



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3640

MAY 23 2012

Regulatory Division  
SAS-2001-13740

**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-2001-13740

Applicant: Mr. Joe Fraser  
Fraser Reality Corp  
Post Office Box 2600  
Bluffton, South Carolina 29910

Agent: Mr. Alton Brown  
Resource & Land Consultants  
41 Park of Commerce Way  
Savannah, Georgia 31405

Location of Proposed Work: The project site is located adjacent to and south of US Highway 84, and adjacent to and east of Peacock Canal (Latitude 31.852, Longitude -81.574), within Flemington, Liberty County, Georgia.

Description of Work Subject to the Jurisdiction of the US Army Corps of Engineers: The applicant proposes to construct a 107.6 acre mixed use development. The applicant proposes to impact 1.60 acres of wetlands along the frontage of US Highway 84 for commercial development and 0.35 acres of wetlands for a road and utility crossing to the back residential area. The total wetland impacts would be 1.95 acres for which the applicant proposes to purchase 14.0 wetland mitigation credits from either the Margin Bay, Black Creek or Wihelmina Morgan Mitigation Bank. For additional information, see the attached project description from the applicant's submittal. The opinions, views and/or conclusions that are expressed by the applicant in the attached project description do not necessarily reflect those of the US Army Corps of Engineers.

**BACKGROUND**

This Joint Public Notice announces a request for authorizations from both the US Army Corps of Engineers 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, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354, 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, US Army Corps of Engineers, Regulatory Division, 100 W. Oglethorpe Avenue Savannah, Georgia 31401-3640.

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.

## US 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: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

Endangered Species: 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 US Department of the Interior, Fish and Wildlife Service, the US Department of Commerce, the National Oceanic and Atmospheric Administration, and the 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 US Army Corps of Engineers 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 US Army Corps of Engineers 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, US Army Corps of Engineers, Savannah District, Attention: Mark J. Padgett, 100 W. Oglethorpe Avenue Savannah, Georgia 31401-3640, 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 Mark J. Padgett, Senior Project Manager, Coastal Branch at 912-652-5052.

Encls

1. Project Description (2 pages)
2. Vicinity and Location Maps (2 pages)
3. Project drawings (5 pages)

## **FRASER TRACT MIXED USE DEVELOPMENT**

**Fraser Realty Corp.**  
**Liberty County, Georgia**  
**Project Description**  
**February 2012**

**1.0 INTRODUCTION:** Fraser Realty Corporation is seeking authorization for 1.95 acres of jurisdictional wetland impact associated with construction of a 107.6 acre mixed use development. The proposed impacts are required to facilitate the construction of a multi-purpose commercial and residential development and installation of a primary arterial access road. The project is located adjacent to and south of Highway 84 and adjacent to and east of Peacock Canal within Flemington, Liberty County, Georgia (31.852193° -81.574395°).

### **2.0 BACKGROUND & PROJECT PURPOSE:**

**2.1 Background:** Fraser Realty Corporation is a company consisting of individuals who have participated in numerous residential and commercial development projects within coastal Georgia and South Carolina. This group, through family members, has owned the project site since 1928. From acquisition until today, portions of the tract originally purchased were sold and/or developed but the majority of the original tract has been retained and utilized for timber production purposes. Submittal of this permit application for the construction of a master planned mixed use development has been initiated by the continual encroachment of urban development surrounding the site. Over the past 15 years, Fraser Realty Corporation has completed a wetland delineation and verification, rezoning of the property, annexation into the City of Flemington, and developed a PUD for the site. The site will contain mixed land uses including commercial, residential, recreation, and conservation.

**2.2 Project Purpose:** Due to the continued growth of Hinesville and Flemington and urbanization of the area surrounding the project site, the overall project purpose is to complete a master planned mixed use development within the property which is consistent with surrounding land uses and includes commercial, residential and recreational/open space areas.

### **3.0 EXISTING SITE CONDITIONS:**

The project consists of a total of 107.6 acres, of which 12.8 acres are jurisdictional wetland, 6.7 acres are non-jurisdictional wetlands, and 88.1 acres are upland. The project site consists of habitats typical for Liberty County and the Coastal Plain of Georgia. The following provides a brief description of each habitat within the property.

