



**DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT  
100 WEST OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3604**

**August 28, 2018**

Regulatory Branch  
SAS-2018-00076

**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:

Application Number: SAS-2018-00076

Applicant: Mr. Chris Wightman  
Flournoy and Calhoun  
Post Office Box 6607  
Columbus, Georgia 31917

Agent: Geotechnical and Environmental Consultants, Incorporated  
514 Hillcrest Industrial Boulevard, Macon, Georgia 31204

Location of Proposed Work: In streams on the 87-acre site located near the intersection of Allen Parkway (US Highway 80) and Gateway Road in Columbus, Muscogee County, Georgia (Latitude 32.54419 and Longitude -84.87608). The streams on this property are tributaries to Flatrock Creek, which flows into Bull Creek and into the Chattahoochee River, which is a traditionally navigable waterway.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:  
The applicant is proposing to construct a mixed use development center known as the Midland Commons. The proposed site was previously developed as a Mill, which has been demolished and the site contains pavement, concrete pads, fencing, and a detention pond. The project would require permanent impacts to 995 linear feet of stream. Mitigation for the proposed impacts would be provided through the purchase of 6,191 stream mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area. The project is hydrologically connected to the Chattahoochee River.

**BACKGROUND**

One past permitting action has been authorized in association with the development of the Midland Commons. A verification for use of a Nationwide Permit No. 39 was issued on March 2, 2018, for permanent impacts to 290 linear feet of stream for two road crossings. This previously permitted work has not been completed, and these previously proposed impacts will be cumulatively evaluated with the currently proposed work. The current proposal includes an additional 705 linear feet of stream enclosure, for total impacts of 995 linear feet of stream enclosure. The total compensatory mitigation proposed for these impacts is purchase of 6,191 stream credits. An Aquatic Resource delineation was completed for the project area and field verified in June 2018.

This Joint Public Notice announces a request for authorizations from both the Corps and the State of Georgia. The applicant's proposed work may also require local governmental approval.

## **STATE OF GEORGIA**

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Water Protection Branch, 2 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 25 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, U.S. Army Corps of Engineers, Regulatory Branch, Albany Field Office, 1104 North Westover Boulevard, Suite 9, Albany, Georgia 31707; or the Piedmont Field Office, 1590 Adamson Parkway, Suite 200, Morrow, Georgia, 30260.

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 other 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 proposed action is in compliance with Section 106 of the National Historic Preservation Act. There are no structures 50 years of age or older located within the view-shed of the proposed action. Consequently, there are no structures potentially eligible for the National Register of Historic Places (NRHP)

located within the proposed action's area of potential effects. There is one archeological site on the northern portion of the property that is recommended as not eligible for listing on the National Register of Historic Places due to the low diversity and not containing new or significant information concerning pre-contact peoples.

In compliance with Section 106 of the National Historic Preservation Act of 1966 and amendments thereto, an analysis for archaeological and historic resources was conducted. Georgia's Natural, Archaeological, and Historic Resources GIS and the National Register of Historic Places websites were consulted in preliminary identification of historic resources. Lists of current and pending NRHP properties were checked and aerial photographs of the project site were consulted. A field survey for potentially eligible historic or archeological resources was not conducted within the project site.

Based on the information above, the Corps is making a determination of no adverse effect to archaeological or historical resources listed or eligible for listing in the NRHP.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service's Protected Resource Divisions (NMFSPRD)'s list of Endangered and Threatened Species indicates there is no critical habitat for any threatened or endangered species within the project area.

The Corps has determined that the proposed project will have no effect to any listed threatened or endangered species. At this time the Corps is requesting concurrence with the above effects determinations from the Services.

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.

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, flood plain 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 Corps 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 Corps 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.

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.

