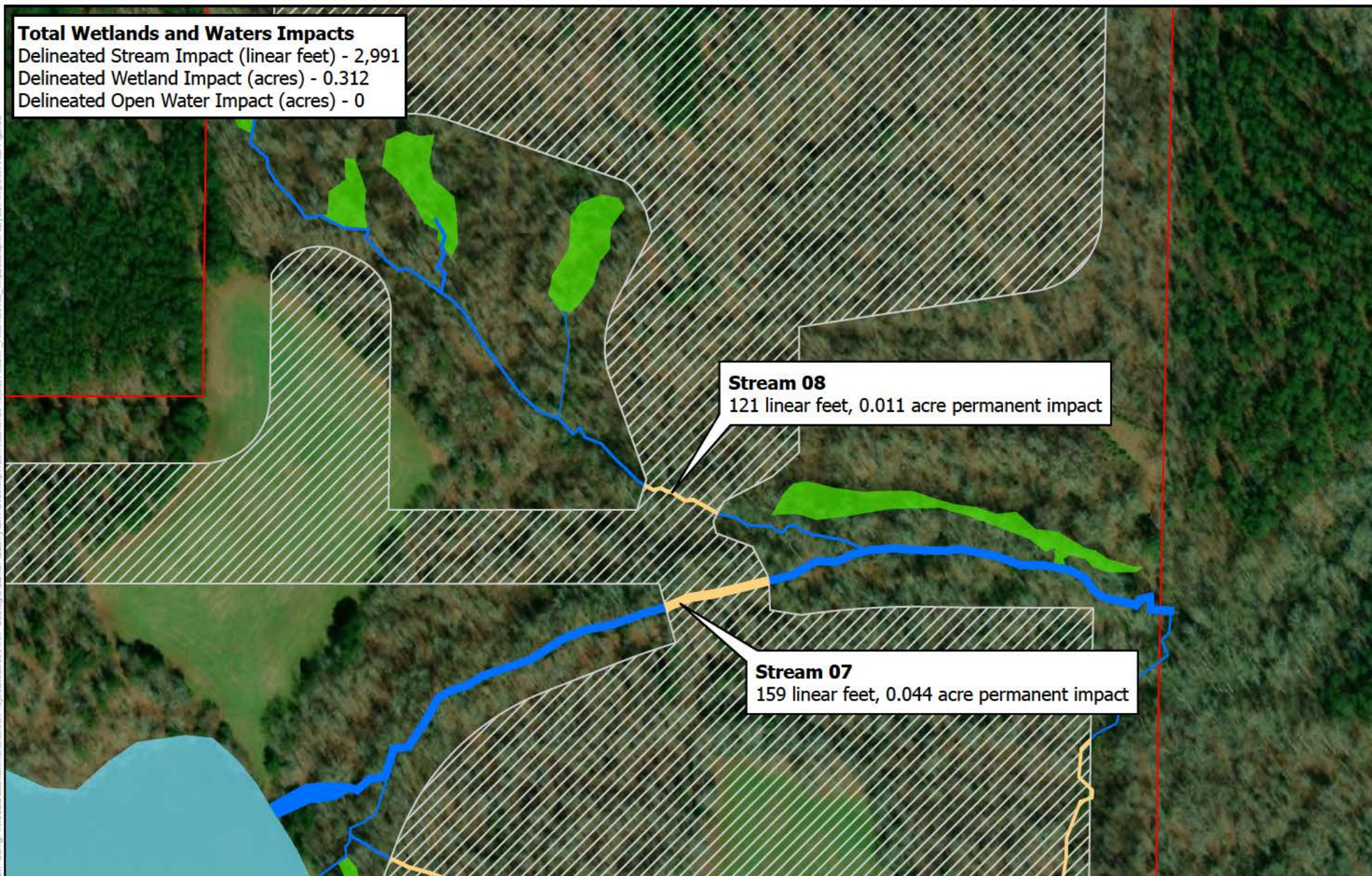
Project #: 0233364.07  
Map Created: August 2022

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### Total Wetlands and Waters Impacts

Delineated Stream Impact (linear feet) - 2,991  
 Delineated Wetland Impact (acres) - 0.312  
 Delineated Open Water Impact (acres) - 0



**Figure 1d.  
 Project Impacts to  
 Waters of the US**

Prepared for: GeoLogic  
 Lamar Quarry Project  
 Lamar County, Georgia

Legend

- |                           |                       |
|---------------------------|-----------------------|
| Site Boundary             | Delineated Stream     |
| Limits of Disturbance     | Delineated Wetland    |
| Delineated Stream Impact  | Delineated Open Water |
| Delineated Wetland Impact |                       |



