

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

July 30, 2025
Notice Issue Date

Cobb County
County

August 29, 2025
Notice Close Date

SAS-2025-00444
Control Number

Sec. 401 Water Quality Certification
Bagley Lane Site – 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:

SDP Acquisitions, LLC is seeking a Section 401 Water Quality Certification for aquatic resource impacts associated with the construction of a maintenance facility and storage yard. The 61.02-acre project site is located at Bagley Lane, east of CH James Parkway, and south of Sweetwater Creek in the City of Austell, Cobb County, Georgia (33.8159, -84.6530). According to the 404 application, the proposed project includes the construction of an industrial outside storage facility, including construction of a transfer station, office space, repair shop, and auto and trailer spaces.

The project, as currently proposed, would impact 0.82 acres of wetland, 1,289 linear feet (LF) of intermittent stream, and 245 LF of perennial stream. Specifically, the impacts would be associated with the construction of the maintenance facility, the storage yard, and an access road. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 0.62 (2018 slope)/4.96 (legacy) wetland mitigation credits and 9,165.6 legacy stream credits (or 183.75 perennial and 966.75 non-perennial 2018 stream credits) from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area.

Name and Address of Permit Applicant: Mr. John Young
SDP Acquisitions, LLC
3715 Northside Parkway
Building 400, Suite 425
Atlanta, Georgia 30327



July 28, 2025

Yaling Covey
Environmental Compliance Specialist – Wetlands Unit
Georgia Environmental Protection Division

RE: Bagley Lane Site SAS-2025-00444

Dear Yaling,

Atwell is pleased to provide you with this request for 401 water quality certification for the Bagley Lane Permit (SAS-2025-00444).

A handwritten signature in black ink that reads "Pamela Tutton".

Pamela Tutton
Project Manager

A handwritten signature in blue ink that reads "Jeff Williams".

Jeff Williams
Associate Director

401 WQC REQUEST

CONTACT Yaling Covey
ADDRESS GA EPD

DATE OF ORDER 07.28.2025
PROJECT NO. SAS-2025-00444

- **SITE LOCATION:** The site is located at Bagley Lane and Joe Jerkins Boulevard in the City of Austell, Cobb County, Georgia. The site consists of eight parcels totaling approximately 61.02 acres.
- **DESCRIPTION OF PROJECT:** The proposed project involves construction of a 30,000-square foot (sf) maintenance facility and storage yard containing 36 auto spaces and 846 trailer spaces and associated infrastructure on ± 61.02 acres. Site limitations, grading limitations, economics, and engineering constraints (as discussed in the Alternatives, Avoidance, and Minimization sections of this document) require the warehouse development to occur as planned within the ± 61.02 -acre property. 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 1,534 linear feet (lf) / 0.13 acre of stream and 0.82 acre of wetland.
- **MAPS:** Please see attached.
- **CURRENT SITE CONDITIONS:** The site is located at Bagley Lane and Joe Jerkins Boulevard in the City of Austell, Cobb County, Georgia. The site consists of eight parcels totaling approximately ± 48.40 (disturbed) acres. According to the Cobb County GIS Database website, the Parcel Identification Numbers (PINs) are 18002100010, 18002100020, 19131200050, 19131200040, 19131200030, 19131300050, 18002000270, and 18002000280.
 - The following is a summary of the available desktop information that was reviewed as part of this assessment:
 - According to the Hog Mountain (Georgia) United States Geological Survey (USGS) Topographic Map Quadrangle dated 1992, Sweetwater Creek is depicted along the northern property boundary.
 - According to the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey, the site consists of the following soil map units: AmB, Appling sandy loam, 2 to 6 percent slopes; AmD, Appling sandy loam, 10 to 15 percent slopes CYC2, Cecil sandy loam, 6 to 10 percent slopes, moderately eroded; LDF, Wateree-Rock outcrop-Louisburg complex, 15 to 45 percent slopes, bouldery; LnE, Wateree-Rion complex, 10 to 25 percent slopes; MsE2 Madison and Pacolet soils, 15 to

