



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

September 1, 2022

Regulatory Division
SAS-2021-00807

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 interest in this permit, and must be submitted to be received on or before the last day of the comment period. Written comments concerning this 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, or via the email listed at the end of this notice.

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-2021-00807

Applicant: Mr. Tommy Pease
RaceTrac Petroleum, Incorporated
200 Galleria Parkway, Suite 900
Atlanta, Georgia 30339

Agent: Mr. Alton Brown
Resource & Land Consultants
41 Park of Commerce Drive, Suite 101
Savannah, Georgia 31405

Location of Proposed Work: The project is proposed on a 47.33-acre site located east of Dean Forest Road and south of Highway 80, in Garden City, Chatham County, Georgia (centered at approximately: latitude: 32.091358, longitude: -81.195597).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The construction of a proposed RaceTrac Travel Center and associated infrastructure. The proposed development includes: an 8,100 square-foot store, customer parking, eight fueling stations for standard automobiles, six semi-trailer truck fueling stations, and 20 semi-trailer truck parking spaces. The proposed impacts to aquatic resources 7.25-acres of wetland (5.18-acre of wetland impacts for grading/fill to construct the store and associated infrastructure and 1.97-acre for excavation of the stormwater detention basin). In addition, the project will result in the filling of 0.11-acre of ditch for access from Highway 80. In order to off-set adverse impacts to aquatic resources, the applicant proposes to purchase compensatory mitigation from an approved commercial mitigation bank within the primary service area (Lower Ogeechee Watershed (HUC 03060202), in the amount of 43.52 legacy wetland mitigation credits, if available. If the required number of credits are not available from an approved commercial mitigation bank, then the applicant proposes to purchase credits from the approved in-lieu fee program.

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. The applicant has not yet requested a Water Quality Certification from the State of Georgia. Prior to issuance of a Department of the Army Permit for a project located in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification in accordance with Section 401 of the Clean Water Act 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. 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.

Marshland Protection: This notice also serves as notification of a request to alter coastal marshlands (under the provision of the Coastal Marshlands Protection Act, Georgia Laws, 1970, p. 939 and as amended), if required. Comments concerning this action should be submitted to the Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

Georgia Coastal Management Program: Prior to the Savannah District Corps of Engineers making a final permit decision on this application, the project must be

certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR Part 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

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 Assessment: The applicant's 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.

Essential Fish Habitat (EFH): This notice initiates the EFH consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would not result in the destruction or alteration of any EFH utilized by various life stages of species or management complexes for species. Our initial determination is that the proposed action would not have an individual or cumulatively substantial adverse impact on EFH or federally managed fisheries in the Atlantic Ocean. Our final determination relative to project impacts to EFH and the need for mitigation measures are subject to review by and coordination with the NMFS and the South Atlantic Fisheries Management Council.

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 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 U.S. 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 U.S. 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. In the applicant's current proposal, eight off-site alternatives, in addition to the applicant's preferred site, all located within the Dean Forest Road Corridor, in Chatham County, have been proposed.

