

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

July 23, 2025
Notice Issue Date

Hall County
City / County

August 22, 2025
Notice Close Date

SAS-2024-00421
Control Number

Sec. 401 Water Quality Certification

Lanier Islands Parkway Logistics Facility – US Army Corps of Engineers Sec. 404 Permit Application

This notice is issued to inform the public that a request has been received for water quality certification (WQC) in accordance with Section 401 of the Clean Water Act. The public is invited to comment during this 30-day period on the proposed activity. Information pertaining to the project is attached to this notice. Since the request is specific to the WQC, only comments pertaining to water quality are considered under the certification review process. Comments may be submitted via e-mail to: EPD.WQC@dnr.ga.gov. Comments may also be provided in writing to: Program Manager, Wetlands Unit, 2 Martin Luther King, Jr. Dr. SE, Suite 1052 East, Atlanta, GA 30334. Include the words “Water Quality Certification Comment” and the Control Number above in the e-mail subject line or at the top of the first page of written comments to ensure that your comments will be forwarded to the appropriate staff. For additional information, contact Yaling Covey at yaling.covey@dnr.ga.gov.

Type of Permit Application: 401 Water Quality Certification

Applicable Law: Federal Clean Water Act, 33 U.S.C. § 1341

Applicable Rules: 40 CFR part 121

Description and Location of Proposed Activity:

SBP Managed Investments 2022, LLC is seeking a Section 401 Water Quality Certification for aquatic resource impacts associated with the construction of a modern logistics facility with associated infrastructure. The 49.85-acre project site is located north of Lanier Island Parkway, east of Lee Drive, southwest of Blackberry Lane, and west of McEver Road in Buford, Hall County, Georgia (34.1523663, -83.9760167). According to the 404 application, the proposed project includes the construction of a modern logistics facility, including construction of two warehouses, automobile and trailer parking spaces, utility infrastructure, and stormwater management facilities.

The project, as currently proposed, requires a USACE Section 404 permit and entails impacting 0.107 acres of wetland, 25 linear feet (LF) of intermittent stream, and 1,747 LF of perennial stream. Specifically, the impacts would be associated with the construction of buildings and foundations, the replacement of an existing drainage pipe, the placement of riprap, and the construction of corrugated metal pipes and a detention pond. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 0.08 (2018)/0.64 (legacy) wetland mitigation credits, 18.75 (2018)/135.00 (legacy) non-perennial stream credits, and 1,629.25 (2018)/19,551.00 (legacy) perennial stream credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area.

Name and Address of Permit Applicant: Mr. David Johnson
SBP Managed Investments 2022, LLC
3475 Piedmont Road NE, Suite 1900
Atlanta, Georgia 30305



4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101
678-303-2600

Monday, June 23, 2025

Mr. David Hedeem
Manager - Wetlands Unit
Georgia Environmental Protection Division
7 Martin Luther King, Jr. Drive SW, Suite 450
Atlanta, GA 30334
470-427-2730 (office) / 678-483-2287 (cell)
david.hedeem@dnr.ga.gov

Re: Project Title: 5575 Lanier Islands Parkway
Project Address: 5575 Lanier Islands Parkway, Buford, Georgia
Rimkus Matter No.: 100284535
Subject: Request for GA EPD 401 Water Quality Certification (WQC)

Dear Mr. Hedeem,

Please see below for the required information regarding a request for a State 401 Water Quality Certification.

- (1) A description of the proposed activity, including purpose of proposed activity and type(s) of discharge(s) that may result:

The proposed project involves construction of two buildings, Building A totaling approximately 224,640 square feet, and Building B totaling approximately 252,720 square feet, with ±310 automobile parking spaces and ±95 trailer parking spaces, associated utility infrastructure, storm water management facilities, replacement of a drainage pipe, and landscaping on ±49.85 acres. After careful consideration of off-site alternatives, on-site alternative layout plans, and minimizing the proposed site plan design, the resulting project build will require unavoidable permanent impacts to aquatic resources including 4,661 square feet (sf) of wetland, 25 linear feet (lf) / 48 sf of intermittent stream, and 1,747 lf / 7,876 sf of perennial stream. Fill would be discharged into three (3) perennial streams for the construction of corrugated metal pipes, construction of the buildings, and construction of a detention pond. One (1) intermittent stream would be permanently impacted for discharge of fill for the replacement of an existing drainage pipe and placement of riprap. Fill would be discharged into one (1) wetland for the construction of the buildings and foundations. See Figure 4: Impact Plan.

