

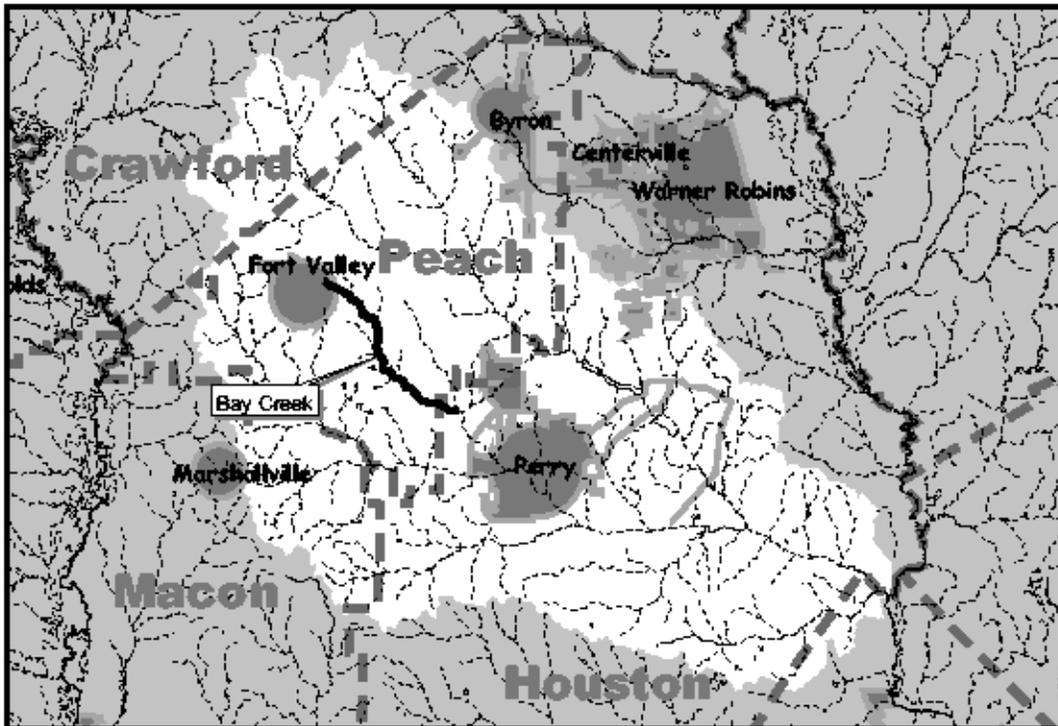
**STATE OF GEORGIA  
TMDL IMPLEMENTATION PLAN**

**Bay Creek  
(Biota Impacted - Sediment)**

Prepared by  
**The Georgia Department of Natural Resources  
Environmental Protection Division  
Atlanta, GA**

TMDL Implementation Plans are platforms for establishing a course of actions to restore the quality of impaired water bodies in a watershed. They are intended as a continuing process that may be revised as new conditions and information warrant. Procedures will be developed to track and evaluate the implementation of the management practices and activities identified in the plans. Once restored, appropriate management practices and activities will be continued to maintain the water bodies. The overall goal of the Plan is to define a set of actions that will help achieve water quality standards in the state of Georgia. This plan was originally prepared as an implementation inventory by the Middle Georgia RDC with a Section 604(b) Grant. TMDL load allocation information has been updated to reflect the approved TMDL.

HUC10 - 0307010402



Impaired Waterbody*	Impaired Stream Location	River Basin	Miles/Area Impacted	Partially Supporting/ Not Supporting
Bay Creek	Headwaters to Beaver Creek	Ocmulgee	9	Not Supporting

**TMDL IMPLEMENTATION PLAN  
For  
SEDIMENT (BIOTA IMPACTED)  
In  
BAY CREEK  
PEACH, HOUSTON COUNTIES, GEORGIA**

**Developed by**

**Middle Georgia Regional Development Center**

**In Coordination with**

**Bay Creek Plan Advisory Committee**

**September 15, 2001**

**The preparation of this report was financed in part through a grant from the U.S. Environmental Protection Agency under the Provisions of Section 604(b) of the Federal Water Pollution Control Act, as amended.**

