

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

February 25, 2026
Notice Issue Date

Richmond and Columbia Counties
City / County

March 26, 2026
Notice Close Date

SAS-2024-00760
Control Number

Sec. 401 Water Quality Certification

Gordon Highway (ATL3) Data Center – 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:

Quality Technology Services is seeking a Section 401 Water Quality Certification for aquatic resource impacts associated with the construction of a new data center facility to support regional demand for digital infrastructure. The approximately 200-acre project site is located north of Gordon Highway and south of Butler Creek, in both Richmond and Columbia Counties, Georgia (33.44282, -82.16400). According to the 404 application, the proposed project includes the construction of a data center facility with six buildings, including four identical 376,000-square-foot (sf) data center buildings and two 306,000-sf data center buildings, with associated infrastructure.

The project, as currently proposed, requires a USACE Section 404 permit and entails impacting 1.876 acres of wetland. Specifically, the impacts would be associated with the permanent fill of wetland for the construction of data center buildings. To offset the loss in aquatic function associated with the above impacts, the applicant proposes the purchase of 11.28 legacy wetland credits (or 1.41 slope (2018) wetland credits) from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area or the Georgia-Alabama Land Trust In-Lieu Fee (GALT-ILF) program.

Name and Address of Permit Applicant: Joe Robertson
Quality Technology Services
12851 Foster Street
Overland Park, Kansas 66213



January 9, 2026

Ms. Yaling Covey
Georgia Department of Natural Resources
Watershed Protection Branch - Water Supply Program
2 Martin Luther King Jr. Drive SE
Suite 1456, East Tower
Atlanta, GA 30334

RE: 401 Water Quality Certification
USACE SAS-2024-00760
Gordon Highway
Augusta, Columbia and Richmond Counties, Georgia
UES Project No.: A25104.00943.000

Dear Ms. Covey:

Please find the attached requested material regarding the minimum requirements for the 401 Water Quality Certification Request for the Gordon Highway Individual Permit.

Prospective Permittee Contact information:

Quality Technology Services
Joe Robertson
12851 Foster Street
Overland Park, Kansas 66213

1) Description & Proposed Activity

The proposed project involves the construction of six buildings that are composed of four identical 376,000 square foot (sf) data center buildings and two additional 306,000 sf data center buildings along with associated infrastructure, totaling 2,116,000 sf on +/-200 acres. The overall proposed project purpose is to construct, operate, and maintain a data center campus in Augusta, Georgia. This project will support the growing national and regional demand for secure, reliable, and efficient digital infrastructure. The facility's purpose is to provide computing, cloud storage, and networking capacity to serve businesses, and government agencies throughout the Southeastern United States.

2) Specific location of any discharge that may result in the proposed activity

Discharges associated with the proposed project will consist of placement of fill material into jurisdictional Waters of the U.S. (WOTUS) in three locations. These impacts will occur within Wetland 1 (W1) totaling 1.876 acre at locations (33.444703, -82.169363), (33.444799, -82.168110) and (33.444981, -82.165671). There are no other impacts or discharge associated with the proposed project to jurisdictional waters.

3) Map or Diagram of the Proposed Activity Site

Please see Figure 1 in attachments for site location map.

4) Description of current activity site conditions

The proposed site is currently undeveloped wooded land containing a diversity of hardwood and softwood tree species with a moderate understory. An overhead powerline easement traverses the eastern portion of the property. The Gordon Highway right-of-way forms a portion of the southern property boundary. The surrounding land use consists mainly of undeveloped wooded land mixed with residential development to the north, east and west. The surrounding land use to the south consists mainly of undeveloped mixed residential and commercial development.

5) Dates for proposed activity to begin and end

The 404 individual permit application was submitted to the USACE on December 2, 2025. It is anticipated that it will take approximately 12-14 months to secure the Section 404 permit. Upon securing the individual permit the applicant will be ready to start construction-related activities soon thereafter, assumed to be early 2027. Once construction has been initiated, the project is expected to take approximately 16-18 months to complete. This schedule is subject to change based on issuance of the Section 404 permit.

6) List of all other Federal, interstate, Tribal and State, territorial, or local agency authorizations.


The proposed project will require an approved Section 404 Individual Permit from the U.S. Army Corps of Engineers (USACE for the discharge of fill material into WOTUS). A Section 401 Water Quality Certification from the Georgia Environmental Protection Division (GA EPD) is also required in support of the Section 404 permit. As part of the federal permitting process, USACE will coordinate with the U.S. Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act (ESA) and with the appropriate Tribal Nation pursuant to Section 106 of the National Historic Preservation Act for cultural resource review. The proposed project does not impact state-regulated buffers; therefore, no stream buffer variance or additional authorization from GA EPD is required.

7) Documentation that a pre-filing meeting request was submitted.

Please see attachment #2 copy of request for pre-filing meeting.

If you have any questions or require additional information, please contact undersigned at (770) 794-0266 or cszalwinski@teamues.com.

