



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337

May 31, 2024

Regulatory Division
SAS-2024-00151

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:

The comment period for the Department of the Army Permit application will close 30 days from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having an interest in this permit, and must be submitted so as to be received on or before the last day of the comment period. Written comments concerning the Department of the Army Permit application must reference the Applicant's name and the Permit Application Number and be forwarded to the US Army Corps of Engineers (Corps) at the above address.

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

Application Number: SAS-2024-00151

Applicant: Mr. Park Mun Seong
Winder Factories, LLC
1209 Orange Street
Wilmington, Delaware 19801

Agent: Ms. Dana Spotts
Rimkus
4462 Bretton Court Northwest, Suite 14
Acworth, Georgia 30101

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is to expand an existing industrial facility in Barrow County to create additional storage/laydown capacity within the site and accommodate the current and future needs by developing additional storage yard area. The total property area, including the existing industrial facility, is approximately 75.42 acres. The purpose of the proposed

project is to develop approximately 24.2 acres of the industrialized site for material storage to expand the operating capacity.

Location of Proposed Work: The project site is located at 976 Airport Road, Winder, Barrow County, Georgia (33.978772, -83.666366). The aquatic resources located on-site drain to the Barber Creek.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant is proposing to permanently impact 438 linear feet (0.0301 acre) of intermittent stream and 0.925 acre of wetland associated with the development of 24.2 acres of storage yard within the existing property. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 0.46 (2018) or 3.68 legacy wetland mitigation credits and 2019 (2018) or 1,576.8 legacy stream mitigation credits from Little Sandy Creek 2 Mitigation Bank and the Georgia Alabama Land Trust in-leu fee Program. The project is hydrologically connected to the Upper Oconee watershed (Hydrologic Unit Code 8 (HUC 8): 03070101).

The proposed project site design includes the construction of approximately 24.2 acres of material storage including both gravel and concrete pavements and new infrastructure to serve these facilities.

BACKGROUND

According to the applicant, the site has been used for industrial purposes since prior to 1981 and currently contains buildings, utilities, roads, rail siding/spur, etc. Undeveloped wooded land is located within the central, northeastern, and southeastern portions of the property. The site has been used for industrial purposes since prior to 1981 and currently contains buildings, utilities, roads, rail siding/spur, and other infrastructure. There is no prior permitting history on the site. The site is bordered to the north, east and west by an existing airport and to the south by Airport Road and the existing railroad.

Thrall Car Manufacturing Company owned and operated a rail car manufacturing facility on the property until 2020. This plant operated with a peak employment of over 1,000 in 1998–1999, but a dramatic downturn in the economy led to the closing of the plant and layoffs of all employees. Although the layoffs were termed "temporary," the plant never reopened under Thrall's ownership. Following the purchase by Trinity Industries the plant reopened, operating at a much smaller level until 2020 when it closed. The property was purchased by PNK Group in March 2023.

The applicant, Winder Factories, LLC, is a member of the PNK Group and is a leading manufacturer of main structural elements for industrial warehousing facilities. This facility would be used for the construction and fabrication of building materials used in industrial buildings to include metal and concrete insulated panels, columns, joists, beams, girders, and other relevant materials as well as related equipment to include batch plant, installation and construction equipment, and presses. The facility also

provides bulk storage of such materials and transport of such materials to other development/construction sites via trucks and rail.

The applicant currently operates within the existing property. Due to continued growth, the applicant has exceeded the operational capacity of the current facility and requires additional square footage to accommodate for current operations.

All on-site aquatic resources would be evaluated under a Delineation Review of Aquatic Resources (ARDR).

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STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division will review the proposed project for water quality certification, in accordance with the provisions of Section 401 of the Clean Water Act. Prior to issuance of a Department of the Army permit for a project location in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification is required. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army permit may proceed. The applicant may request a pre-certification meeting with Georgia EPD prior to submitting their application for a permit under Section 404 of the Clean Water Act. This public notice serves as notification to the Administrator of the U.S. Environmental Protection Agency (USEPA) pursuant to section 401(a)(2) of the Clean Water Act for neighboring jurisdiction review and begins the 30-day clock for USEPA to notify affected states.