# Bay Creek Sediment (Biota Impacted) TMDL Implementation Plan

## BACKGROUND

The stream segment under study is Bay Creek from the headwaters in the City of Fort Valley to Beaver Creek in extreme western Houston County (see attached map) that covers approximately 9 miles and includes the counties of Peach and Houston Counties. Bay Creek has water classification of fishing, and its degree of impairment is listed as non-supporting. Sediment was determined to be cause of the biota impairment in Bay Creek. Based on the TMDL model results, the existing sediment load is 3,971 tons per year, with a targeted load of also 3,971 tons per year. This equates to **no net increase** in sediment load in the Bay Creek watershed. The basis for these calculations and conclusions are included in the TMDL document prepared by the Georgia Department of Natural Resources and released on June 30, 2001.

To assist in its development of this TMDL Implementation Plan, the Middle Georgia RDC established the Bay Creek Plan Advisory Committee consisting of representatives from agriculture, forestry, local government, the private business sector, Fort Valley State University, and major environmental organizations (see Appendix A). Several meetings of this Plan Advisory Committee were held to review the TMDL process and provide input into the plan document. In addition, major property owners along Bay Creek were notified of the impending TMDL and were asked to provide input during the comment period (see Appendix B). They will also be given an active role during the implementation phase of this process.

## SOURCES CONTRIBUTING TO IMPAIRMENT

Four possible major nonpoint sources contributing to the sediment impairment have been identified in the TMDL document, and they are:

- Sediment leaving cropland due to sheet and soil erosion caused by wind or water.
- Gully erosion in pasturelands created by grazing farm animals leaving little or no vegetation; during storm events, sediment is transported to nearby streams.
- Loosened soil particles from unpaved roadways and carried away from the roadway, ditch and road bank by water, wind, or traffic.
- Sediment from urban development (land disturbance activities such as clearing, grading, excavating or filling of land; conversion of forest land to urban area; stormwater runoff from developed urban areas).

## EXISTING REGULATORY/VOLUNTARY ACTIONS

In addition to a host of federal and state laws administered by various agencies, there are a number of important regulatory and voluntary actions currently being implemented to address the four possible non-point sources noted above. They are:

- The NPDES Permit for the Fort Valley WPCP that establishes average flow and TSS (total suspended solids) loading limits.
- Peach County has adopted a soil and sedimentation control ordinance, a floodplain management ordinance and a zoning ordinance.
- The City of Fort Valley has adopted a soil and sedimentation control ordinance and a zoning ordinance.

- The Georgia Department of Natural Resources administers the General Stormwater NPDES Permitting Process for construction sites disturbing five or more acres; with the threshold being reduced to one acre in 2003.
- The University of Georgia Cooperative Extension Service, the Georgia Soil and Water Conservation Commission and the Natural Resources Conservation Service all are very active in preventing non-point pollution from agricultural operations, including livestock and dairy. This includes conducting educational programs, developing BMPs for these operations and providing technical and, at times, financial assistance to farmers for BMP implementation, and performing basic and applied research on new methods to control agriculture non-point pollution.
- The Georgia Forestry Commission operates a water quality program that includes the development of BMPs, BMP education programs, and BMP monitoring for compliance.
- Fort Valley State University offers classroom programs for students on agricultural practices in coordination with the Natural Resource Conservation Service (NRCS).
- The 4-H Program in Peach County offers agricultural and natural resource education for youth.

## RECOMMENDED REGULATORY AND VOLUNTARY MEASURES

Additional recommended regulatory or other measures that should be implemented to achieve the sediment load limits set forth in the TMDL are listed below.

- Adoption of Part V Environmental Criteria Ordinances for the City of Fort Valley and Peach County.
- Adherence to BMPs and establishment of BMP criteria related to the buffers/setbacks along all perennial streams.
- Revise the zoning ordinances for Fort Valley and Peach County to create flexibility and incentives for land developers to protect sensitive natural resources.
- Establish partnerships with the agricultural agencies, the local homebuilders association and Fort Valley State University to set mutual responsibilities for the monitoring of BMPs, providing assistance to implement BMPs, and organizing education programs.
- Adoption of floodplain and stormwater management regulations for the City of Fort Valley.
- Establishment of Adopt-A-Stream program along Bay Creek.
- Application of DIRT II techniques by the local builder/developer community.
- Organization and implementation of education and outreach programs for the builders/developers and the general public.