1 inch = 200 feet

0 100 200 400 Feet



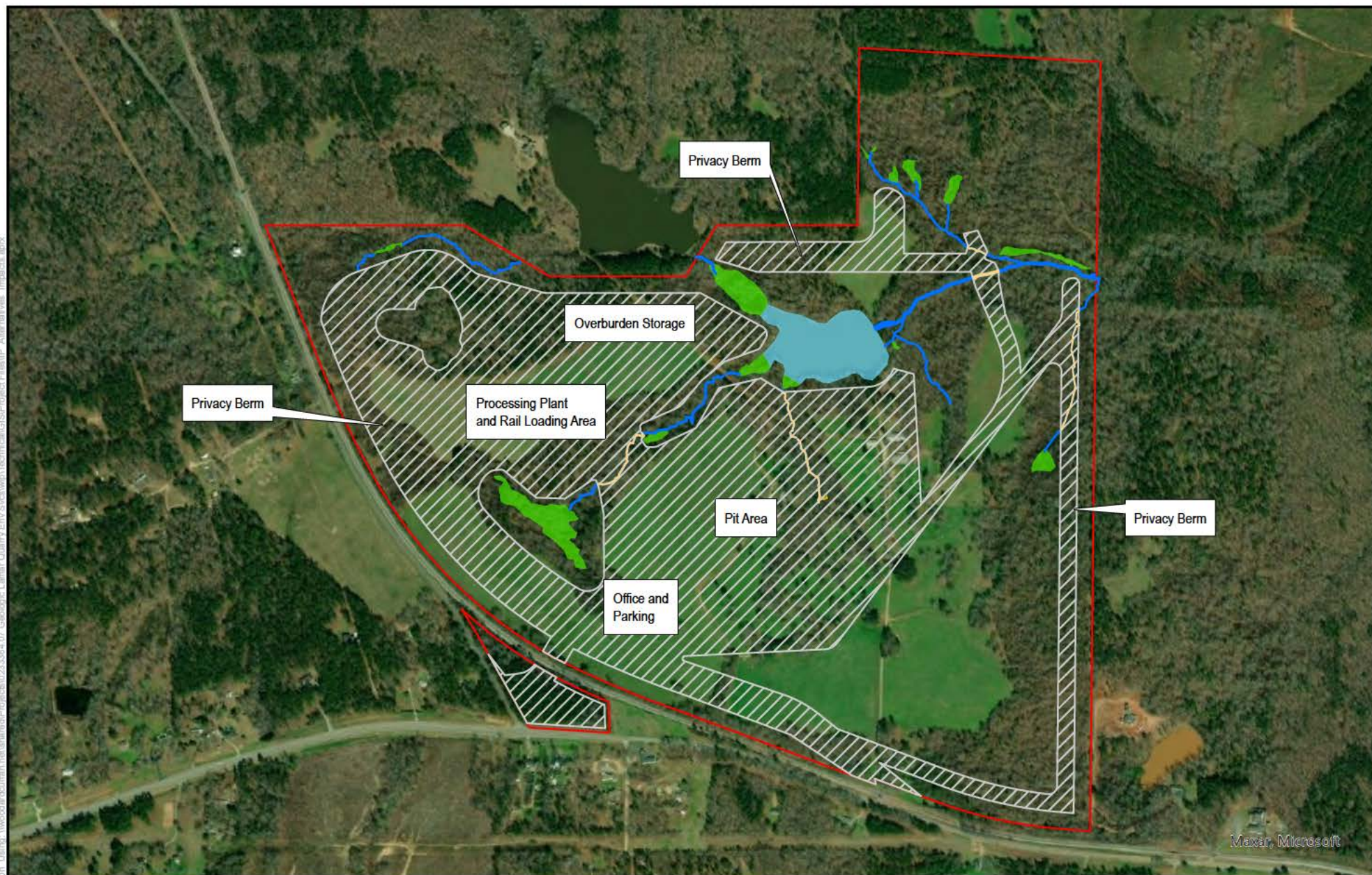
**Woodard  
 & Curran**

Project #: 0233364.07  
 Map Created: August 2022

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Maxar, Microsoft

### Mine Phasing - 5 Year Projection

Prepared for: GeoLogic  
Lamar Quarry Project

Lamar County, GA

#### Legend

- |  |  |  |                           |
|--|--|--|---------------------------|
|  | Approximate 5-year Limits of Disturbance |  | Delineated Stream Impact  |
|  | Delineated Stream                        |  | Delineated Wetland Impact |
|  | Delineated Wetland                       |  | Site Boundary             |
|  | Delineated Open Water                    |  |                           |