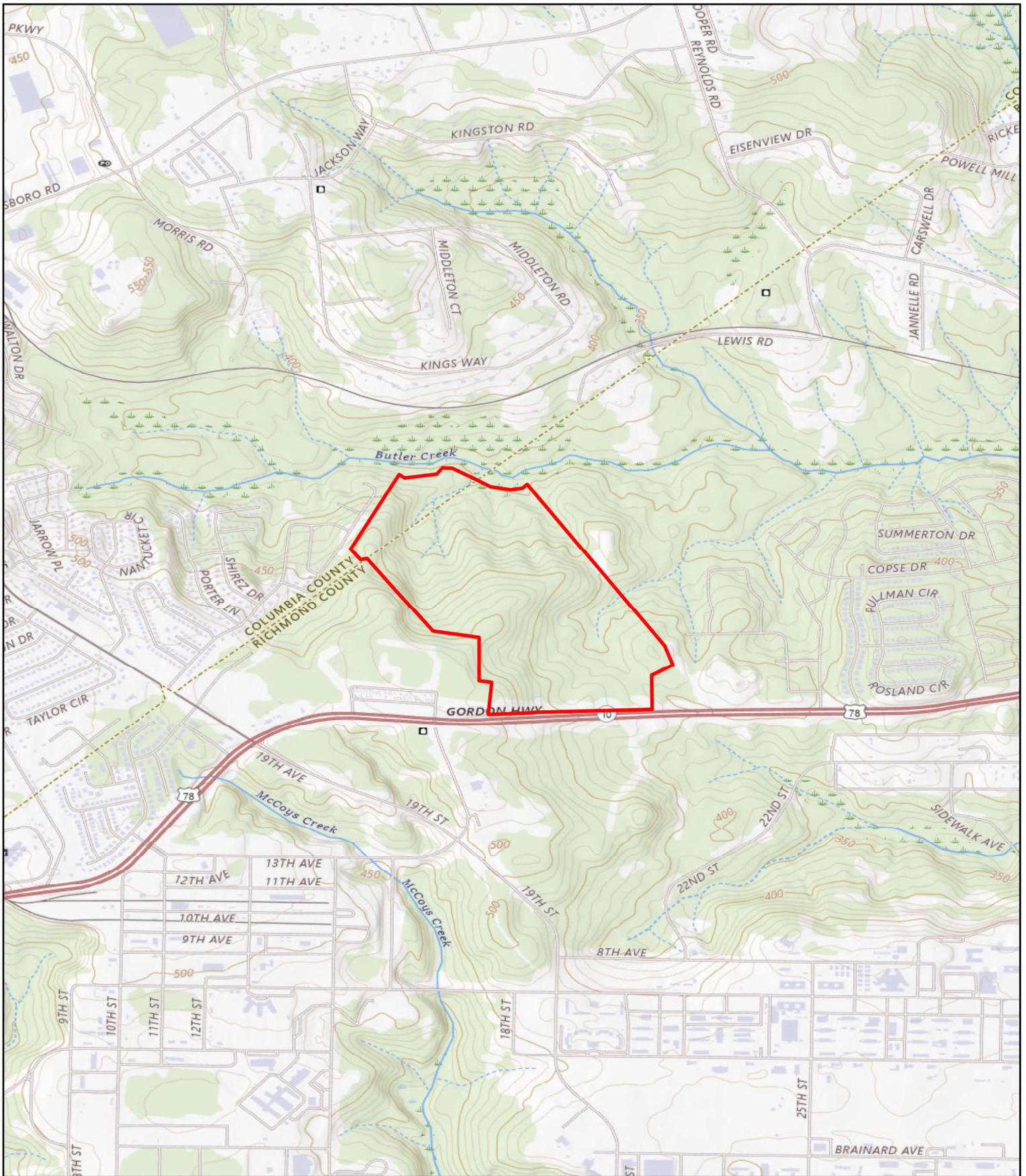
Signed,
UES Professional Solutions 18, LLC


Chris Szalwinski
Project Ecologist


Jeanette L. Hamm, P.E.
Vice President/ Environmental Services Manager

Attachments – Site location map, Aquatic Resources Map, Impact Map & Conformation Email







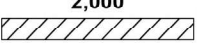
Produced By:


FIGURE 1: SITE LOCATION MAP
7.5 MIN USGS TOPOGRAPHIC QUAD
 2883 Gordon Highway
 Richmond County, Georgia
 September 20, 2025