## SCHEDULE FOR IMPLEMENTING MANAGEMENT MEASURES

Below is the schedule for the implementation of the management measures.

### **Year 1**

- Form Stakeholders Group
- Organize Implementation Work and Identify Potential Funding Sources
- Identify Sources of TMDL Parameters
- Develop Management Programs to Control Agriculture and Urban Runoff
- Organize and Implement Education and Outreach Programs
- Monitor and Evaluate Results
- Reassess TMDL Allocations
- Provide Periodic Status Reports on Implementation Process

## **Years 2-5**

- Develop Management Programs to Control Agriculture and Urban Runoff
- Organize and Implement Education and Outreach Programs
- Detect and Eliminate Illicit Discharges
- Monitor and Evaluate Results
- Reassess TMDL Allocations
- Provide Periodic Status Reports on Implementation Process

## **Year 5**

- Evaluate Additional Management Controls Needed
- Begin Process for Phase II

A total of 20 management controls and activities have already been implemented. Thirteen new management controls/activities are proposed in the five-year program.

## **MONITORING PLAN**

In 1990/91 and 1998, the Department of Natural Resources-Wildlife Resources Division performed numerous tests in Bay Creek to determine the overall health of the fish population and other aquatic life. The Index of Biotic Integrity (IBI) was used as a means of rating the stream. The rating was poor or very poor in 1990/91, thus placing Bay Creek on the list of impaired streams. The 1998 results will not be released until September 2001 after all the studies south of the Fall Line have been completed. However, based on discussions with DNR staff, it was revealed that the IBI remains either poor or very poor. In 1999, as part of its basin planning program, the Department of Natural Resources-Environmental Protection Division conducted stream monitoring in Bay Creek to assess the presence or absence of chemical impairment. There were no chemical violations found. Tests are performed on a regular basis at the Fort Valley WPCP to determine total suspended solids levels as required by the NPDES permit.

Future monitoring will include the following:

- Department of Natural Resources-Environmental Protection Division-Chemical testing as part of its Basin Planning Program in 2004.
- Department of Natural Resources-Wildlife Resources Division-Assessment of the fish population and other aquatic life using the IBI and IWB also in 2004.
- TSS testing as part of the NPDES permit for the Fort Valley WPCP.
- Stormwater turbidity testing for construction sites disturbing five acres or more (one acre beginning in 2003) as part of NPDES Stormwater Permit.
- Contractor and Bay Creek Adopt-A-Stream program conducting biological and chemical stream monitoring during year 2003.

## **CRITERIA TO DETERMINE SUBSTANTIAL PROGRESS**

The focus of the stream monitoring program will be determining: (a) where major sediment loads are taking place upstream of the monitoring station; (b) the impact of chlorine residual from the Fort Valley WPCP; and (c) the impact of stormwater runoff from the urban development located in close proximity to the monitoring station. In addition, another issue that needs to be resolved is what caused the biota problem in 1990/91 and 1998; the WPCP, the Superfund site, or stormwater runoff.

Monitoring will also be conducted on the number of regulatory/voluntary programs implemented, and the application of all necessary BMPs.

Though the segment enters a portion of Houston County, the impairment for Bay Creek is located in Fort Valley/Peach County. At this time, Houston County does not wish to participate in an implementation plan involving impaired waters located in an adjacent county. It is their opinion that it is more important for Houston County to focus on impaired waters located within their jurisdiction.