**GEOLOGIC**

1 inch equals 800 feet

0 200 400 800 1,200 1,600 Feet

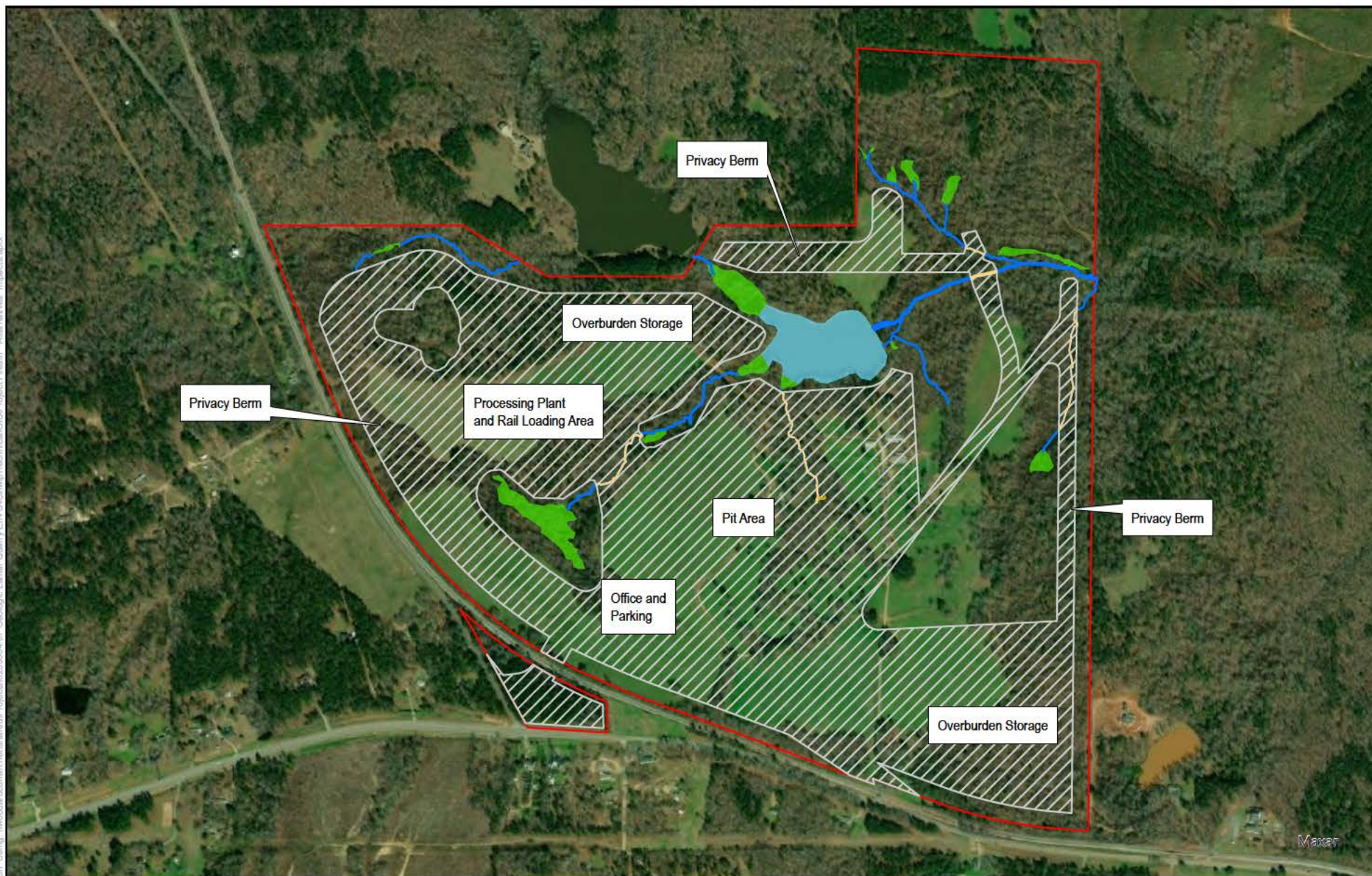


Project #: 233364.07  
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### Mine Phasing - 10 Year Projection

Prepared for: GeoLogic  
Lamar Quarry Project

Lamar County, GA

#### Legend

- |   |                           |
|---|---------------------------|
| Approximate 10-year Limits of Disturbance | Delineated Stream Impact  |
| Delineated Stream                         | Delineated Wetland Impact |
| Delineated Wetland                        | Site Boundary             |
| Delineated Open Water                     |                           |



**GEOLOGIC**

1 inch equals 800 feet

0 200 400 800 1,200 1,600  
Feet

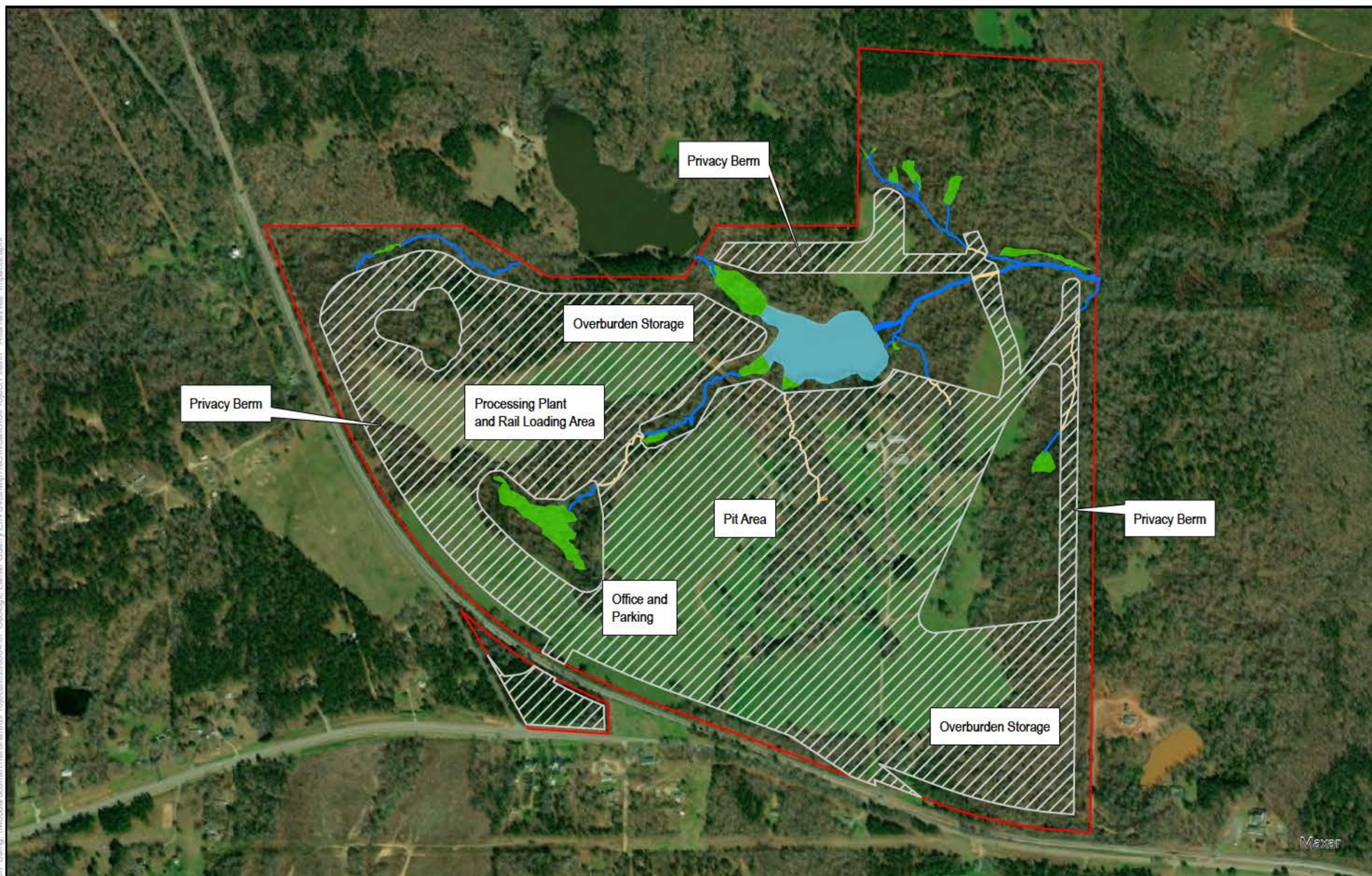


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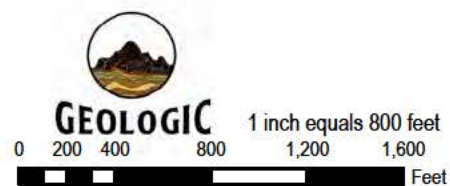
**Mine Phasing -  
15 Year Projection**