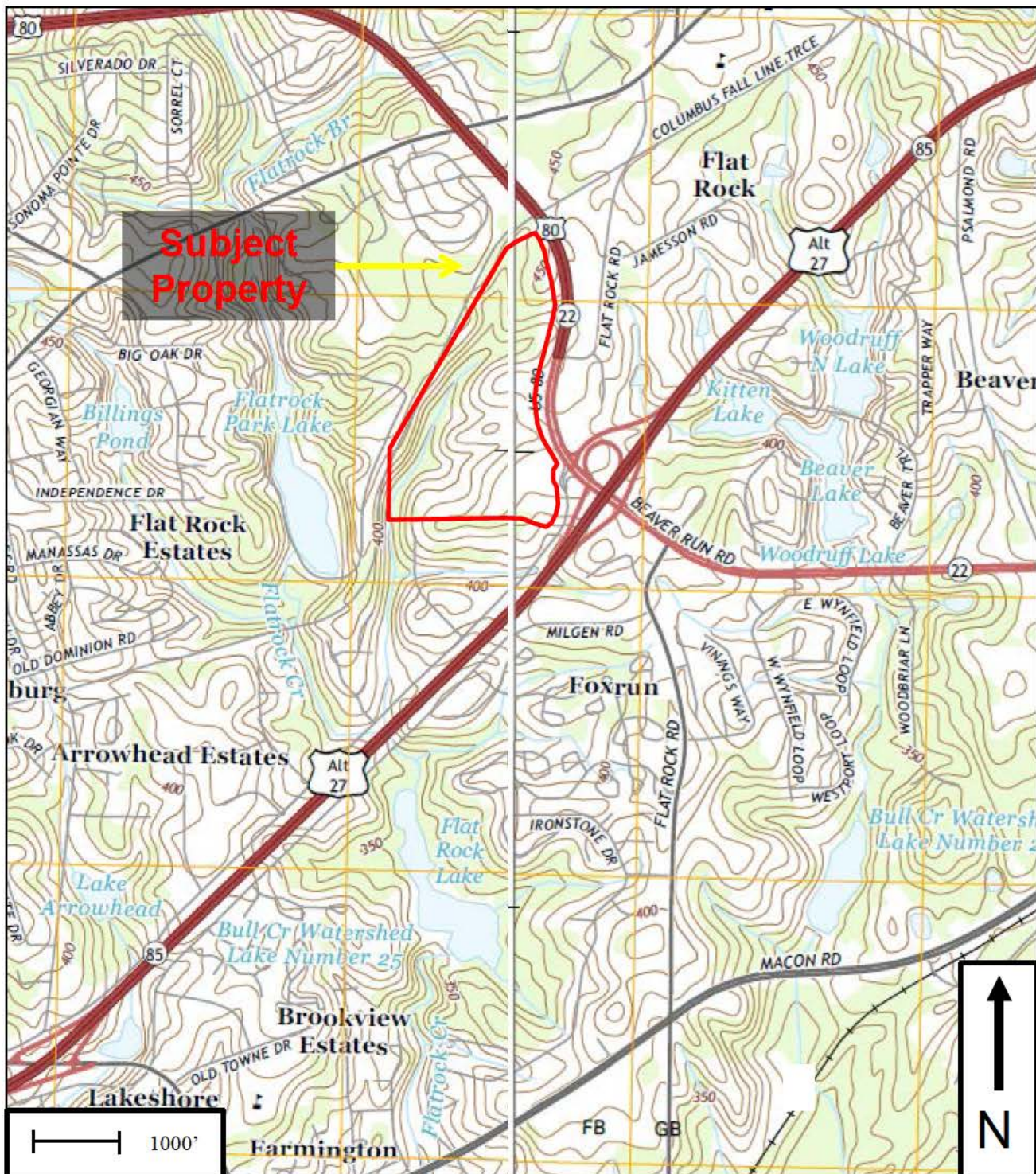
Comment Period: Anyone wishing to comment on this application for a Department of the Army permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Holly Ross, 1104 North Westover Boulevard, Suite 9, Albany, Georgia, 31707, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Ms. Holly Ross, Project Manager, Albany Field Office at 648-422-2727 or via email at [holly.a.ross@usace.army.mil](mailto:holly.a.ross@usace.army.mil).