**3.1 Upland Field:** Small portions of the upland consist of open field dominated by a variety of shrub and herbaceous vegetation which include but are not limited to wax myrtle (*Myrica cerifera*), inkberry (*Ilex glabra*), saw palmetto (*Serenoa repens*), Bahia grass (*Paspalum notatum*), Bermuda grass (*Cynodon spp.*), rye grass (*Lolium spp.*),

Johnson grass (*Sorghum halepense*), bracken fern (*Pteridium aquilinum*), cinnamon fern (*Osmunda cinnamomea*), and dog fennel (*Eupatorium capillifolium*).

**3.2 Forested Upland:** The forested upland habitat consists primarily of pine plantation dominated by loblolly pine (*Pinus taeda*), sweetgum (*Liquidambar styraciflua*), live oak (*Quercus virginiana*) and water oak (*Quercus nigra*). The understory contains scattered wax myrtle, saw palmetto, bracken fern and cinnamon fern.

**3.3 Forested Wetland:** Wetland areas within the site contain a mixed overstory and understory. The overstory is dominated by cypress (*Taxodium distichum*), swamp tupelo (*Nyssa biflora*), water oak, sweet gum, red maple (*Acer rubrum*), and willow oak (*Quercus phellos*). The shrub and herbaceous layer contains wax myrtle, inkberry, greenbrier (*Smilax spp.*), Virginia chainfern (*Woodwardia virginica*) and sedges (*Carex spp.*).

**3.4 Borrow Pit:** The site contains one non-jurisdictional borrow pit/open water pond. This area consists of deep open water habitat with little herbaceous vegetation along the bank and waters edge.