Prepared for: GeoLogic  
Lamar Quarry Project

**Lamar County, GA**

**Legend**

- |   |                           |
|---|---------------------------|
| Approximate 15-year Limits of Disturbance | Delineated Stream Impact  |
| Delineated Stream                         | Delineated Wetland Impact |
| Delineated Wetland                        | Site Boundary             |
| Delineated Open Water                     |                           |

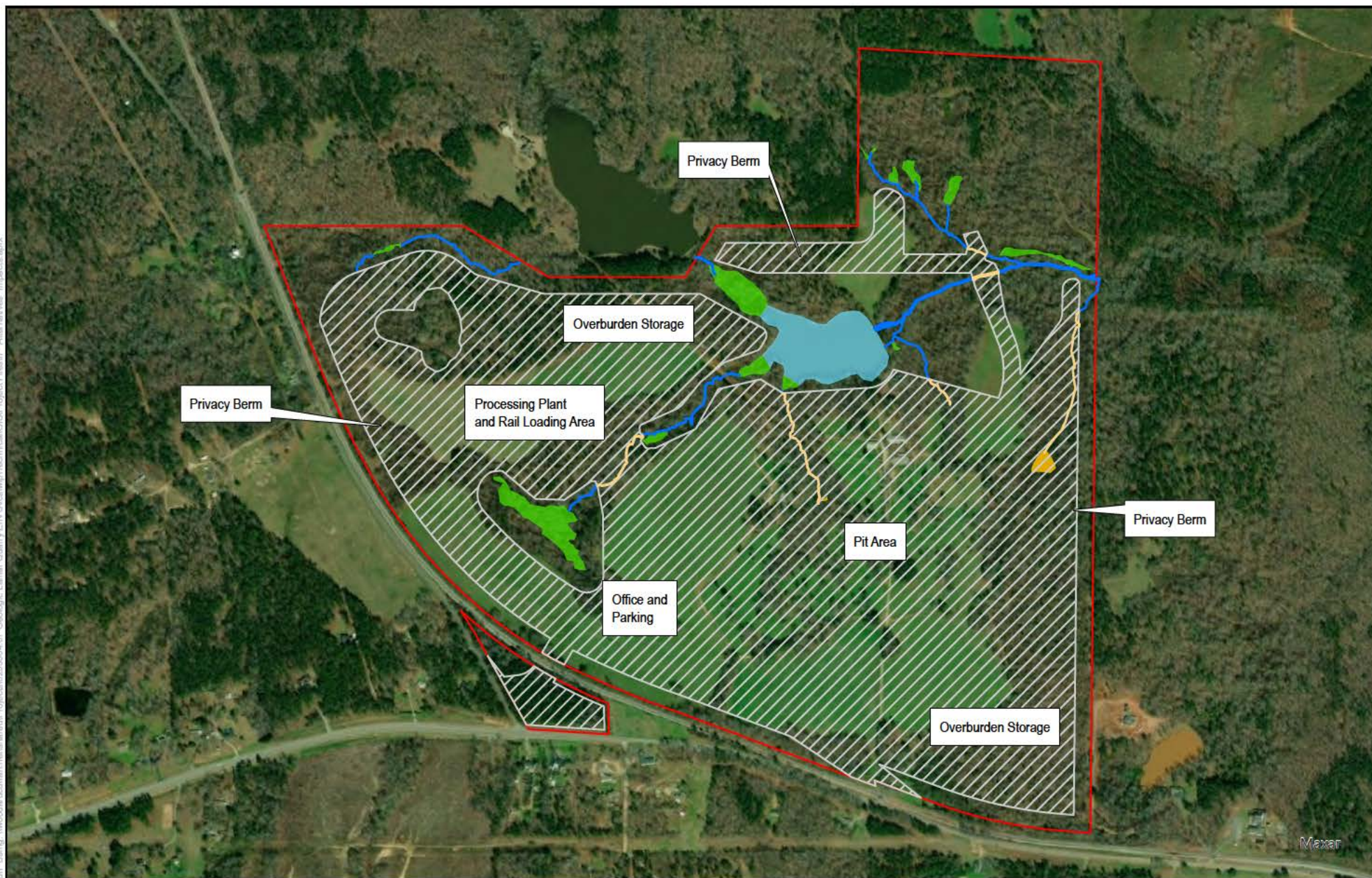


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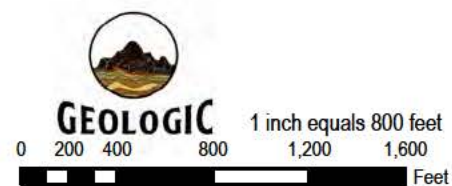
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**Mine Phasing -  
20 Year Projection**  
Prepared for: GeoLogic  
Lamar Quarry Project  
**Lamar County, GA**

**Legend**

- |   |                           |
|---|---------------------------|
| Approximate 20-year Limits of Disturbance | Delineated Stream Impact  |
| Delineated Stream                         | Delineated Wetland Impact |
| Delineated Wetland                        | Site Boundary             |
| Delineated Open Water                     |                           |