Enclosures:

1. Figure 1 – Topographic Map
2. Figure 2 – Site Location Map
3. Figure 3 – Aerial Map
4. Figure 4 – Aquatic Resources Delineation Map
5. Figure 5 – Proposed Project Drawing





**U.S.G.S. Topographic Map**

**Midland Commons**

**Gateway Road**

**Columbus, Muscogee County, Georgia**

**GEC Project No. 170401.240**

**Approximate Scale: As Shown**

**Source: Fortson, GA-AL & Midland, GA Quadrangle (2014)**

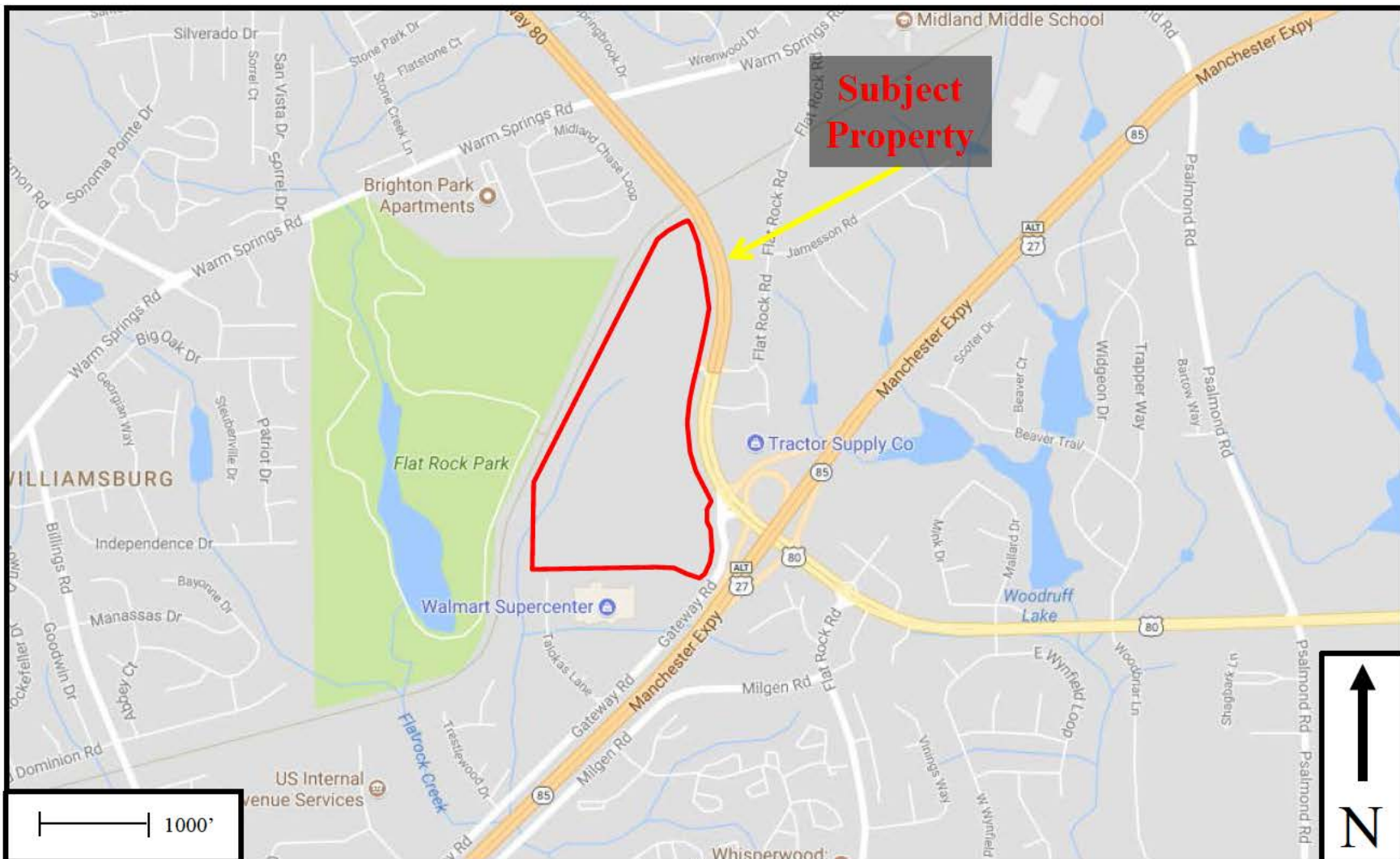
**GEC**

**GEOTECHNICAL  
&  
ENVIRONMENTAL  
CONSULTANTS, INC**

514 Hillcrest Industrial Boulevard, Macon, GA 31204 • Phone: (478) 757-1606 • Fax: (478) 757-1608