ATWELL, LLC

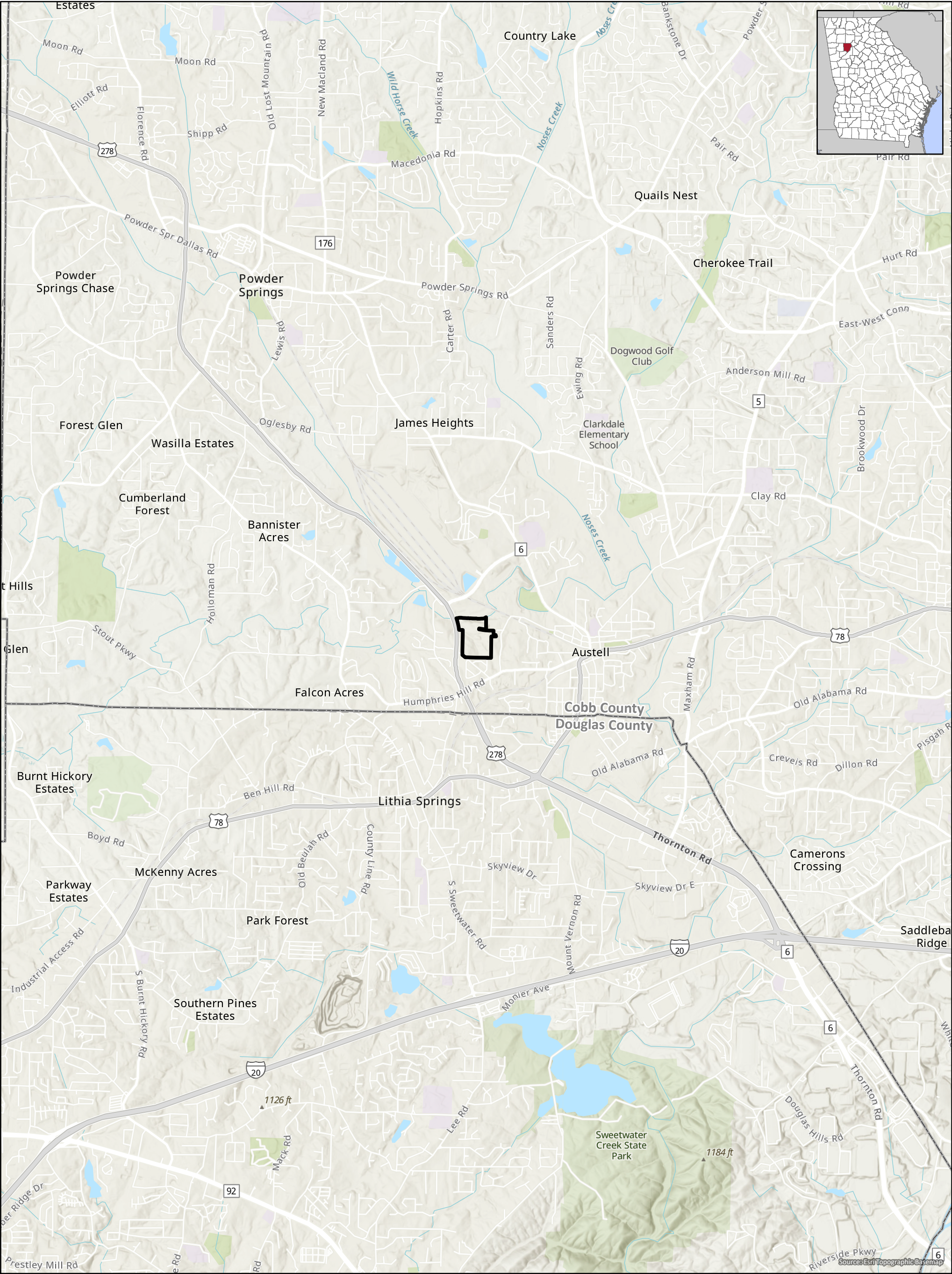
|
07.28.2025


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SAS-2025-00444


25 percent slopes, eroded; PfD, Pacolet sandy loam, 10 to 15 percent slopes; Toc, Toccoa sandy loam, 0 to 2 percent slopes, occasionally flooded; Ubp, Urban land and borrow pits; W, Water