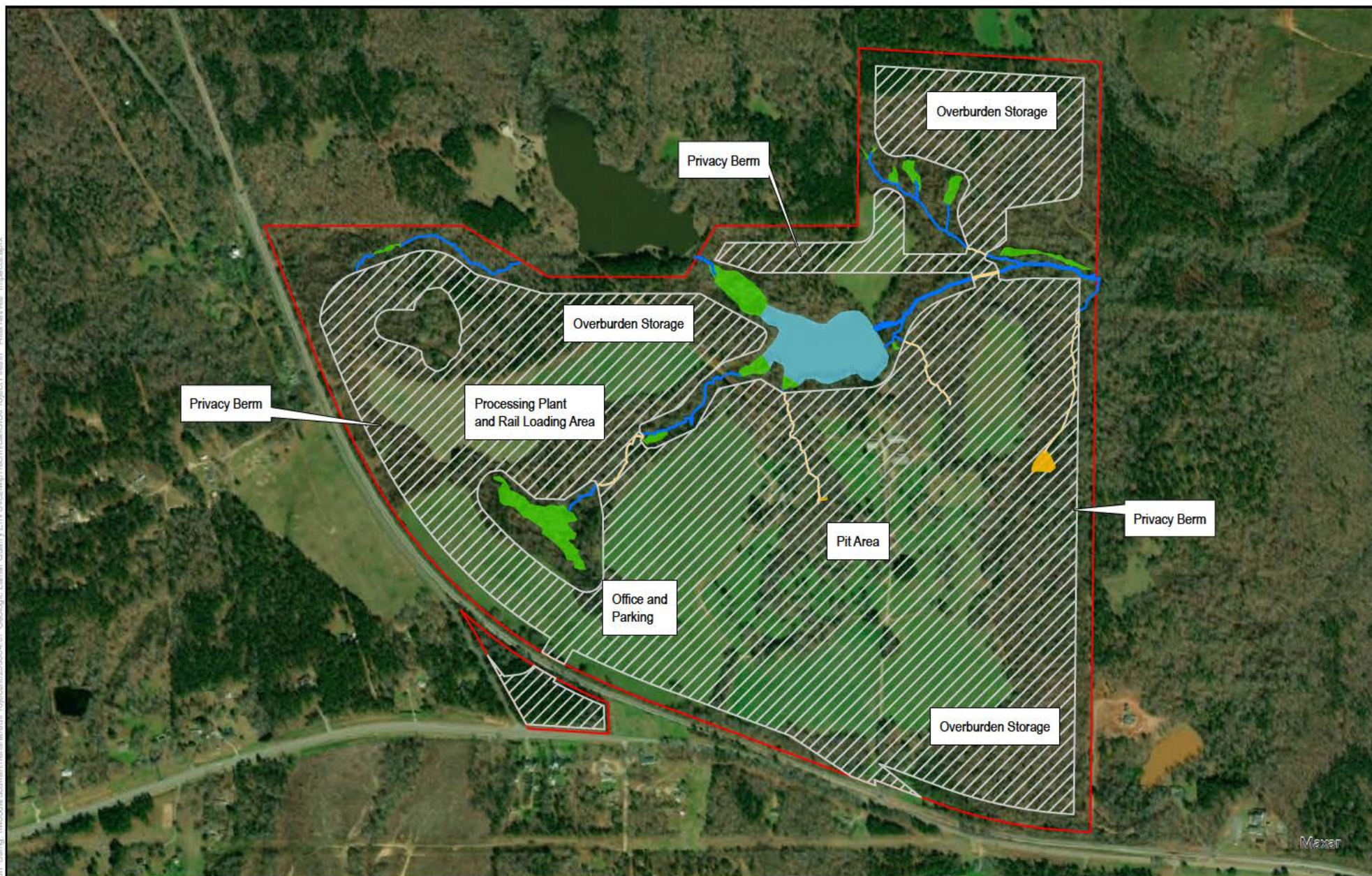


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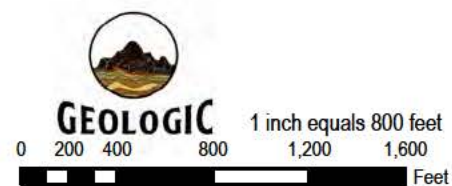
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**Mine Phasing -  
25 Year Projection**  
Prepared for: GeoLogic  
Lamar Quarry Project  
Lamar County, GA

**Legend**

- |   |                           |
|---|---------------------------|
| Approximate 25-year Limits of Disturbance | Delineated Stream Impact  |
| Delineated Stream                         | Delineated Wetland Impact |
| Delineated Wetland                        | Site Boundary             |
| Delineated Open Water                     |                           |