5031 Milgen Court, Columbus, GA 31907 • Phone: (706) 569-0008 • Fax: (706) 569-0940





**Location Map**  
**Midland Commons**  
**Intersection of Allen Parkway and Gateway Road**  
**Columbus, Muscogee County, Georgia**  
**GEC Project #170401.240**  
**Scale: As Shown**  
**Source: Google Maps**

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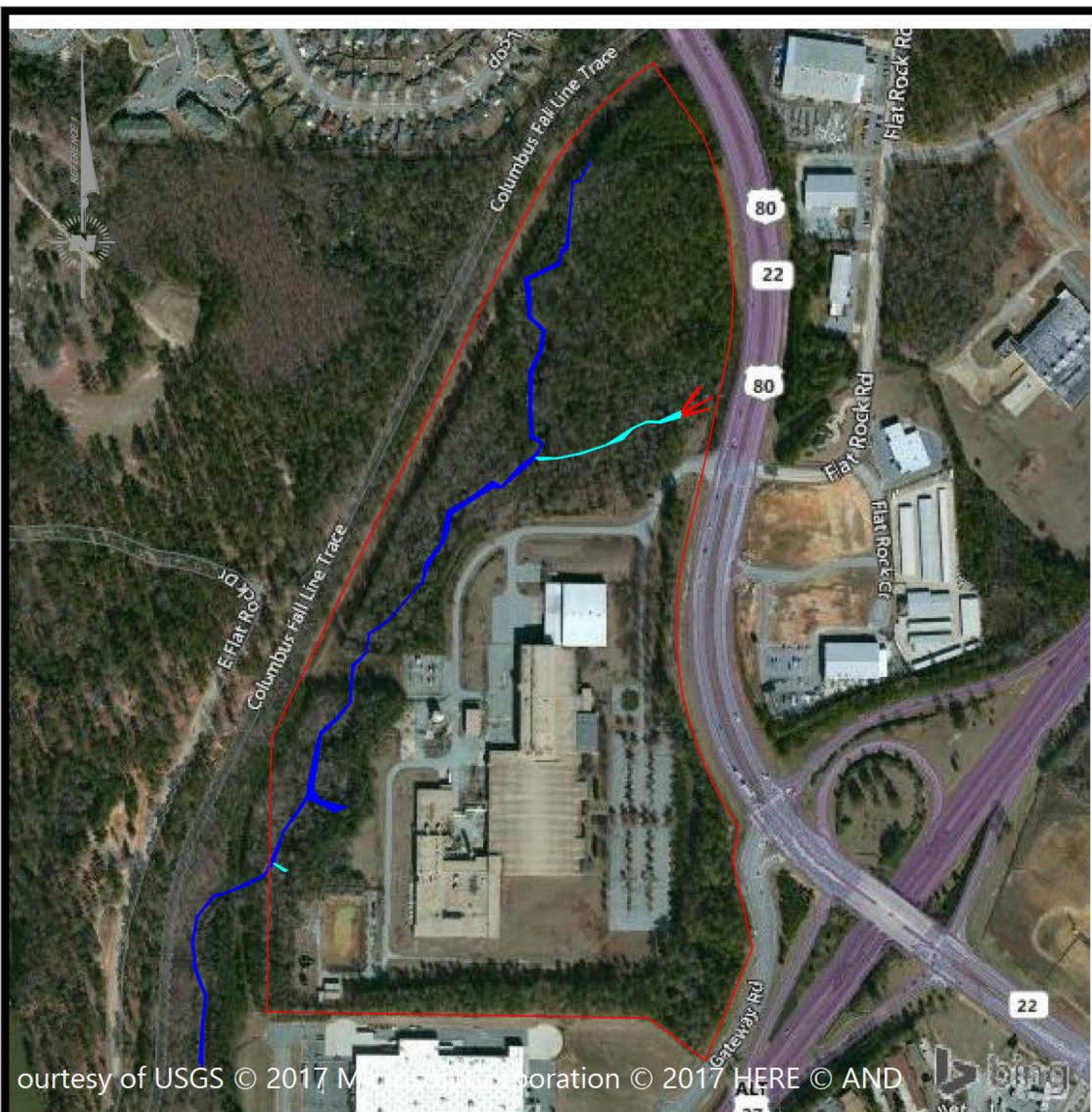
**Aerial Map  
Midland Commons  
Intersection of Allen Parkway and Gateway Road  
Columbus, Muscogee County, Georgia  
GEC Project #170401.240  
Scale: As Shown  
Source: Google Earth Website (2015)**