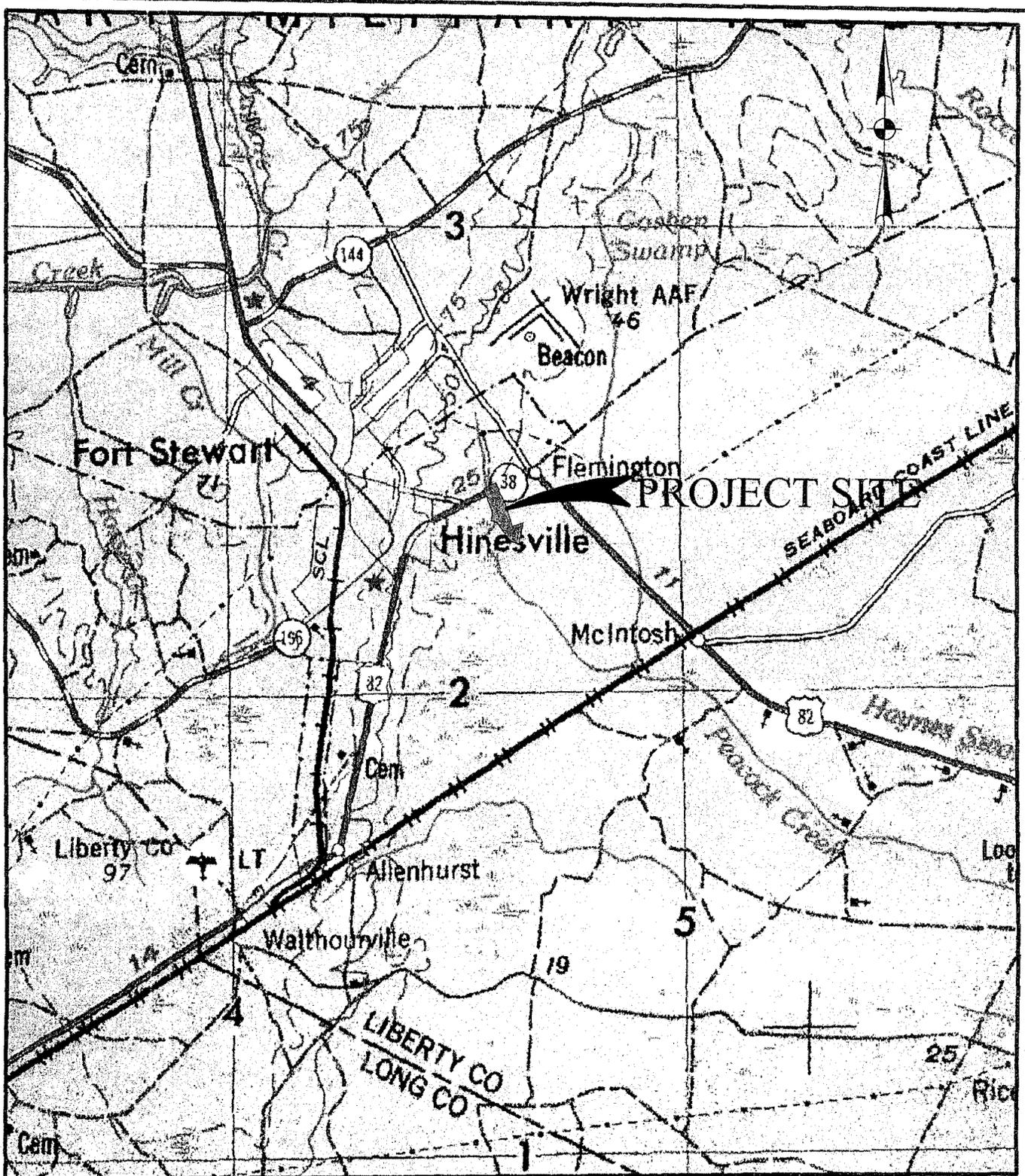
**4.0 PROPOSED PROJECT:**

The proposed project will require 1.95 acres of jurisdictional wetland fill to accommodate the master plan development of the site. As depicted in permit drawings, the proposed impacts have been limited to 1.6 acres of jurisdictional isolated wetland for general commercial development along Highway 84 and 0.35 acre of linear wetland impact associated with installation of a proposed road crossing for access to the southern portion of the project area. The approved PUD and proposed development plan includes the following:

**Table 1.**

Land Use	Acreage
General Commercial	27.3
Neighborhood Commercial/Residential	22.7
Low Density Residential	32.3
Recreation/Open Space	2.4
Conservation	14.1
Buffer/Stormwater	8.8
<b>Tract Total</b>	<b>107.6</b>

The general commercial area is proposed on the northern portion of the property adjacent to Highway 84. Neighborhood commercial and residential and open space/conservation area is proposed near the center of the project area. Low density residential will be constructed on the southern portion of the project.



# FRASER TRACT

## QUAD/VICINITY MAP

PROPOSED ACTIVITY:  
WETLAND FILL

CLIENT:  
FRASER REALTY CORP./ PINE HOPE HOLDINGS, LLC

LOCATION: FLEMINGTON, GA (LIBERTY COUNTY)

DATE: JANUARY 3, 2012

JOB NUMBER: J 22461

SHEET: 1 OF 6

SCALE: 1" = 10000'