- (2) The specific location of any discharge(s) that may result from the proposed activity:

Discharges would occur within natural resources at the following locations:

- Intermittent Stream 1 – 25 lf / 48 sf of impact – 34.1512689, -83.9785096

- Perennial Stream 2 – 187 lf / 453 sf of impact – 34.1510917, -83.9764210
- Perennial Stream 3 – 1,276 lf / 6,705 sf of impact – 34.1509391, -83.9762438
- Wetland 5 – 4,661 sf of impact – 34.1537722, -83.9763747
- Perennial Stream 6 – 284 lf / 718 sf of impact – 34.1539533, -83.9758967

(3) Map or diagram of the proposed activity site, including proposed activity boundaries in relation to local streets, roads, and highways:

See Figure 1: Vicinity Map and Figure 2: Site Location Map.

(4) Description of current activity site conditions, including but not limited to relevant site data, photographs that represent current site conditions, or other relevant documentation:

The site consists of a ±49.85-acre multi-parcel tract of land located north of Lanier Islands Parkway, east of Lee Drive, southwest of Blackberry Lane, and west of McEver Road in Buford, Hall County, Georgia. The central coordinates for the site are latitude 34.1523663 north and longitude -83.9760167 west. The site consists of primarily undeveloped land containing a diversity of mature hardwood and softwood species with moderate amount of vegetative undergrowth. One single-family residential dwelling is located near the central portion of the property. Surrounding land use to the northeast, east, and south consists of commercial development with areas of undeveloped land. Surrounding land use to the north and northwest consists of residential and undeveloped land; and land use west of the site consists of residential, commercial, and undeveloped land. The nearest named waterbody is Lake Lanier, located approximately 0.1 mile to the northwest of the site property. The site property is located within the Upper Chattahoochee Watershed - Hydrologic Unit Code (HUC) 03130001. Development activities have not begun onsite.

A delineation was completed at the site by NV5 in August 2024. For your reference, the approval letter for NV5's previously submitted Delineation Review of Aquatic Resources (SAS-2024-00421) is included as Attachment B.

All aquatic resources identified onsite are direct components of the Upper Chattahoochee Watershed (HUC 03130001); therefore, these features consist of waters of the U.S. (WOTUS), and are regulated under Section 404 of the Clean Water Act (CWA). See Figure 3: Delineation Map and Attachment A: Site Photographs.

(5) Date(s) on which the proposed activity is planned to begin and end and, if known, the approximate date(s) when any discharges may commence:

Construction is anticipated to begin by May 31, 2026, and finish by May 31, 2027.

(6) A list of all other Federal, interstate, Tribal, state, territorial, or local agency authorizations required for the proposed activity and the current status of each authorization:

The following approvals will be required:

- **United States Army Corps of Engineers Section 404 Standard Permit – Currently under review**
- **Georgia Department of Natural Resources, Environmental Protection Division 25-foot State Buffer Variance – Soon to be submitted**
- **Local buffer variance – Will be provided by the city once they see Corps approval**

- **Land Disturbance Permit – Will be provided by the city once they see Corps approval**

(7) Documentation that a pre-filing meeting request was submitted to certifying authority in accordance with applicable submission procedures, unless the pre-filing meeting request requirement was waived:

See Attachment C: Pre-filing Meeting Documentation

Closing:

If you have any questions regarding this letter, please call our office at (678) 303-2600.