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**Legend:**

- =Approx. Property Boundary (~87 Acres)
- =Perennial Stream (~3,192 LF, 0.75 Acres)
- =Intermittent Stream (~604 LF, 0.07 Acres)
- =Ephemeral Stream (~327 LF, 0.03 Acres)

0 250' 500' 1500' 2000' 2500'



SCALE: 1" = 500'

**Wetland Delineation Overlay Map  
Swift Mills Redevelopment  
Gateway Road  
Columbus, Muscogee County, Georgia  
GEC Project No. 170401.240**

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**PROPERTY ADDRESS**  
6801 FLAT ROCK ROAD  
COLUMBUS, GEORGIA 31909

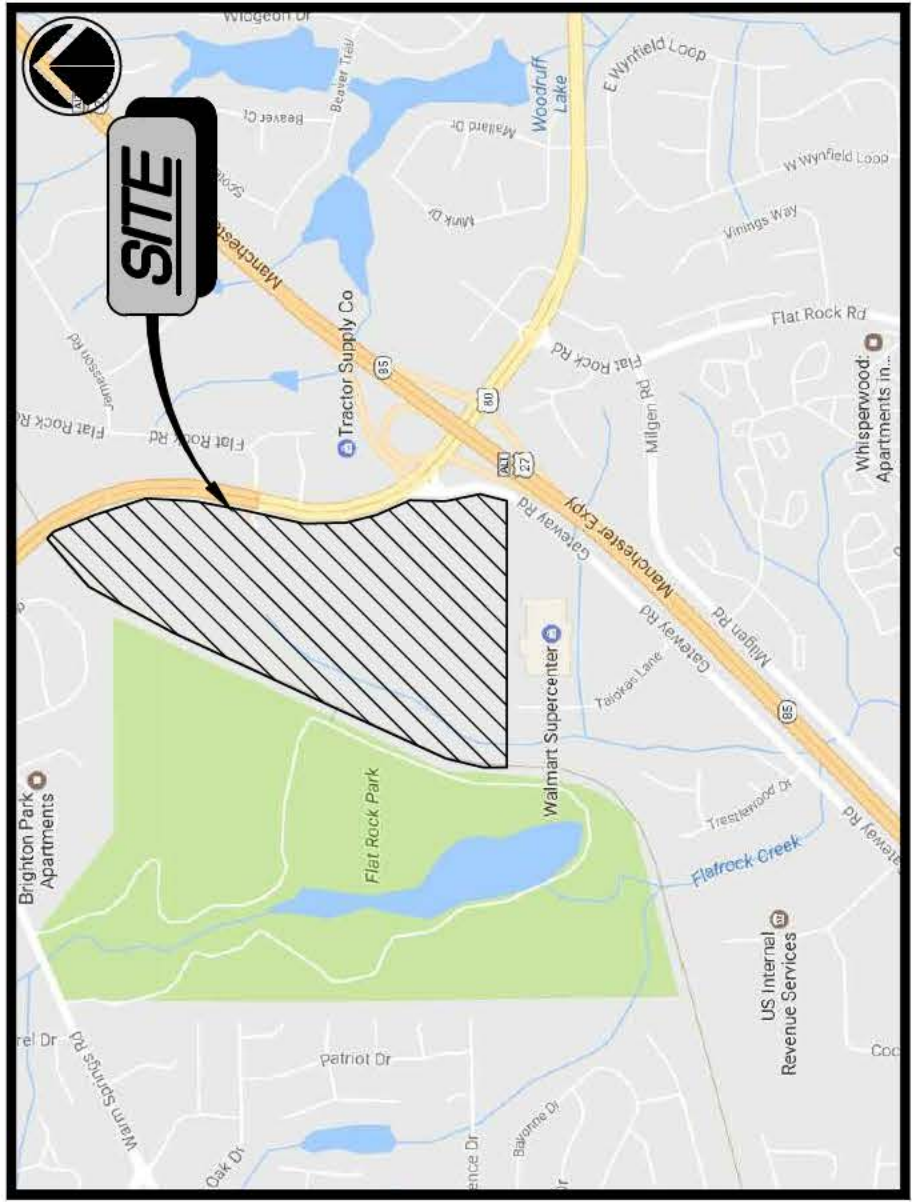
**PROPERTY OWNER**  
JMC FLATROCK PARTNERS LLC  
2250 WYNTON ROAD  
COLUMBUS, GEORGIA 31906  
PHONE: 706-327-1990  
EMAIL: [chris@jmccommercial.com](mailto:chris@jmccommercial.com)