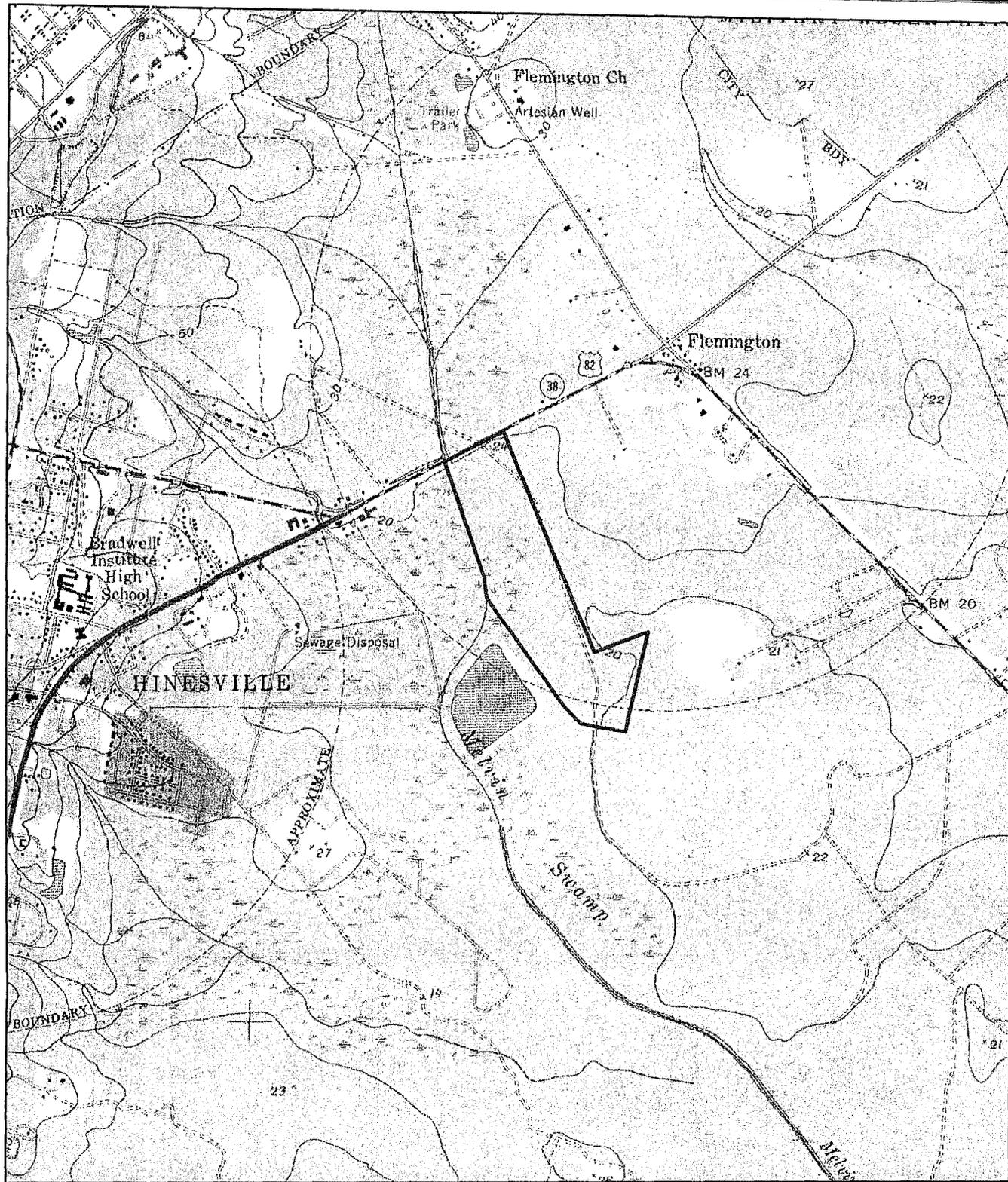


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 Project Limits

0 1,000 2,000 4,000 Feet

USGS SURVEY  
HINESVILLE QUADRANGLE

JULY 2011

MAP SCALE : 1"=24,000'