- The United States Fish and Wildlife Service National Wetland Inventory (USFWS NWI) map depicts wetlands on the site. The site is located within the Etowah River Watershed - Hydrologic Unit Code (HUC) 03150104.
 - Resource and Land Consultants (RLC) personnel conducted the field investigation in August 2024. During the reconnaissance, RLC observed the site for evidence of potential WOUS, including ponds, streams, and wetlands. Potentially jurisdictional areas were marked with pink (wetlands) and blue (streams) flagging tape and located using a Trimble GeoXH hand-held GPS unit capable of sub-meter accuracy.
 - RLC observed six potentially jurisdictional wetland areas within the site. These wetland areas exhibited wetland indicators of hydrophytic vegetation, wetland hydrology, and hydric soils during the site reconnaissance. Based on the observations made during the field visit, RLC considers these features to be potential WOUS.
 - RLC observed seven potentially jurisdictional streams within the site. These streams had well defined bed and banks, assorted substrate, Ordinary High Water Marks (OHWM), and standing and/or flowing water was noted during the site reconnaissance.
- **CONSTRUCTION DATES:** Anticipated construction dates: January 2026 - November 2026
 - **FEDERAL APPROVAL:** An USACE Individual Permit is anticipated to be issued by the USACE - Piedmont Section authorizing site impacts. The IP (SAS-2024-00555) and supporting documentation was submitted to the USACE in June 2025.
 - **PREFILING REQUEST DOCUMENTATION:** Please see attached.

NOTE: Prefiling request documentation not included in the 401 WQC Public Notice.



 Project Area (~ 55.6 acres)