STATE OF GEORGIA

TMDL IMPLEMENTATION PLAN FOR: Bay Creek Sediment (Biota Impacted) RIVER BASIN: Ocmulgee  
 (STREAM) (PARAMETER) PLAN DATE: 9/15/01

Prepared by: <u>Phil Clark</u>		Or Prepared By: _____			
<u>Middle Georgia</u> Regional Development Center Address: <u>175-C Emery Highway</u> City: <u>Macon</u> State: <u>GA</u> Zip: <u>31217</u> e-mail: <u>pclark@mgrdc.org</u> Date Submitted to EPD: <u>9/15/01</u>		Address: _____ City: _____ State: _____ Zip: _____ e-mail: _____ Date Submitted to EPD: _____			
General Information		Significant Stakeholders			
Obtain this information from the TMDL document or other information. When completed, this document will be a self-contained report independent of the TMDL document.		Identify local governments, agricultural organizations or significant land holders, commercial forestry organizations, businesses and industries, and local organizations including environmental groups with a major interest in this water body. <b>(See Appendices A and B.)</b>			
TMDL ID (to be entered by EPD)	OCM0000005	Name/Organization			
Water body name	Bay Creek	Address			
HUC basin name	Ocmulgee River	City	State	Zip	
HUC number	030701040202	Phone	e-mail		
Primary county	Peach	Name/Organization			
Secondary county	Houston	Address			
Primary RDC	Middle Georgia	City	State	Zip	
Secondary RDC	N/A	Phone	e-mail		
Water body location	Headwaters to Beaver	Name/Organization			
	Creek	Address			
Miles or area impacted	9	City	State	Zip	
Parameter addressed in plan	Sediment (Biota Impaired)	Phone	e-mail		
Water use classification	Fishing	Name/Organization			
Degree of impairment	Partially supporting use <input type="checkbox"/>	Address			
	Not supporting use <input checked="" type="checkbox"/>	City	State	Zip	
Date TMDL approved by EPA	January 2002	Phone	e-mail		
Impairment due to	Point sources <input type="checkbox"/>	Name/Organization			
	Nonpoint sources <input checked="" type="checkbox"/>	Address			
	Both <input type="checkbox"/>	City	State	Zip	
<b>Point source-Form A; Nonpoint source-Form B; Both-Form A+B+C</b>		Phone	e-mail		

If more, add to comments on last page.

FORM B

SUMMARY OF ALLOCATION MODEL RESULTS FROM TMDL DOCUMENT (existing load, target TMDL, and needed reduction)

EXISTING LOAD	TARGET TMDL	NEEDED REDUCTION
988 tons/year	697 tons/year	29.5%

I. IDENTIFY **NONPOINT SOURCE** CATEGORIES AND SUBCATEGORIES OR INDIVIDUAL SOURCES WHICH MUST BE CONTROLLED TO IMPLEMENT LOAD ALLOCATIONS:

List possible major nonpoint sources contributing to impairment including those identified in TMDL document.

SOURCE	DESCRIPTION OF CONTRIBUTION TO IMPAIRMENT	RECOMMENDED LOAD REDUCTION (FROM TMDL)
Agriculture – Row Crops	Sheet and Soil Erosion	No net increase of sediment loads
Agriculture – Grazing Areas	Grazing or pastureland leaves land with little or no vegetation. During rainfall event, pastures are eroded and transported to nearby streams typically by gully erosion. Stream bank vegetation is damaged when unconfined animals walk down the stream.	No net increase of sediment loads
Roads	Loosened soil particles carried away from roadway, ditch, or road bank by water, wind, and traffic. Road construction (erosive road-fill soil types, shape and size of coarse surface aggregate, poor subsurface and/or surface drainage, poor roadbed construction, roadway shape, and inadequate runoff discharge outlets or “turnouts” from roads).	No net increase of sediment loads
Urban Development	Land disturbance activities such as clearing, grading, excavating or filling of land; conversion of forest land to urban areas; stormwater runoff from developed urban areas.	No net increase in sediment loads

II. DESCRIBE ANY REGULATORY OR VOLUNTARY ACTIONS INCLUDING MANAGEMENT MEASURES OR OTHER CONTROLS BY GOVERNMENTS OR INDIVIDUALS THAT SPECIFICALLY APPLY TO THE POLLUTANT AND THE WATERBODY FOR WHICH THE TMDL WAS WRITTEN, THAT WILL BE ACCOMPLISHED THROUGH RELIABLE AND EFFECTIVE DELIVERY MECHANISMS, AND THAT WILL HELP ACHIEVE THE LOAD ALLOCATIONS IN THE TMDL:

See the attachment for more instructions.