PREPARED BY: AB

RLC PROJECT #07-116

**FRASER TRACT**  
**FLEMINGTON, LIBERTY COUNTY, GEORGIA**

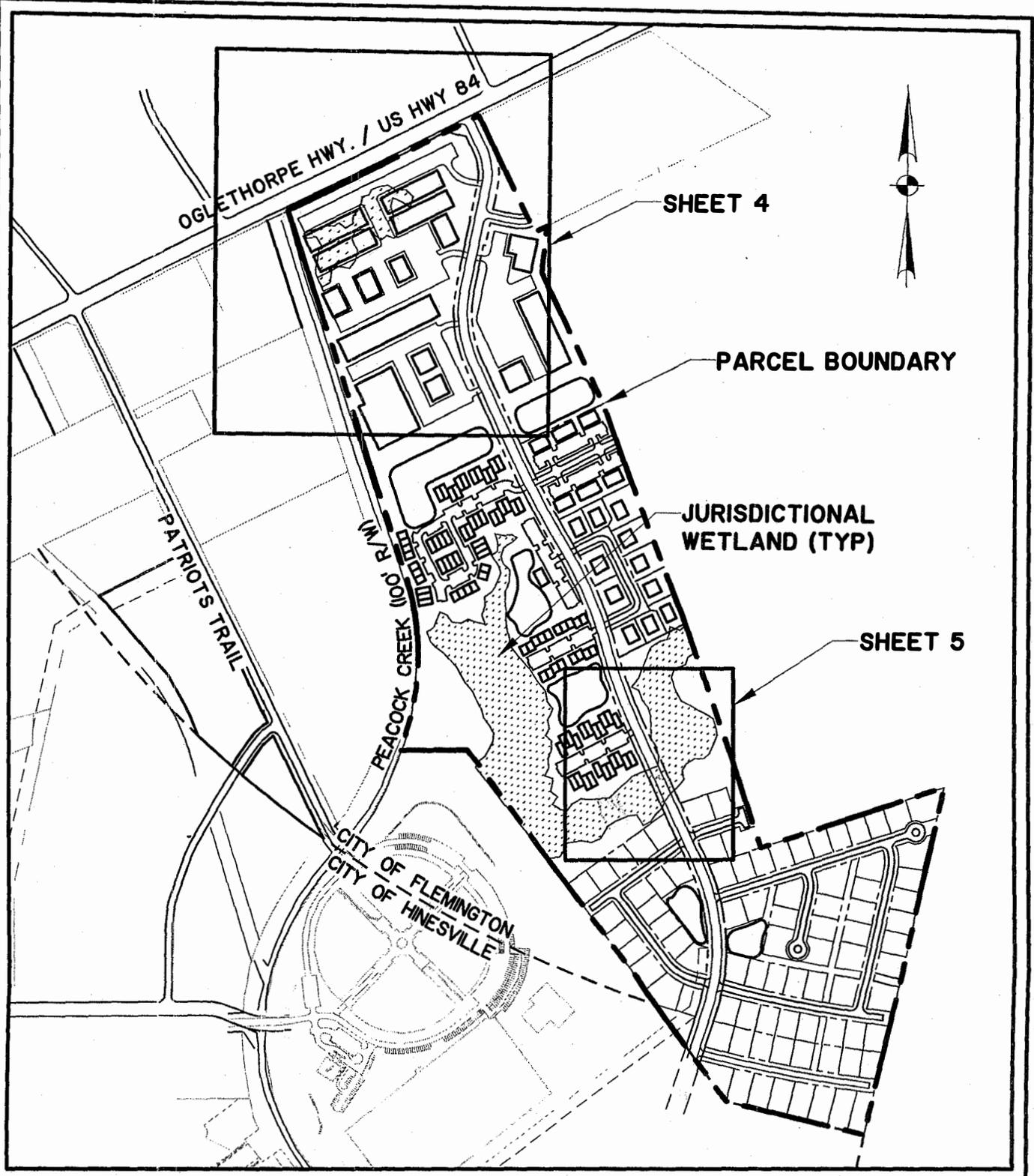
PREPARED FOR:  
FRASER REALTY CORP.



**RESOURCE+LAND**  
**CONSULTANTS**  
41 Park of Commerce Way, Ste. 303  
Savannah, Georgia 31405  
912.643.5896 www.rlcinc.com

**RLC**

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# FRASER TRACT

## PROJECT MAP

PROPOSED ACTIVITY:  
WETLAND FILL

CLIENT:  
FRASER REALTY CORP./ PINE HOPE HOLDINGS, LLC

LOCATION: FLEMINGTON, GA (LIBERTY COUNTY)  
DATE: JANUARY 6, 2012  
JOB NUMBER: J - 22461

SHEET: 3 OF 6  
SCALE: 1" = 600'



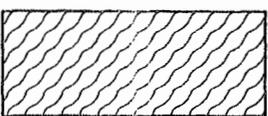
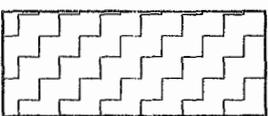
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# LEGEND

SYMBOL	DESCRIPTION	ACREAGE
	TOTAL PARCEL AREA	107.6 AC.
	TOTAL JURISDICTIONAL WETLANDS	12.82 AC.
	PROPOSED DEVELOPMENT JURISDICTIONAL WETLAND IMPACTS	1.60 AC.
	PROPOSED ROAD & UTILITY CROSSING JURISDICTIONAL WETLAND IMPACTS	0.35 AC.
	<b>TOTAL IMPACTS</b>	<b>1.95 AC.</b>