Sincerely,



Seth Carey
Consultant
Natural Resource Services
seth.carey@rimkus.com

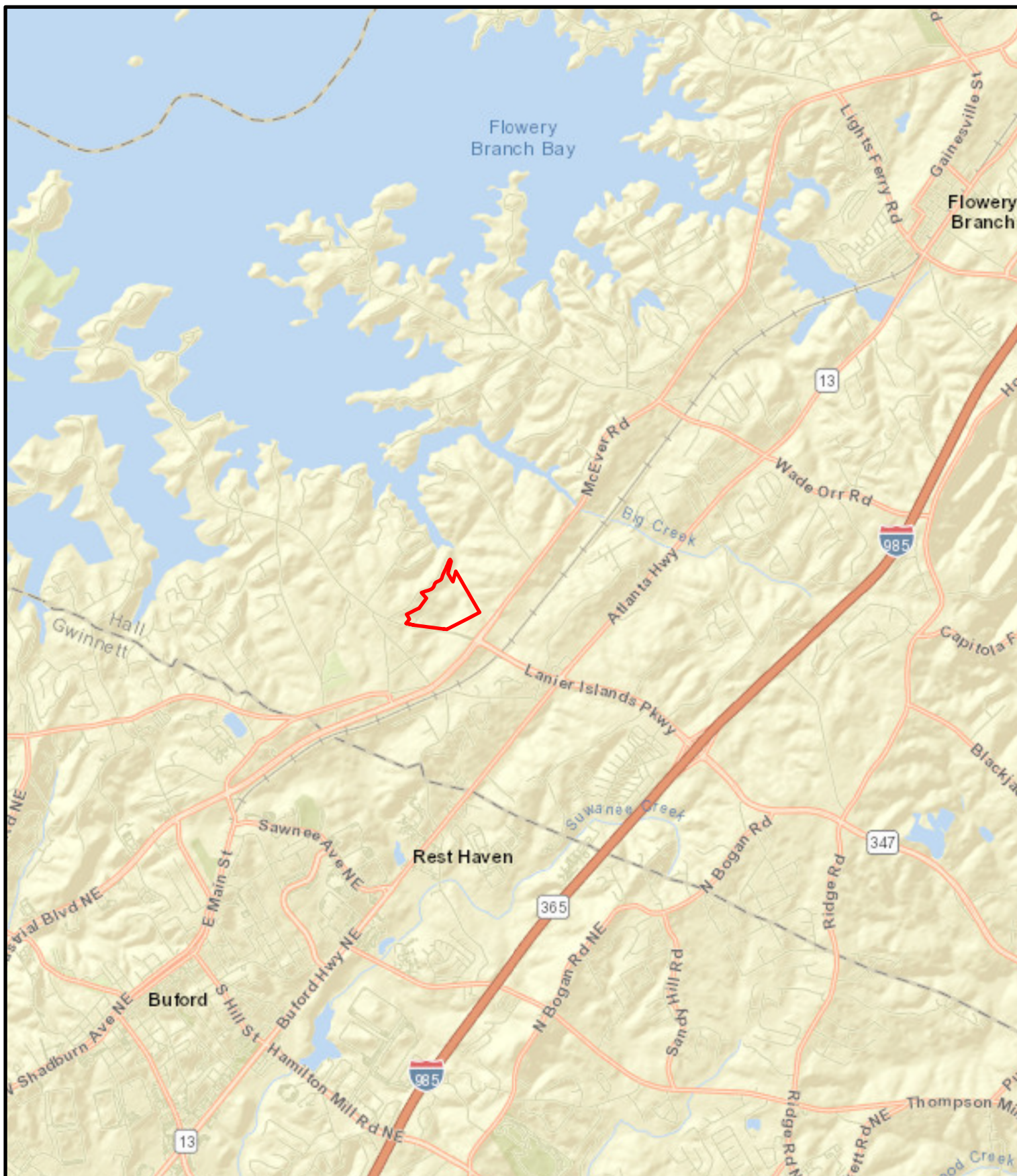
FIGURES:

1. Vicinity Map
2. Site Location Map
3. Delineation Map
4. Impact Plan

ATTACHMENTS:

- A. Site Photographs
- B. Delineation Review of Aquatic Resources Approval Letter
- C. Pre-filing Meeting Documentation

NOTE: Attachments not included in Section 401 WQC Public Notice



Produced By:



FIGURE 1: VICINITY MAP

5575 Lanier Islands Parkway
Hall County, Georgia
Dermody Properties

100284535
April 21, 2025

LEGEND

 Property Boundary



4,000



Feet

Feet



Produced By:



**FIGURE 3: AQUATIC RESOURCE
DELINEATION MAP**

5575 Lanier Islands Parkway
Hall County, Georgia
Dermody Properties
Maxar Aerial Imagery | WGS84 PCS
100284535
April 21, 2025

LEGEND

- Property Boundary
- Perennial Stream (PS)
- Intermittent Stream (IS)
- Wetland (WL)