 county_nrcs_a_ga



SDP Acquisitions, LLC
Sweetwater Paper Board Tract
25003809
May 02, 2025

0 4,000
Feet


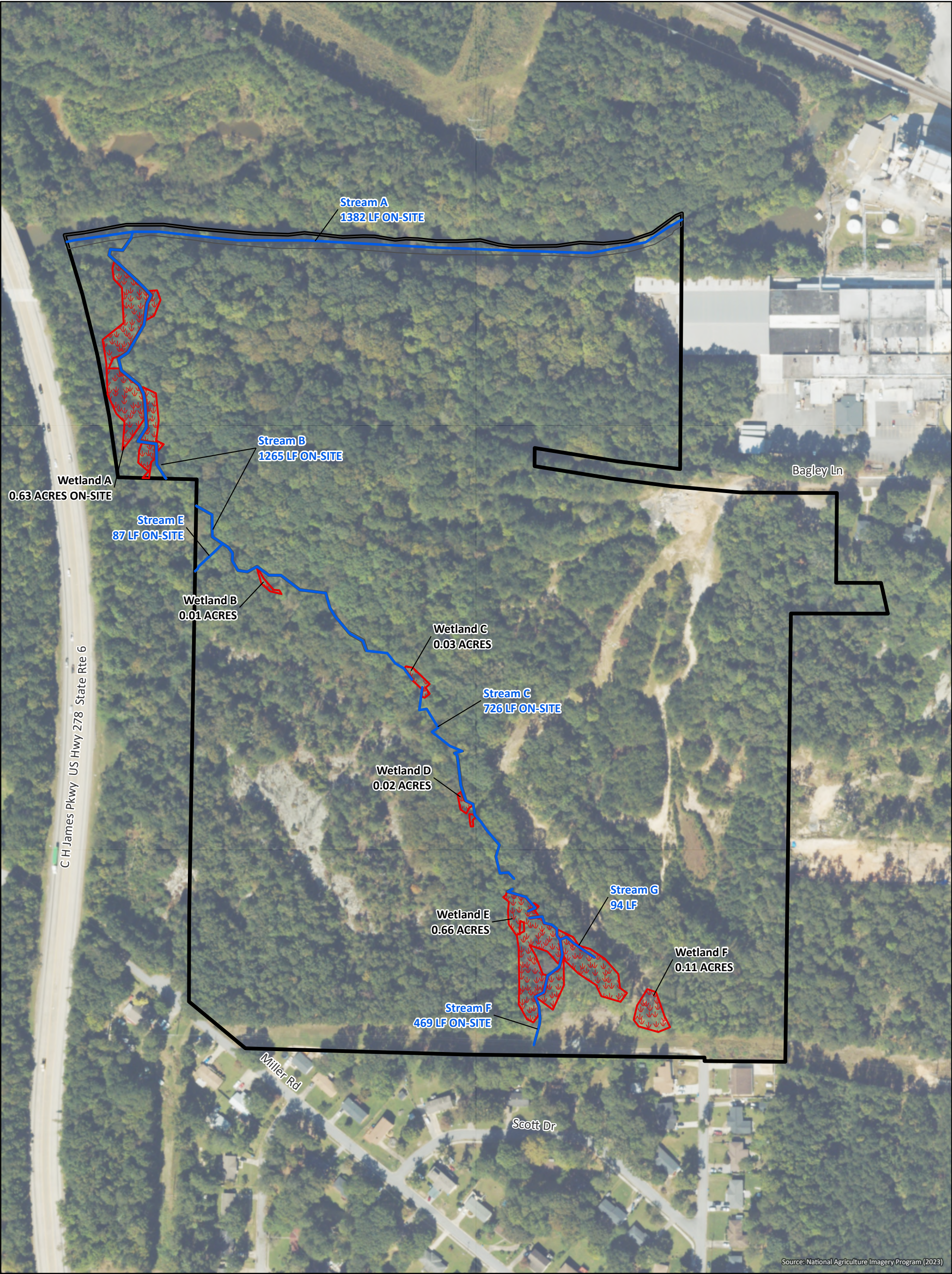


Figure 1
Project Location Map
Cobb County, Georgia



- Project Area (~ 55.6 acres)
- Stream (Field Identified)
- Stream Top of Bank
- USACE Regulated Wetland (Field Identified)



SDP Acquisitions, LLC
Sweetwater Paper Board Tract
25003809
May 06, 2025

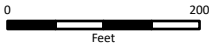
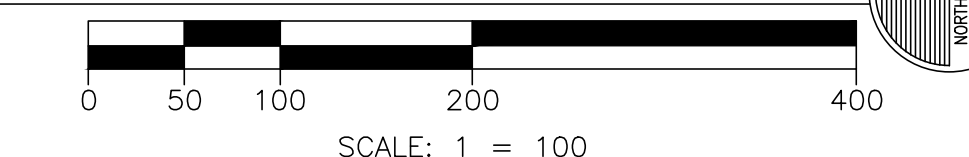


Figure 5
Aquatic Resources Map
Cobb County, Georgia



STREAM AND WETLAND IMPACT PLAN



FOR:

 **STRATEGIC**
REAL ESTATE PARTNERS, LLC

3715 NORTHSIDE PARKWAY
BUILDING 400, SUITE 425
ATLANTA, GA 30327

| ZONING CLASSIFICATION | |
|-----------------------|--|
| JURISDICTION: | CITY OF AUSTELL |
| EX. ZONING: | GC (GENERAL COM)-RD (SINGLE FAMILY RES)-LI (LIGHT IND) |
| OVERLAY DISTRICT: | -- |
| PR. ZONING: | LI (LIGHT INDUSTRIAL) |
| BUILDING SETBACKS | |
| FRONT: | 75' (ARTERIAL)-50' (COLLECTOR & LOCAL) |
| MAJOR SIDE: | 25'/30' IF ADJ TO RD R/W |
| MINOR SIDE: | 20' |
| REAR: | 30' |
| BUFFERS | |
| LANDSCAPE STRIP: | 8' ENHANCEMENT STRIP |
| ZONING BUFFER: | 50' UNDISTURBED ADJ TO RES |
| STATE STREET BUFFER: | 25' |
| COUNTY STREET BUFFER: | 50' UNDISTURBED |
| CITY STREET BUFFER: | 75' |

WAREHOUSE REQ.: MIN OF 5 SPACES
STALL: 9' X 19'
LANDSCAPE ISLAND SPACING: 1 TREE PER 1,140 SF

LANDSCAPE REG'S.

MAXIMUM IMPERVIOUS ALLOWED: ____%

MAXIMUM BUILDING COVERAGE: ____%

| | |
|----------------------------|-----------------|
| FLOOD PLAIN PRESENT (YES): | FEMA/COBB GIS |
| STREAMS PRESENT (YES): | NWI/COBB GIS |
| WETLANDS PRESENT (YES): | NWI/COBB GIS |
| TOPOGRAPHY DATA: | COBB COUNTY GIS |
| 2024151 IP-1.dwg | 04.16.25 |

STREAM AND WETLAND IMPACT PLAN