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## FRASER TRACT

PROPOSED ACTIVITY:  
WETLAND FILL

CLIENT:  
FRASER REALTY CORP./ PINE HOPE HOLDINGS, LLC

LOCATION: FLEMINGTON, GA (LIBERTY COUNTY)  
DATE: JANUARY 6, 2012  
JOB NUMBER: J - 22461

## SUMMARY TABLE AND LEGEND

SHEET: 2 OF 6  
SCALE: NONE

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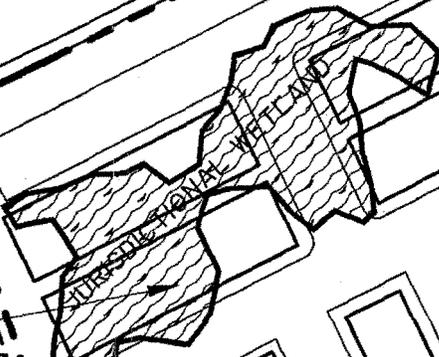
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OGLETHORPE HWY. / US HWY 84

FUTURE ROAD (80' R/W)

BEACOCK CREEK (100' R/W)



DEVELOPMENT  
WETLAND IMPACT  
1.60 AC  
3880 CY. FILL

# FRASER TRACT

## SITE PLAN

PROPOSED ACTIVITY:  
WETLAND FILL

CLIENT:  
FRASER REALTY CORP./ PINE HOPE HOLDINGS, LLC

LOCATION: FLEMINGTON, GA (LIBERTY COUNTY)

DATE: JANUARY 6, 2012

JOB NUMBER: J- 22461

SHEET: 4 OF 6

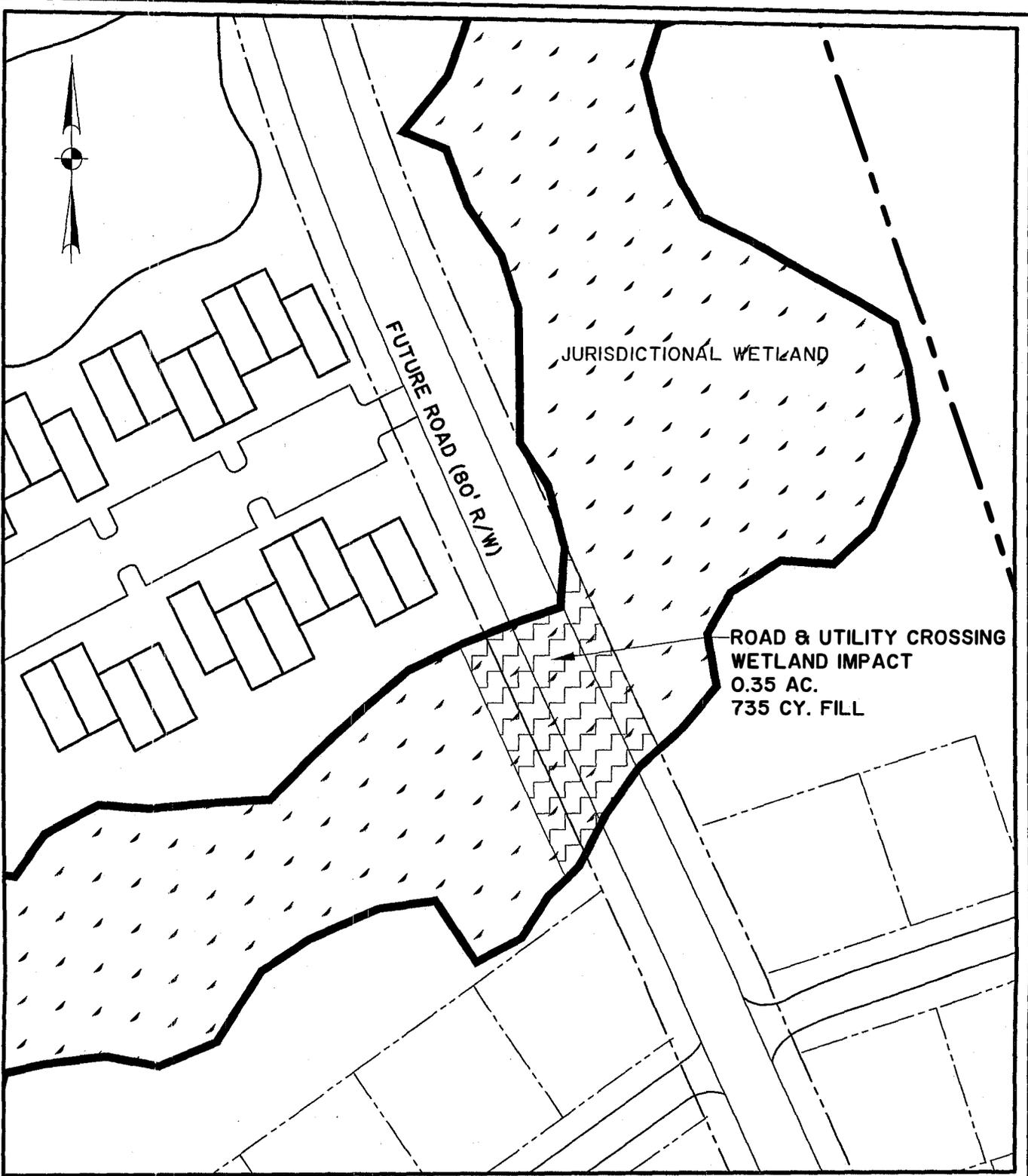
SCALE: 1" = 200'