390

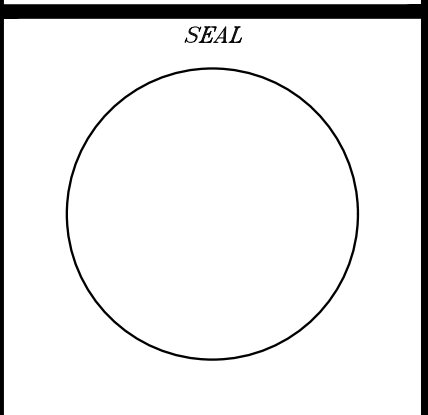
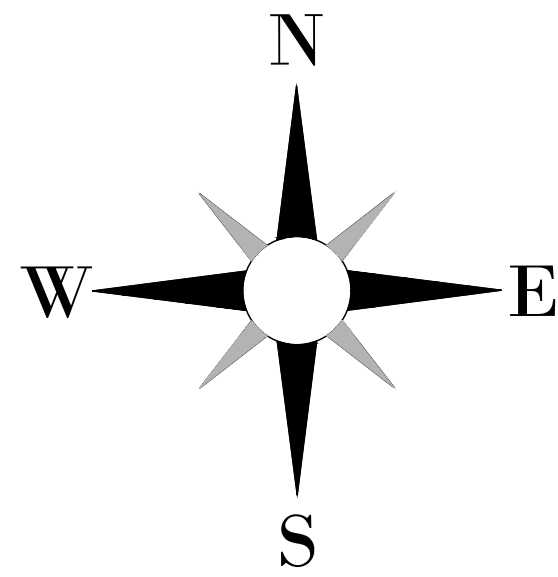
Feet



LOCATION MAP

JURISDICTIONAL IMPACT DATA (AS SHOWN)			
RESOURCE NUMBER	RESOURCE AREA/LENGTH	IMPACTED	TO REMAIN
WETLAND 5	0.107 AC	0.107 AC	0.000 AC
WETLAND 7	0.181 AC	0 AC	0.181 AC
WETLAND TOTAL	0.288 AC	0.107 AC	0.181 AC
INTERMITTENT STREAM 1	765 S.F. / 172 LF	48 S.F. / 25 LF	717 S.F. / 147 LF
PERENNIAL STREAM 2	2,455 S.F. / 664 LF	453 S.F. / 187 LF	2,002 S.F. / 477 LF
PERENNIAL STREAM 3	7,756 S.F. / 1,492 LF	6,705 S.F. / 1,276 LF	1,051 S.F. / 216 LF
PERENNIAL STREAM 4	7,339 S.F. / 892 LF	0 S.F. / 0 LF	7,339 S.F. / 892 LF
PERENNIAL STREAM 6	1,105 S.F. / 311 LF	718 S.F. / 284 LF	387 S.F. / 27 LF
STREAM TOTAL	19,420 S.F. / 3,531 LF	7,924 S.F. / 1,772 LF	11,496 S.F. / 1,759 LF

1. OWNER/DEVELOPER	DERMODY PROPERTIES ***ERIC HENDRICKSON*** 3715 DA VINCI COURT, SUITE 350 PEACHTREE CORNERS, GEORGIA 30092 (770) 809-4886
2. CIVIL ENGINEER	HAINES, GIPSON & ASSOCIATES, INC. 1550 NORTH BROWN ROAD, SUITE 145 LAWRENCEVILLE, GA 30043 (770) 491-7550