**ENGINEER**

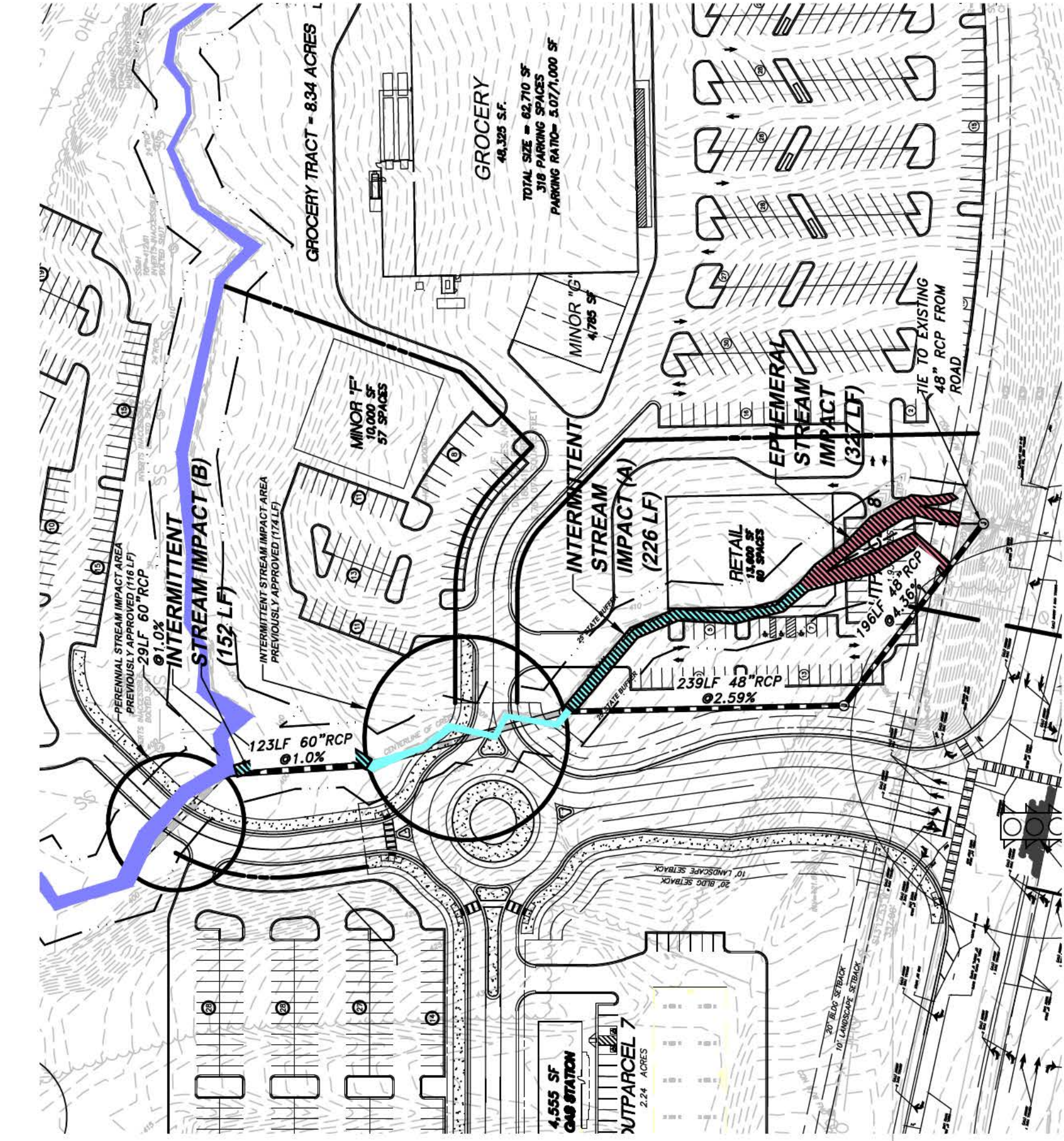
MASS ENGINEERING AND CONSULTANTS, LLC.  
1000 WILLOW CREEK DRIVE  
KENNESAW, GA 30144  
PHONE: 770-891-4515  
EMAIL: [nicks@mass-eng.com](mailto:nicks@mass-eng.com)