Existing or required regulatory actions

<b>RESPONSIBLE GOVERNMENT, ORGANIZATION OR ENTITY</b>	<b>NAME OF REGULATION/ORDINANCE</b>	<b>DESCRIPTION</b>	<b>ENACTED OR PROJECTED DATE (mm/yy)</b>	<b>STATUS</b>
Fort Valley WPCP	NPDES Permit GA0031046	Daily Average – 1.32 MGD; Monthly Max. – 2.02 MGD; TSS Daily Average – 5.87 mg/L, Monthly Max. – 22.67 mg/L; Zinc – 0.068 mg/L	N/A	In compliance.
Peach County	Soil and Sedimentation Control Ordinance	Provides review of soil and sedimentation control plans for certain land-disturbing activities.	8/95	In effect
Peach County	Floodplain Management Ordinance	Regulates development in the 100-year floodplain.	3/90	In effect
Peach County/Fort Valley	Zoning Ordinance	Regulates use, lot size, and setbacks, etc. for the protection of the health, safety and general welfare of the citizens of Fort Valley and Peach County	8/86	In effect
EPA/Army Corps of Engineers	Clean Water Act/Section 404	Requires permit for dredge and fill activities in lakes, rivers and perennial and intermittent streams, wetlands, sloughs, and natural ponds.	1972/6-88	In effect
U.S. Department of Agriculture	Federal Farm Bill	Prohibits landowners from converting forested wetlands to agricultural uses.	N/A	In effect
Georgia DNR/EPD	Georgia Water Quality Act	Makes it unlawful to discharge excessive pollutants (sediments, nutrients, pesticides, animal waste, etc.) into waters of the state in amounts harmful to the public health.	1964	In effect
Georgia DNR	Georgia Planning Act	Authorizes Georgia DNR to develop standards to protect wetlands, groundwater recharge areas, water	1991	In effect

		supply watersheds, protected river corridors and mountains.		
City of Fort Valley	Soil and Sedimentation Control Ordinance	Provides review of soil and sedimentation control plans for certain land-disturbing activities.	1982	In effect
Georgia DNR/EPD	General Stormwater NPDES	Requires NPDES Permits for construction sites disturbing 5 acres or more; one acre beginning 2003.	N/A	In effect

Existing voluntary actions

<b>RESPONSIBLE ORGANIZATION OR ENTITY</b>	<b>NAME OF ACTION</b>	<b>DESCRIPTION</b>	<b>ENACTED OR PROJECTED DATE (mm/yy)</b>	<b>STATUS</b>
Georgia Forestry Commission	Forestry Water Quality Program	Includes development of BMPs BMP education programs, and BMP monitoring for compliance.	1978; Manual updated 6/99	In effect
University of Georgia – Cooperative Extension Service	Promotion of Soil and Water Conservation in Agriculture	Provides classroom instruction, basic and applied research, consulting assistance, preparation of comprehensive nutrient management plans, and information for nonpoint source water quality impacts.	N/A	In effect
Georgia Soil and Water Conservation Commission	Agriculture Nonpoint Source Management Lead Agency	Develops nonpoint source management programs, conducts educational activities to promote protection of land and water devoted to agricultural uses.	1937	In effect
Fort Valley State University	Cooperative Extension Programs	Involves classroom programs for students on agricultural practices; coordinates with NRCS.	N/A	In effect
Natural Resources Conservation Service	Financial/Technical assistance to farmers	Includes standards and specifications for agriculture BMPs. Implements Environmental Quality Incentives Program, Conservation Reserve Program, and Small Watershed Program. Conducts National Resources Inventory every five years. Provides web-based database application (Performance and Results Measurement System, PRMS)	01/98	In effect
Peach County 4-H Programs	Agricultural Education	Provides agricultural and natural	N/A	In effect

	for Youth	resource education programs for youth.		
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Additional recommended regulatory or other measures which should be implemented to reduce the loads of the TMDL parameter