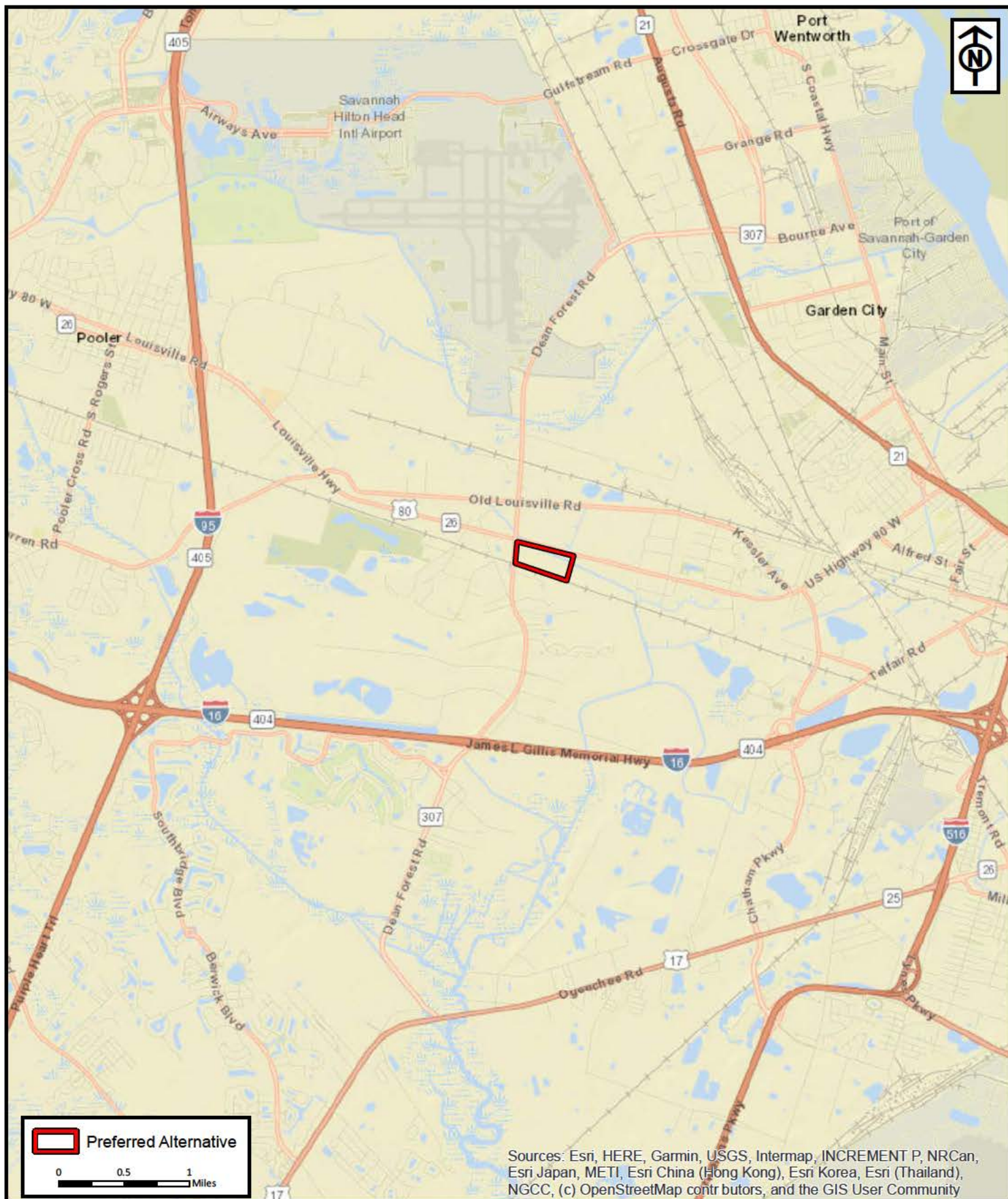
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 via email to jade.r.bilyeu@usace.army.mil, or in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Jade Bilyeu, 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 (RaceTrac Petroleum, Incorporated) and the assigned Regulatory file number (SAS-2021-00807) in your comments.

If you have any further questions concerning this matter, please contact Ms. Jade Bilyeu, Regulatory Specialist, Piedmont Branch, at (678) 422-6572 or jade.r.bilyeu@usace.army.mil (email is preferred).

Enclosures:

1. Site Location Map
2. NWI Wetlands Map
3. Wetland Impact - Wetland Permit Exhibits Index Sheet
4. Wetland Impact - Wetland Permit Exhibits Project Summary
5. Wetland Impact - Wetland Permit Exhibits Plan Sheets (3 pages)
6. Project Location Alternative Sites Map



RLC Project No.:	13-131.1
Figure No.:	1
Prepared By:	JP
Sketch Date:	5/23/2022
Map Scale :	1 inch = 1 miles