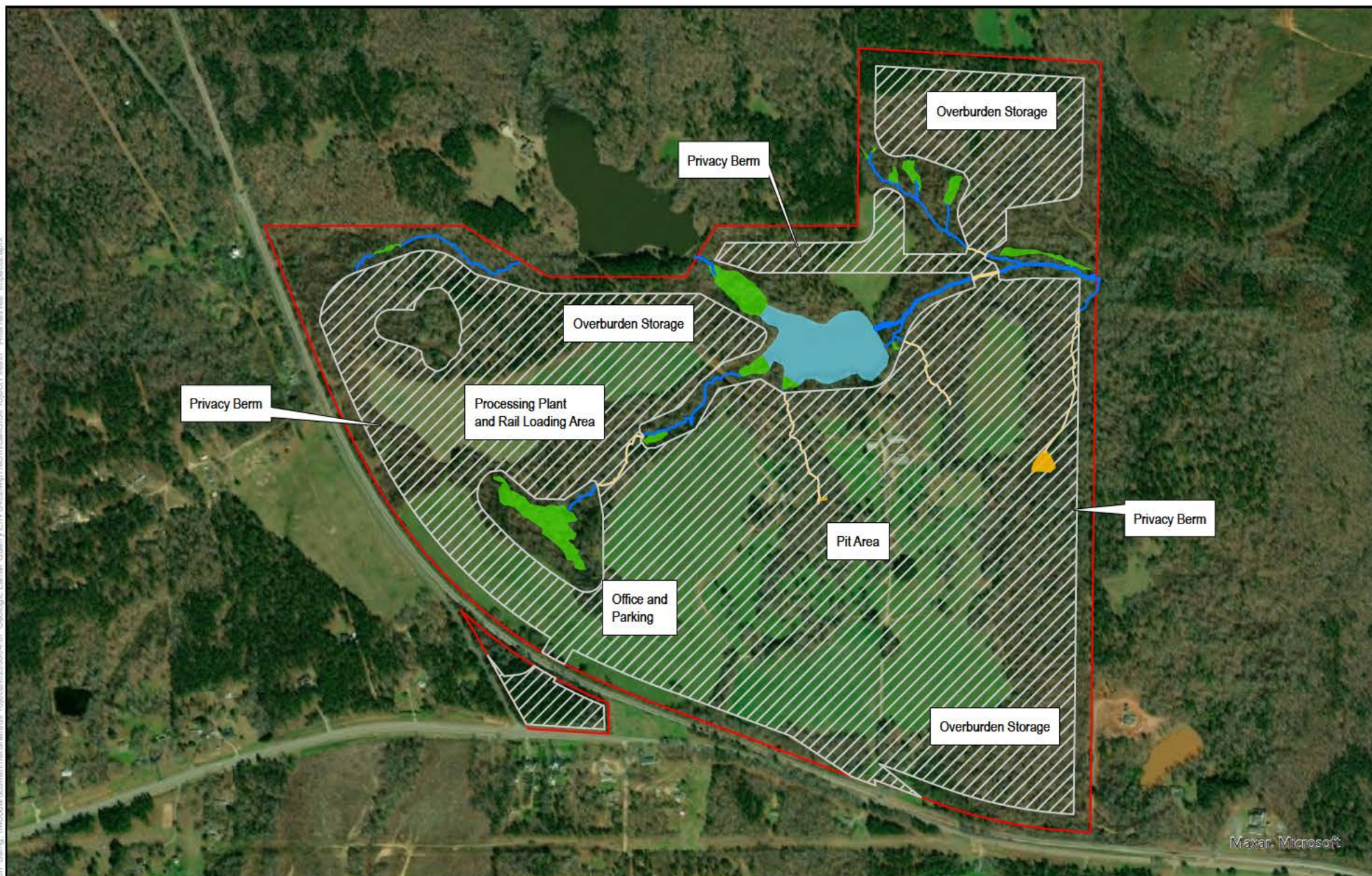


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Maxar, Microsoft

### Mine Phasing - 30 Year Projection

Prepared for: GeoLogic  
Lamar Quarry Project

Lamar County, GA

#### Legend

- |  |   |  |                           |
|--|---|--|---------------------------|
|  | Approximate 30-year Limits of Disturbance |  | Delineated Stream Impact  |
|  | Delineated Stream                         |  | Delineated Wetland Impact |
|  | Delineated Wetland                        |  | Site Boundary             |
|  | Delineated Open Water                     |  |                           |



**GEOLOGIC**

1 inch equals 800 feet

0 200 400 800 1,200 1,600  
Feet

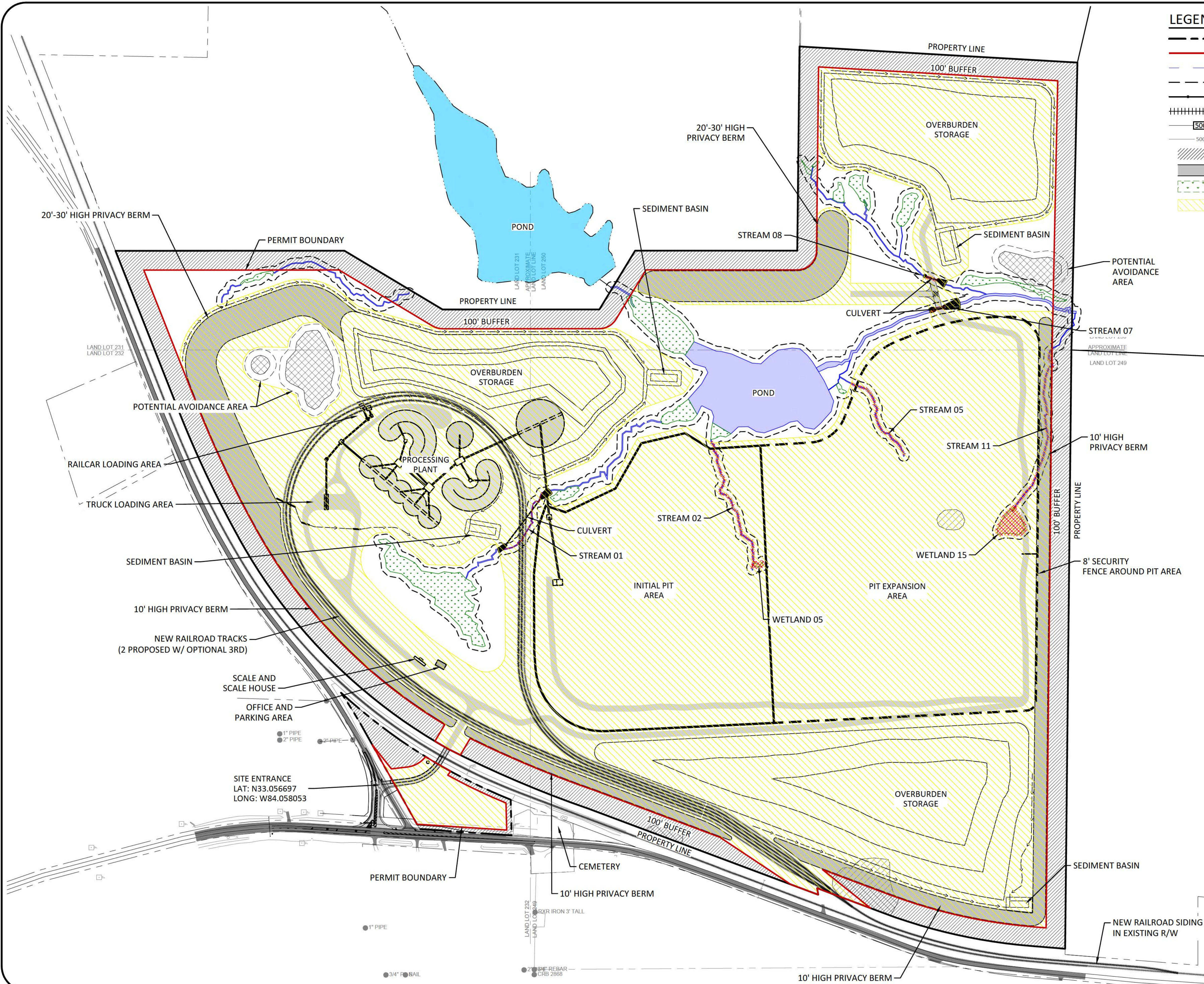


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SAVE DATE: 10/5/2022 PLOT DATE: 10/5/2022 LOCATION: D:\Geologic Dropbox\Projects\21-011 Lamar Quarry\09\_CAD\Sheets\Lamar Quarry\_FIG.1.dwg USER: Randy Kunz