**AERIAL MAP**  
N.T.S.



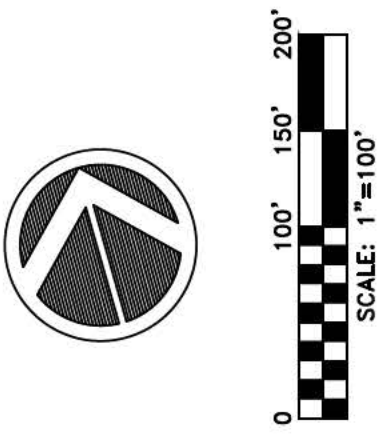
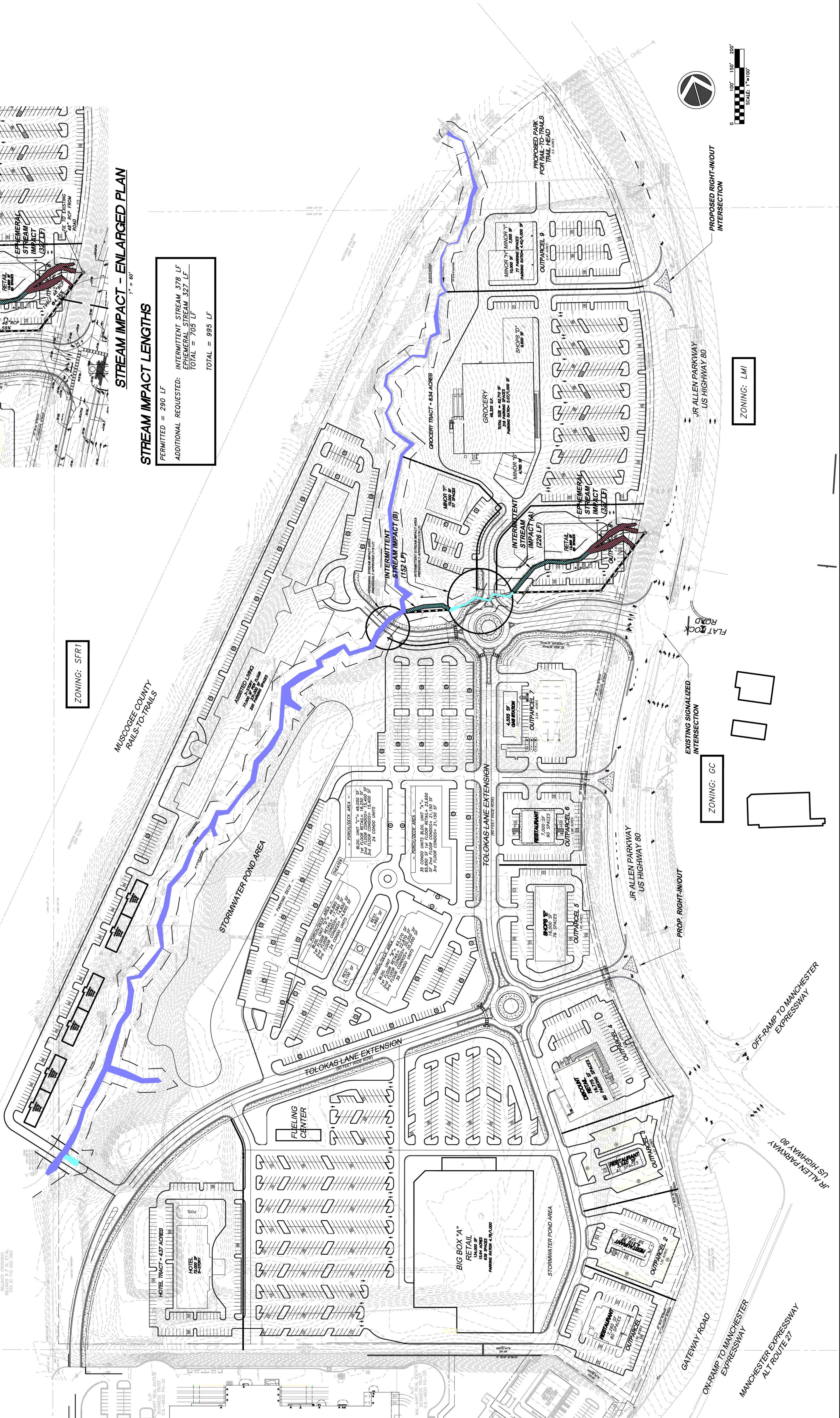
**VICINITY MAP**  
N.T.S.



**STREAM IMPACT - ENLARGED PLAN**  
1" = 60'

**STREAM IMPACT LENGTHS**

PERMITTED = 290 LF  
ADDITIONAL REQUESTED:  
INTERMITTENT STREAM 378 LF  
TOTAL = 705 LF  
TOTAL = 995 LF



ZONING: LMI

ZONING: GC

EXISTING SIGNALIZED INTERSECTION

PROPOSED RIGHT-IN/OUT INTERSECTION

JR ALLEN PARKWAY  
US HIGHWAY 80

FLAT ROCK ROAD

EXISTING SIGNALIZED INTERSECTION

PROP. RIGHT-IN/OUT

JR ALLEN PARKWAY  
US HIGHWAY 80

OFF-RAMP TO MANCHESTER EXPRESSWAY

MANCHESTER EXPRESSWAY  
ALT ROUTE 27

GATEWAY ROAD

ON-RAMP TO MANCHESTER EXPRESSWAY

MANCHESTER EXPRESSWAY  
ALT ROUTE 27