Applicants Preferred Site

Chatham County, Georgia

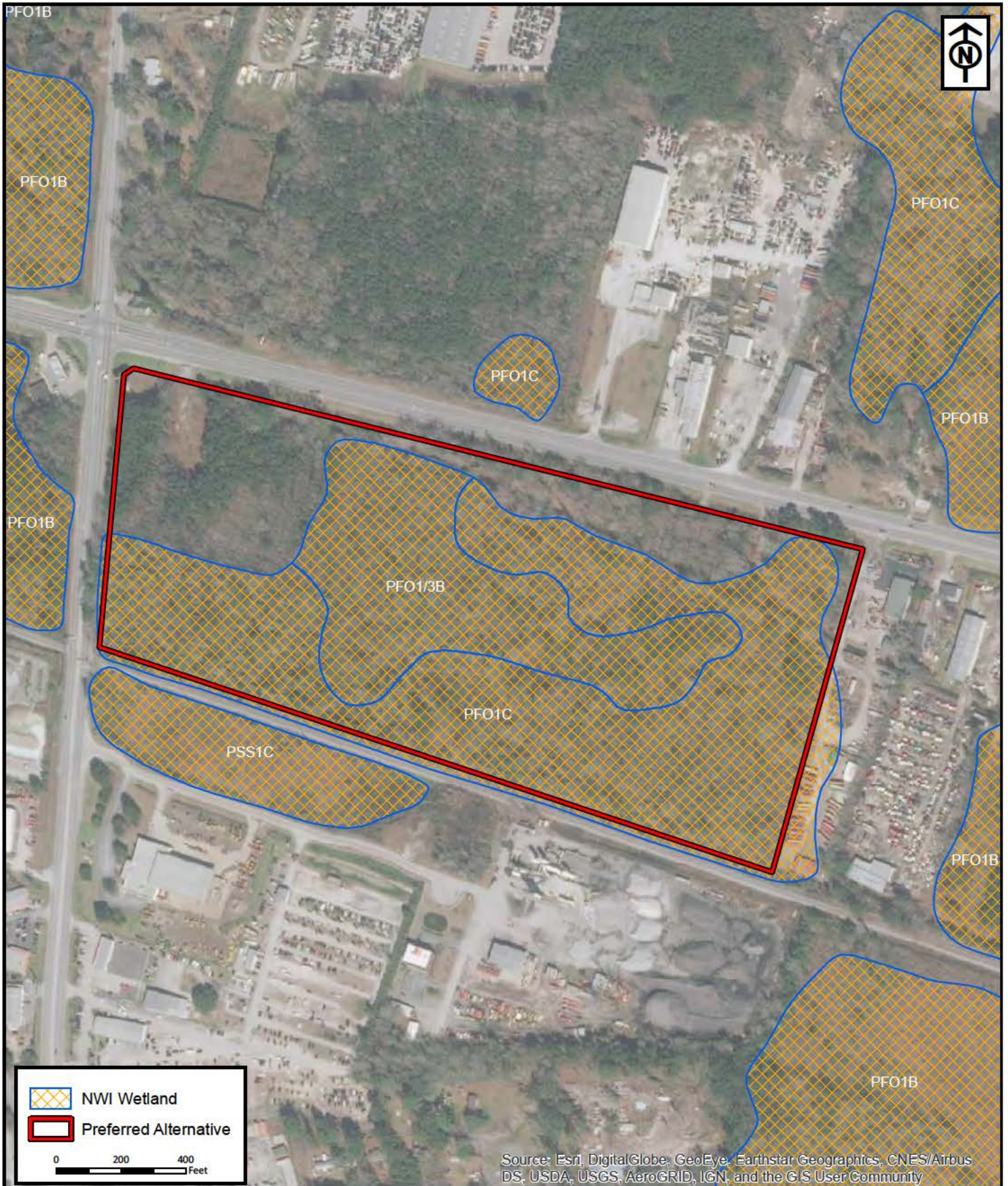
Project Location Map

Prepared For: RaceTrac

RLC

**RESOURCE+LAND
CONSULTANTS**

41 Park of Commerce Way, Ste. 101
Savannah, Georgia 31425
912.443.5996 www.rlc.com



RLC Project No.:	13-131.1
Figure No.:	4
Prepared By:	JP
Sketch Date:	5/23/2022
Map Scale :	1 inch = 400 feet