ENTITY/ORGANIZATION RESPONSIBLE	NAME OF PROPOSED REGULATION/ORDINANCE/ OTHER	DESCRIPTION	ENACTED OR PROJECTED DATE (mm/yy)	STATUS
City of Fort Valley	Part V Environmental Criteria Ordinances (wetlands and groundwater recharge)	Protect wetlands and groundwater recharge areas.	2/02	Proposed
Peach County	Part V Environmental Criteria Ordinance (wetlands, groundwater recharge river corridor)	Protect wetlands, groundwater recharge areas and river corridor.	2/02	Proposed
City of Fort Valley and Peach County	Buffers/setbacks along all perennial streams	Adhere to BMPs and establish BMP criteria.	10/02	Proposed
City of Fort Valley and Peach County	Zoning Ordinance Revisions	Create flexibility and incentives for land developers and builders to protect on-site wetlands, steep slopes, erodible soils, etc. i.e. use of innovative land use design and conservation easements.	10/02	Proposed
City of Fort Valley	Floodplain Protection Regulations	Regulate development in the 100-year floodplain.	10/02	Proposed
City of Fort Valley	Stormwater Management Regulations	Requires plans to control stormwater runoff from disturbed site.	10/02	Proposed
City of Fort Valley and Peach County	Establish partnerships with NRCS, Soil and Water Conservation Commission, University of Georgia Cooperative Extension Service and Home Builders Association, and Fort Valley State University	Set mutual responsibilities on the monitoring of BMPs; assistance to farmers and builders in implementing BMPs; educational programs to farmers, builders, and the general public.	10/02	Proposed
Georgia DNR – EPD	Georgia Adopt-A-Stream Program	Enlist and train volunteers to conduct visual surveys, biological monitoring, and chemical testing and clean-up on impaired streams.	6/02	Proposed
Builders/Developers	DIRT II Techniques	Model and manage stormwater runoff from	1/03	Proposed

		construction sites within Bay Creek watershed that are located within 100 feet of Bay Creek and its tributaries.		
City of Fort Valley and Peach County	Maintenance of unpaved roads and roadside ditches	Evaluate procedure for maintaining unpaved roads and roadside ditches and utilize the publication entitled, <u>Recommended Practices Manual, A Guideline for Maintenance and Service of Unpaved Roads</u> as a guide in making changes to its procedures.	10/01	Proposed
City of Fort Valley and Peach County	Builder/Developer Education	Hold workshops and other forums to discuss the General Stormwater NPDES Permit for construction activities, DIRT II techniques, and other innovative techniques to protect sensitive natural resources.	10/02	Proposed
City of Fort Valley and Peach County	Public Education	(1) Develop videotape series that identifies significant natural resources in Peach County, identifies the vulnerability of these resources to land development and other activities, and identifies ways the public can participate in protecting and preserving these resources; (2) work with Peach County Board of Education to develop and implement a curriculum that focuses on Peach County's natural resources and the students' role in protecting them; (3) establish a Speakers' Bureau of noted local/state officials who could speak to various groups on the state of Peach County's natural resources and ways the public can help protect and preserve them.	10/01	Proposed

III. SCHEDULE FOR IMPLEMENTING MANAGEMENT MEASURES OR OTHER CONTROL ACTIONS:

These must be implemented as expeditiously as practicable within five years of when the implementation plan is accepted by EPA.

IMPLEMENTATION ACTION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	10/01-02	10/02/03	10/03-04	10/04-05	10/05-06
Form stakeholders group	X				
Organize implementation work with stakeholders and local officials to identify remedial measures and potential funding sources	X				
Identify sources of TMDL parameter	X				
Develop management programs to control runoff including identification and implementation of BMPs (Phase I):					
Agriculture	X	X	X	X	X



Describe previous or current sampling activities or other surveys to detect sources or to measure effectiveness of management measures or other controls.

<b>ORGANIZATION</b>	<b>TIME FRAME</b>	<b>PARAMETERS</b>	<b>PURPOSE</b>	<b>STATUS</b>
DNR – EPD	1999	DO, Temp, Conductivity, PH, Turbidity, BOD Nitrate-Nitrite, Ammonia, Total Phosphorus, Total Alkalinity, Total Suspended Solids, Total Organic Carbon, Metals, Semi-Volatile Organics, Pesticides, PCBs	Assess for the presence or absence of chemical pollution.	No chemical violations
DNR – Wildlife Resources Division	1990-91/1998	IBI/IWB	Evaluate health of biological system in order to assess degradation from various sources.	Poor or Very Poor IBI Rating in 1990/91. 1998 findings to be released September 2001 after all studies south of Fall Line are completed.
City of Fort Valley WPCP	On-going	TSS, Zinc	To insure effluent meetings NPDES permit requirements	TSS in compliance,

Describe any planned or proposed sampling activities or other surveys. (Scheduled EPD sampling can be found in the Basin Planning document.)