LOGISTIC CENTER AT LANIER
HALL COUNTY, GEORGIA

NO.	BY	DATE	DESCRIPTION

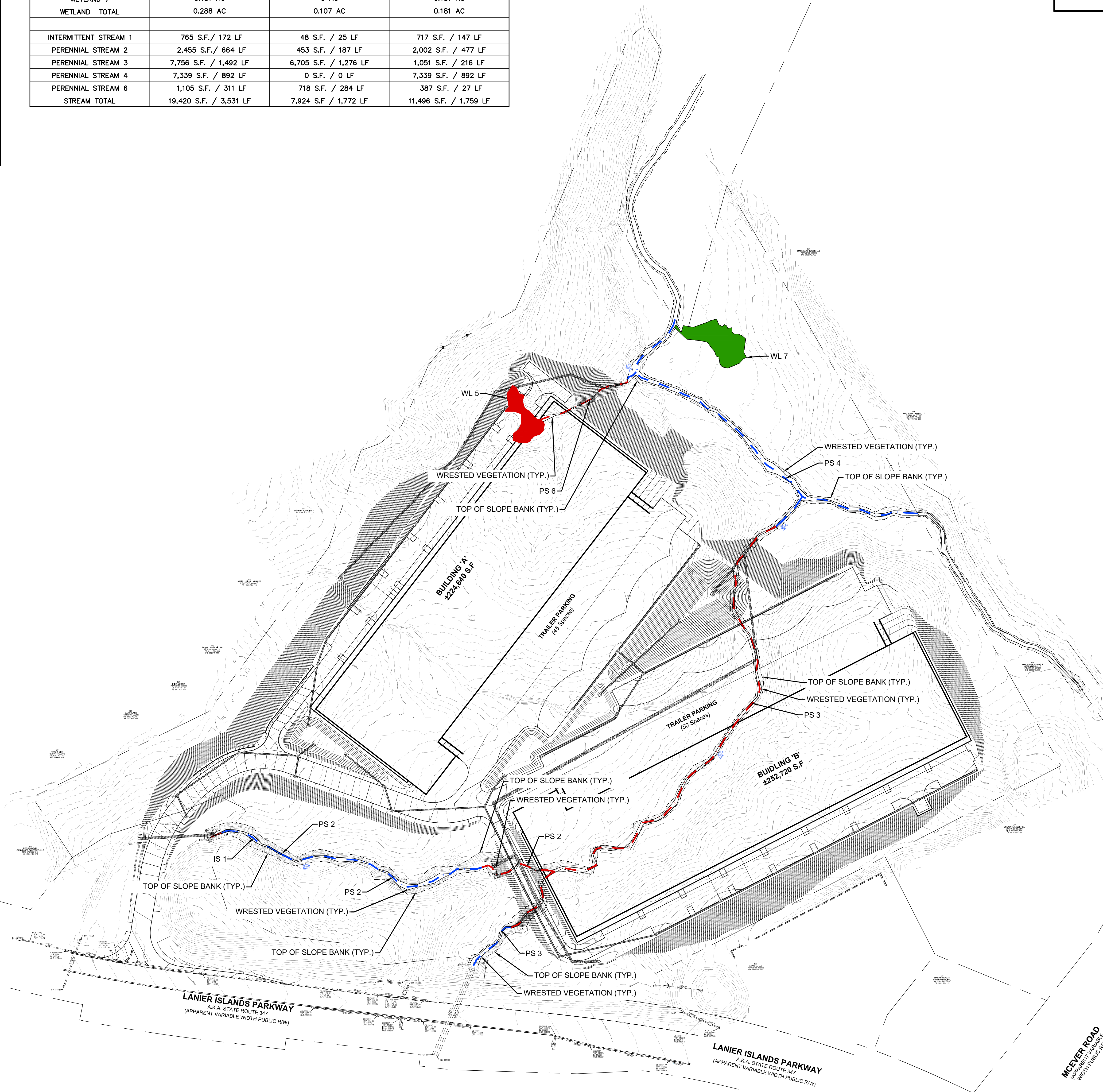
DRAWN BY AAA	CHECKED BY JCM
DATE 04/25/2025	
SHEET TITLE PREFERRED SITE PLAN	
SHEET NUMBER SP1.0	



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES SHOWN OR BELOW GROUND SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OPERATIONS AT THE SITE AND FROM THE UTILITY OWNERS. HAINES, GIPSON & ASSOCIATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATION OF EXISTING UTILITIES (SHOWN OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. SOIL LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND TRAFFIC LIGHT EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LEGEND	
	WETLANDS TO REMAIN
	WETLANDS IMPACTED
	STREAM TO REMAIN
	STREAM IMPACTED

- NOTES:
- WETLANDS AND OTHER WATERS OF THE US ARE UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS. DISTURBANCE OF THESE WATERS WITHOUT PRIOR AUTHORIZATION MAY BE SUBJECT TO PENALTY BY LAW.
 - AQUATIC RESOURCE DELINEATION PREPARED BY RINKUS

PREFERRED SITE PLAN