LEGEND

- PROPERTY LINE
- PERMIT BOUNDARY
- STREAM CENTERLINE
- BUFFER
- FENCE
- RAILROAD TRACK
- PROPOSED CONTOUR
- EXISTING CONTOUR
- UNDISTURBED BUFFER AREA
- BERM
- WETLANDS
- 30-YEAR LOD

**GEOLOGIC**  
GeoLogic, LLC  
4372 Shallowford  
Industrial Parkway,  
Marietta, GA 30066  
(770) 824-4212  
www.geologicllc.net  
PEF007535 - 06/30/24

FOR PERMITTING ONLY

- General Notes
- EXISTING CONTOUR DATA SHOWN FROM SURVEY DATA.
  - LOCATION OF STREAMS AND WETLANDS FIELD VERIFIED.

No.	Revision/Issue	Date

IDI LAND HOLDINGS, LLC  
**SURFACE MINING  
LAND USE PLANS -  
CRUSHED STONE QUARRY**  
  
CIVIL  
**LAMAR QUARRY  
MASTER PLAN**

Project # 21-011	Sheet
Date 10/05/2022	FIG. 1
Scale 1" = 250'	

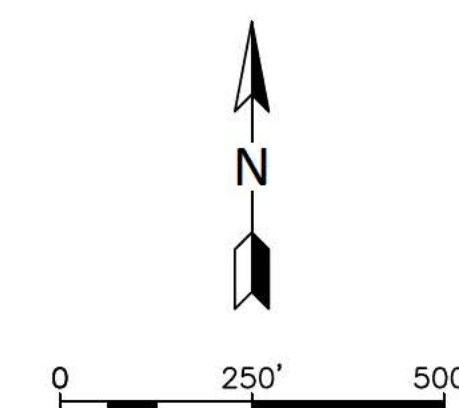
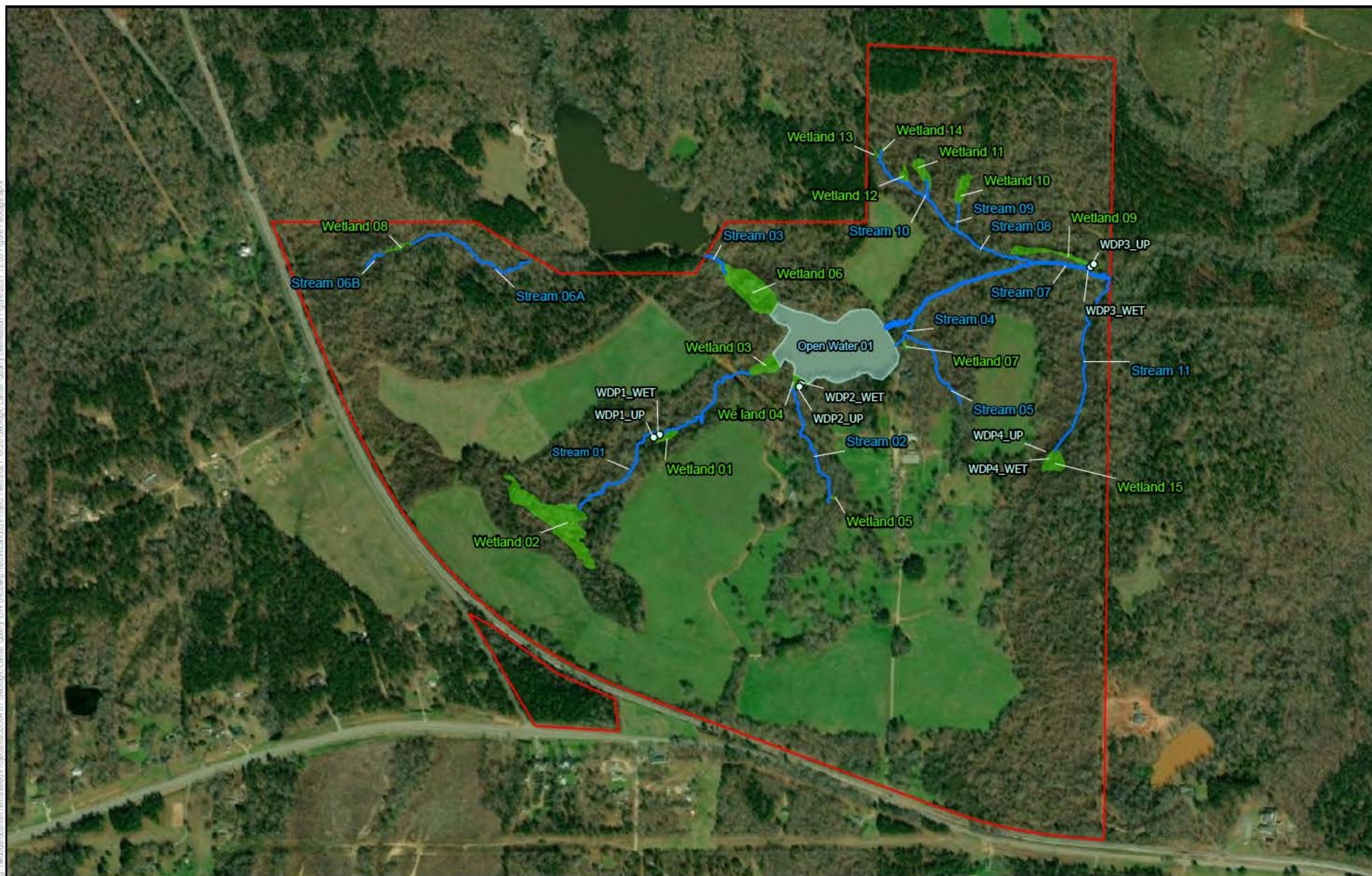




Figure 6. Aquatic Resources Delineation Map. Prepared by GeoLogic, LLC for Lamar Quarry Project. Map Date: 03/2022. Map Scale: 1 inch equals 800 feet. Map Projection: UTM. Data Source: Esri World Imagery. Map Created: March 2022.