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.

U.S. 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: A review of the latest published version of the National Register of Historic Places and Georgia's Natural Archaeological and Historic Resources GIS, indicates the property does not contain any known cultural or archaeological sites. A phase I archeological and historic architectural survey was completed in February 2024. During the survey, one isolated find was recorded, and one architectural resource was

recorded, comprised of historic office and warehouse buildings. The Corps is currently reviewing the reporting to assess the potential for adverse effects to historic properties listed, or eligible for listing, on the NRHP. Consultation with the Georgia State Historic Preservation Office is planned.

Endangered Species: A preliminary review of the U.S. Fish and Wildlife Service and National Marine Fisheries Service Protected Resource Divisions list of Endangered and Threatened Species (IPaC) indicates that no Federally designated critical habitats are located on site but the following listed species may occur in the project area: proposed endangered species (*Perimyotis subflavus*) tricolored bat and candidate species (*Danaus plexippus*) monarch butterfly.

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 U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, 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 Corps 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 Corps 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.

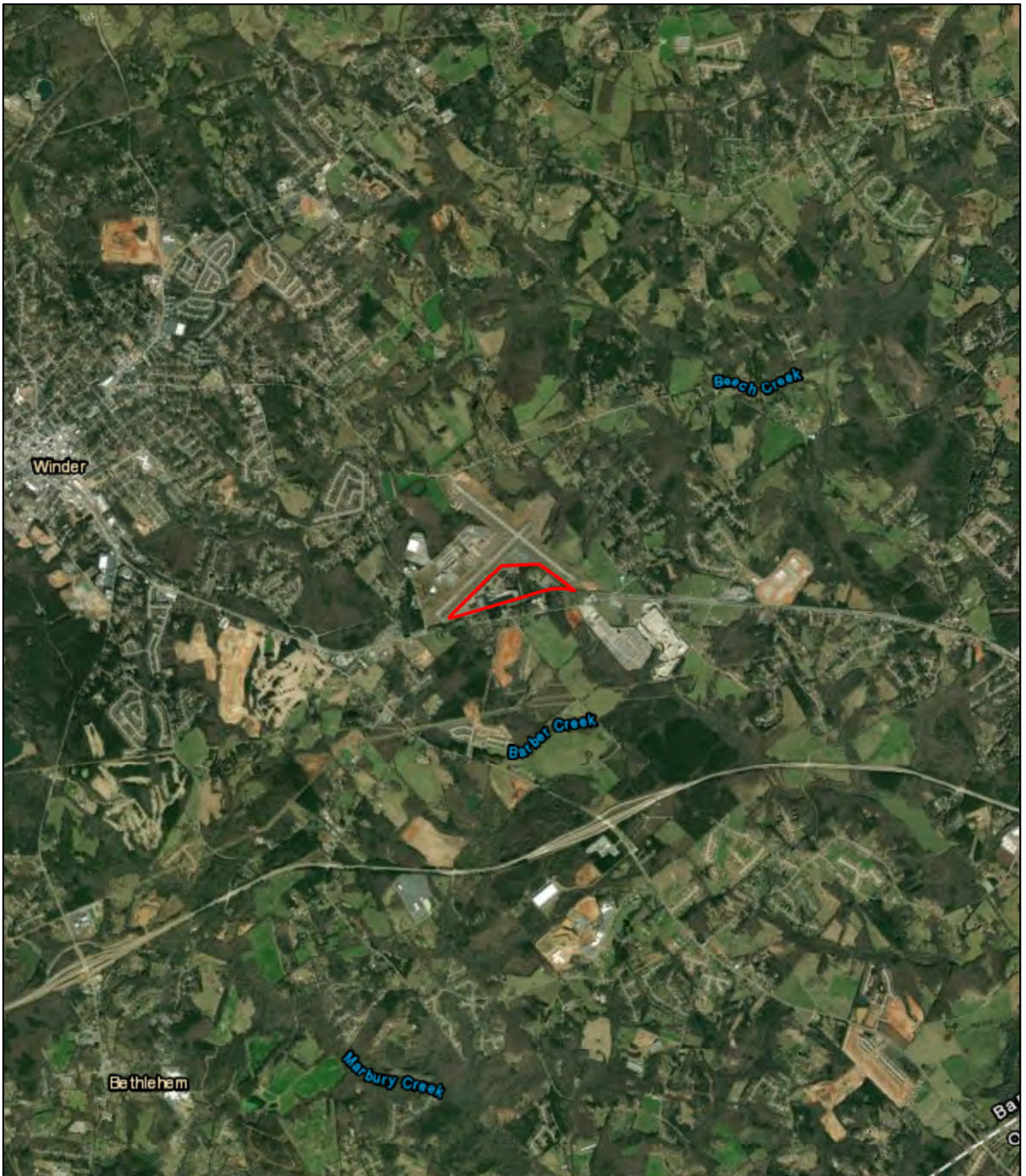
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 by email to Anne.E.Sexton-Paperno@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Dr. Anne Sexton-Paperno, 4751 Best Road, Suite 140, College Park, Georgia 30337, 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 Dr. Anne Sexton-Paperno, Biologist, at 678-422-5731, or Anne.E.Sexton-Paperno@usace.army.mil.