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# FRASER TRACT

## SITE PLAN

PROPOSED ACTIVITY:  
WETLAND FILL

CLIENT:  
FRASER REALTY CORP. / PINE HOPE HOLDINGS, LLC

LOCATION: FLEMINGTON, GA (LIBERTY COUNTY)  
DATE: JANUARY 6, 2012  
JOB NUMBER: J - 22461

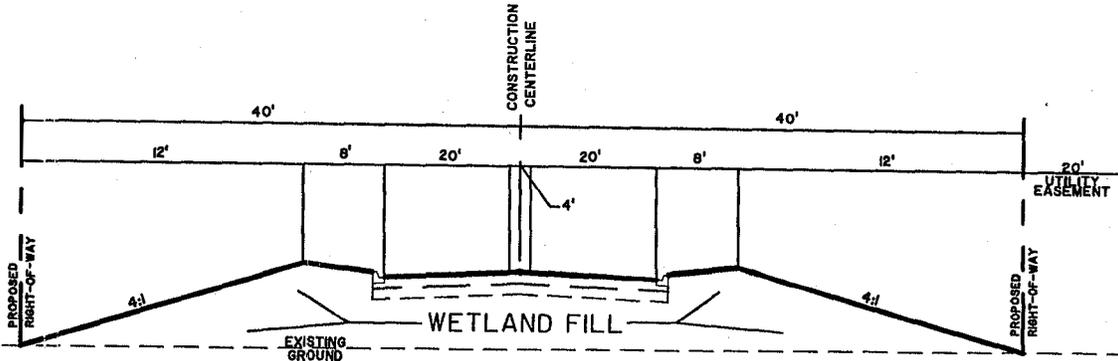
SHEET: 5 OF 6  
SCALE: 1" = 100'

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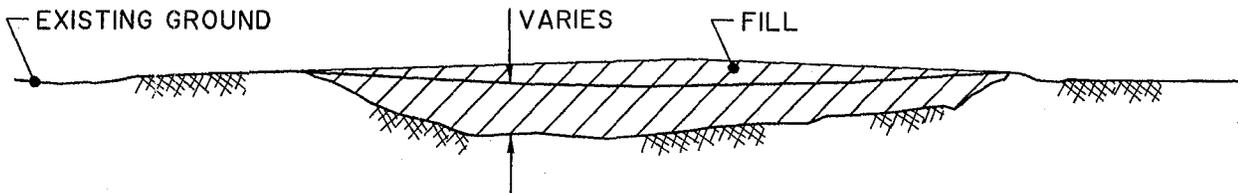


TOTAL CU. YDS. OF FILL = 735 CU. YDS.

ROADWAY TYPICAL SECTION

NOT TO SCALE

LIMITS OF WETLAND



TOTAL CU. YDS. OF FILL = 3,880 CU. YDS.

WETLAND FILL SECTION

NOT TO SCALE

**FRASER TRACT**

**TYPICAL SECTIONS**

PROPOSED ACTIVITY:  
WETLAND FILL

CLIENT:  
FRASER REALTY CORP./ PINE HOPE HOLDINGS, LLC

LOCATION: FLEMINGTON, GA (LIBERTY COUNTY)

DATE: JANUARY 6, 2012

JOB NUMBER: J- 22461

SHEET: 6 OF 6

SCALE: NTS



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