LEGEND

 Property Boundary

N





2,000

 Feet


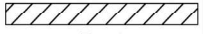


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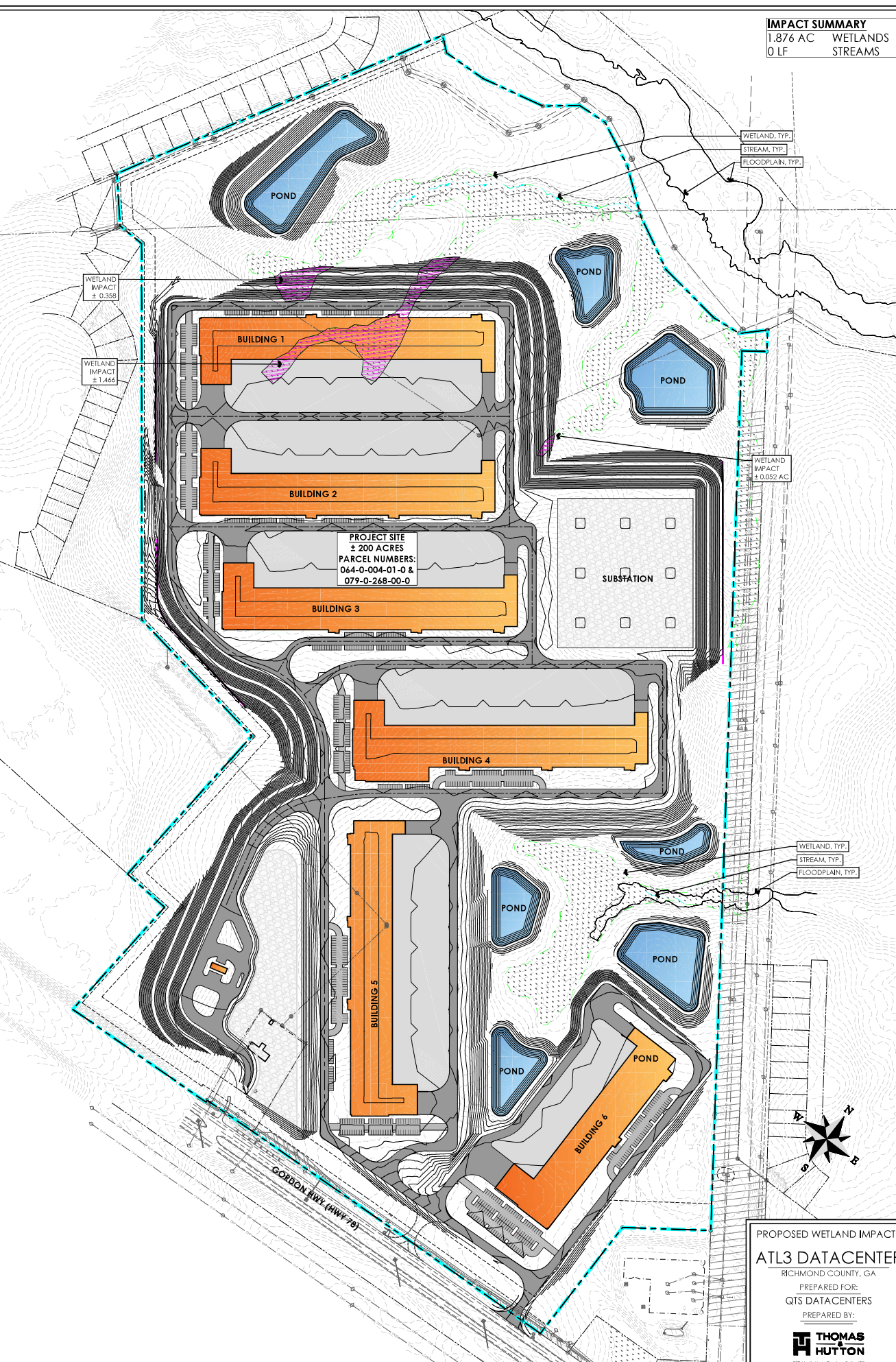

**FIGURE 2: AQUATIC RESOURCE
 DELINEATION MAP**
 2883 Gordon Highway
 Richmond County, Georgia
 September 20, 2025

LEGEND

-  Property Boundary
-  Wetlands
-  Intermittent Stream


 700

 Feet

IMPACT SUMMARY
 1.876 AC WETLANDS
 0 LF STREAMS



WETLAND
 IMPACT
 ± 0.358

WETLAND
 IMPACT
 ± 1.464

WETLAND, TYP.
 STREAM, TYP.
 FLOODPLAIN, TYP.

WETLAND
 IMPACT
 ± 0.052 AC

WETLAND, TYP.
 STREAM, TYP.
 FLOODPLAIN, TYP.

PROJECT SITE
 ± 200 ACRES
 PARCEL NUMBERS:
 064-0-004-01-0 &
 079-0-268-00-0

GORDON HWY (HWY 78)

PROPOSED WETLAND IMPACTS
ATL3 DATACENTER
 RICHMOND COUNTY, GA
 PREPARED FOR:
 QTS DATACENTERS
 PREPARED BY:
THOMAS HUTTON
 222 North Union Street • Suite 402
 Greenville, SC 29601 • 864.172.2232
 www.thomashutton.com

DATE: 04/13/2021	DRAWN: 04/13/2021
DESIGNED: SHD	CHECKED: JH
SCALE: 1" = 100'	SHEET: 1 of 1