<b>ORGANIZATION</b>	<b>TIME FRAME</b>	<b>PARAMETERS</b>	<b>PURPOSE</b>	<b>STATUS</b>
DNR – Wildlife Resources Division	2004	IBI, IWB	Basin Planning	On-going
DNR-EPD	2004	Chemical Analysis	Basin Planning	On-going
City of Fort Valley	On-going	TSS, Zinc	To meet NPDES permit	On-going

Construction sites disturbing 5 acres or more	On-going	Stormwater Turbidity	To meet NPDES permit	On-going
Construction sites disturbing 1 acre or more	Begin 2003	Stormwater Turbidity	To meet NPDES permit	Proposed
University of Georgia and/or other subcontractors	6/03	IBI, IWB and Chemical Testing	Monitor and evaluate results of BMP implementation, additional regulatory controls and other activities.	Proposed
Adopt-A-Stream - Georgia DNR - EPD	6/03	Assist subcontractors with IBI, IWB and chemical testing.	Monitor and evaluate results of BMP implementation, additional regulatory controls and other activities.	Proposed

VII. CRITERIA TO DETERMINE WHETHER SUBSTANTIAL PROGRESS IS BEING MADE:

- % concentration or load change (monitoring program)
- Categorical change in classification of the stream (delisting the stream is the goal)
- Regulatory controls or activities installed (ordinances, laws)
- Best management practices installed (agricultural, forestry, urban)
  1. Monitoring Programs – With recent testing showing no chemical violations at the monitoring site on Highway 96, future monitoring activities should focus on determining: (a) where major sediment loads are taking place upstream; (b) the impact of chlorine residual from the Fort Valley WPCP; and (c) the impact of stormwater runoff from the urban development located in close proximity to monitoring station. Another issue is determining what caused the biota problem in 1990/91 and 1998; the WPCP, the Superfund site, stormwater runoff, etc.
  2. Regulatory Controls or Activities Installed (ordinances, laws, education programs) – Monitor the number of regulatory and voluntary programs implemented during the five-year period.
  3. Best Management Practices Installed (agriculture, forestry, and urban development) – Ensure all necessary BMPs are being implemented in the Bay Creek drainage watershed.

COMMENTS

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## APPENDIX A

### BAY CREEK PLAN ADVISORY COMMITTEE

Mr. Duren Bell, Prgm. Development Coord.  
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P. O. Box 1017  
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Mr. Lee Gilmour, City Manager  
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Ms. Martha Harris, Administrator  
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Dr. Glenwood Hill, Program Leader for  
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The University of Georgia

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State Water Quality Coordinator  
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Mr. Gene Sheets, Executive Director  
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Ms. Patty Wyllard, President/CEO  
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Perry, GA 31069

Mr. Morgan Law, Director  
Houston County Development Authority  
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Warner Robins, GA 31088

## APPENDIX B

### MAJOR PROPERTY OWNERS ALONG BAY CREEK

#### **Bay Creek** - BIO, FC

##### Houston County

Eden Walker Farms, LLP  
2954 Moody Road  
Bonaire, GA 31005

Timothy A. McCord  
515 Marshallville Road  
Perry, GA 31069

##### Peach County

Marion A. Allen, Inc.  
P. O. Box 1439  
Fort Valley, GA 31030

American Real Estate  
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Greensboro, GA 30642

Riley and Melba Anderson  
9691 Highway 341  
Fort Valley, GA 31030

Ayer's Farms, Inc.  
598 Valley Drive  
Perry, GA 31069

Ayers Farm, Inc.  
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Fort Valley, GA 31030

F. Rigdon Bennett  
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Blue Bird Body Company  
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Betty R. Bodrey  
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