Enclosures:

1. Figure 1 – Vicinity Map
2. Figure 2 – Site Location Map 7.5 USGS Topographic Quad
3. Figure 3 – Aquatic Resource Delineation Map
4. PNK Winder Factory Outside Storage, Impact Plan, Sheet C-100



Produced By:



FIGURE 1: VICINITY MAP

Winder Factories Site
Barrow County, Georgia
For
Winder Factories, LLC
CE22PNK:02
March 22, 2024

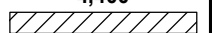
LEGEND

 Project Boundary

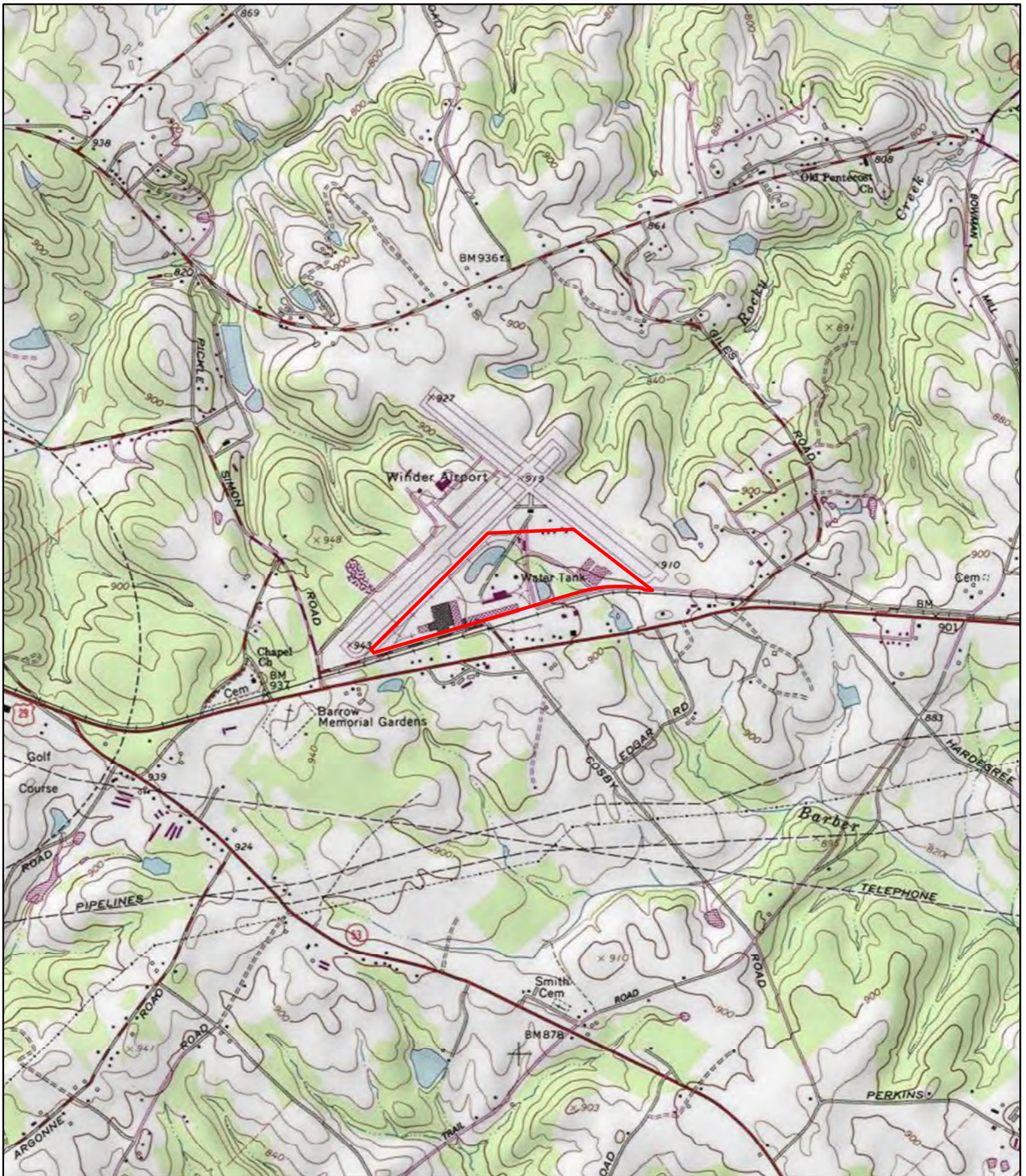
N



4,400



Feet



Produced By:



FIGURE 2: SITE LOCATION MAP
7.5 USGS TOPOGRAPHIC QUAD

Winder Factories Site
Barrow County, Georgia
For
Winder Factories, LLC
CE22PNK:02
March 22, 2024

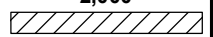
LEGEND

 Project Boundary

N



2,000



Feet



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Contour Environmental LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