**Figure 6. Aquatic Resources Delineation Map**

Lamar Quarry Project  
GeoLogic, LLC  
Lamar County, GA

Legend

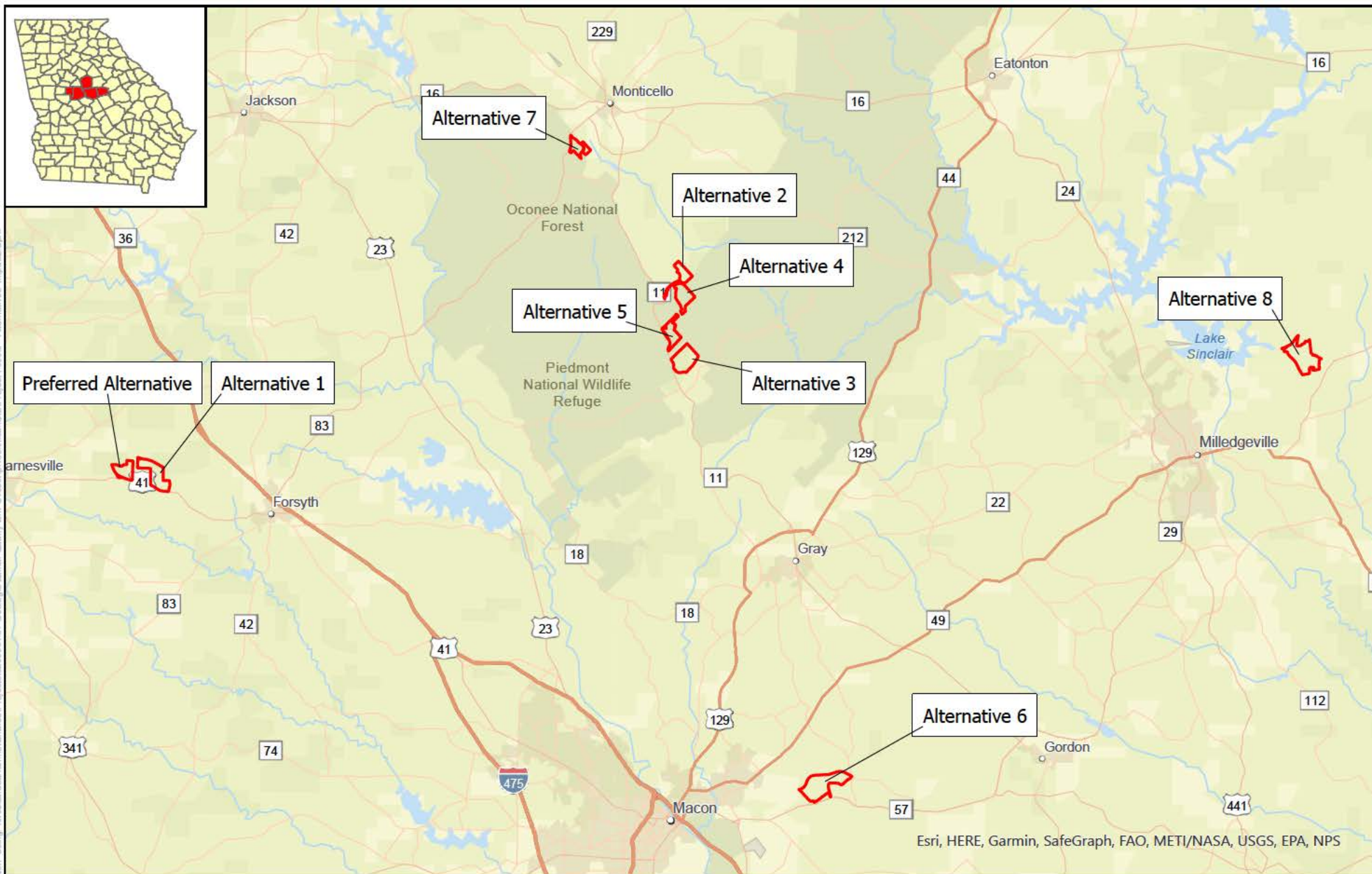
- |  |  |
|--|--|
|  Project Study Area |  Wetland    |
|  USACE Data Point   |  Stream     |
|  |  Open Water |



Project #: 233364.07  
Map Created: March 2022

Third Party GIS Disclaimer: This map is for reference and graphical purposes only and should not be relied upon by third parties for any legal decisions. Any reliance upon the map or data contained herein shall be at the users' sole risk. Data Sources Esri World Imagery





## Site Alternatives Location Map

Prepared for: GeoLogic  
Lamar Quarry Project  
**Baldwin, Jasper, Jones, Lamar,  
and Monroe Counties, GA**

### Legend



## Site Boundary



## GEOLOGIC

1 inch equals 6 miles



Project #: 233364.07  
Map Created: June 2022

Third Party GIS Disclaimer: This map is for reference and graphical purposes only and should not be relied upon by third parties for any legal decisions. Any reliance upon the map or data contained herein shall be at the users' sole risk. **Data Sources** ESRI Street Map

Figure Exported: 6/15/2022 By: cdeaton Using: \\woodwardcoursen\net\lhaman\Projects\0233364\_07 Geologic Lamar County Env Suestw\Technical\GIS\Project Files\VP Alternatives Impacts\at0xy

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