**FIGURE 3: AQUATIC RESOURCE
DELIN ATION MAP**

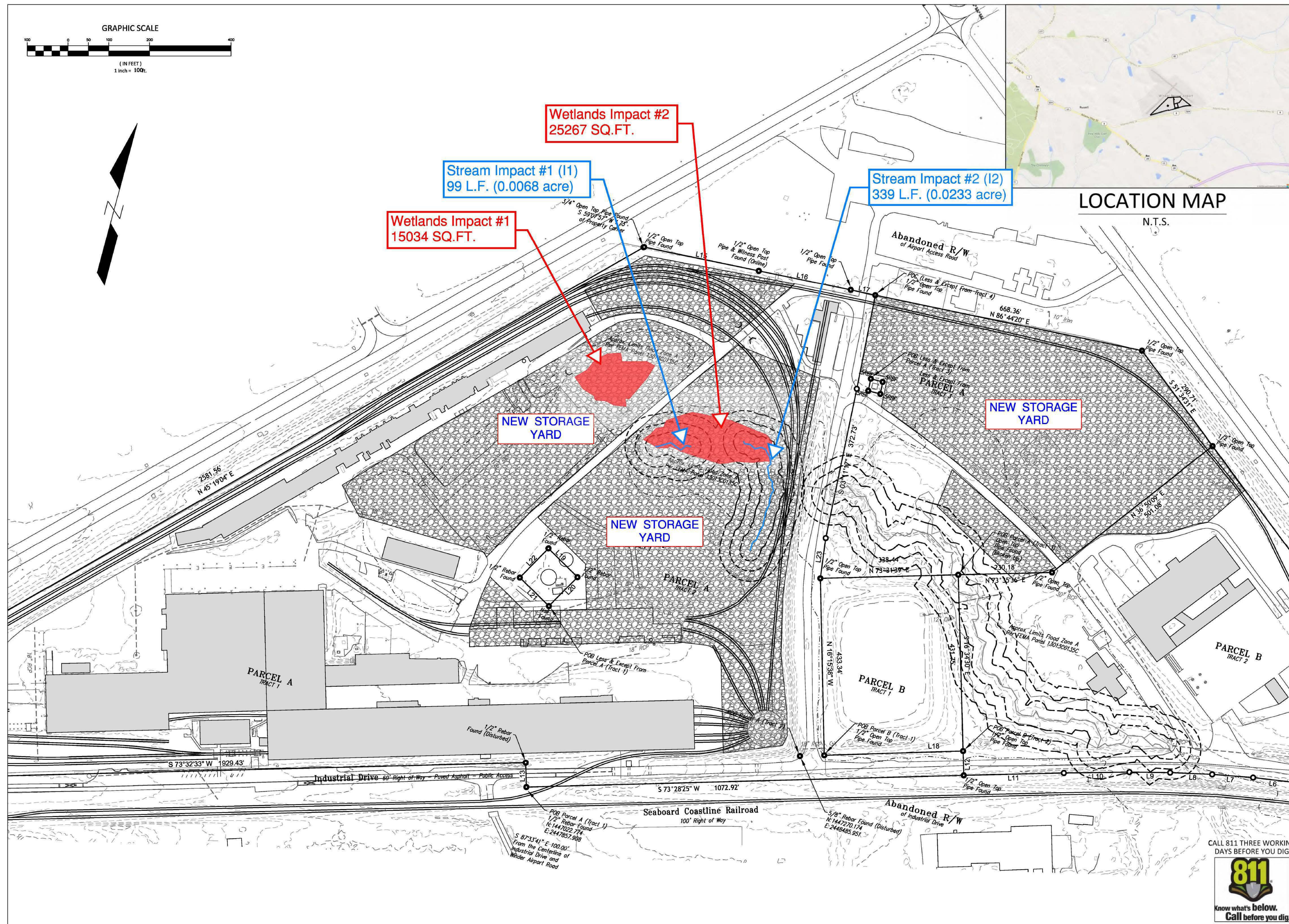
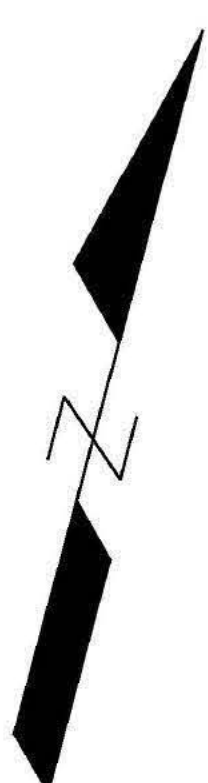
Winder Factories Site
Barrow County, Georgia
For: Winder Factories, LLC
CE22P 02
November 15, 2022

LEGEND

- Property Boundary
- Perennial Stream
- Intermittent Stream
- Wetland
- Sewage Pond



610
Feet



PNK WINDER FACTORY OUTSIDE STORAGE

880 AIRPORT ROAD
WINDER, GA 30680
BARROW COUNTY
PARCEL ID: XX106 107, 107A, 107B

DESIGN PROFESSIONAL[illegible]

SHEET NAME

IMPACT PLAN

SHEET NUMBER

C-100

**NOT ISSUED FOR
CONSTRUCTION**

CALL 811 THREE WORKING
DAYS BEFORE YOU DIG

811

Know what's below.
Call before you dig.