Applicants Preferred Site
Chatham County, Georgia

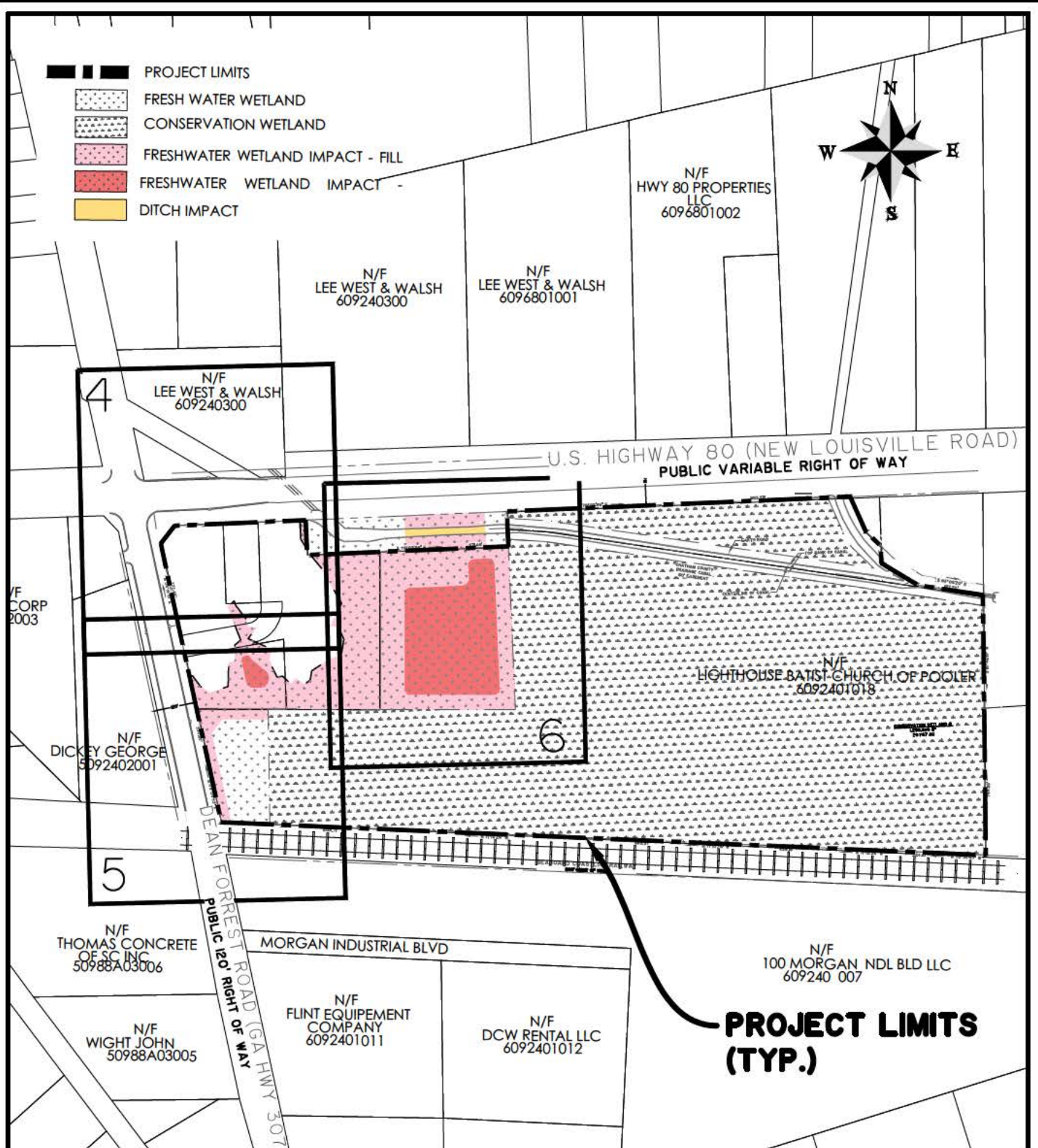
**National Wetlands
Inventory**

Prepared For: RaceTrac

RLC

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40 Park of Commerce Way, Ste. 101
Savannah, Georgia 31405
912/443-5996 www.rlc.com



WETLAND IMPACT

WETLAND PERMIT EXHIBITS
INDEX SHEET

CLIENT:

RACETRAC PETROLEUM, INC.

LOCATION: CHATHAM COUNTY, GEORGIA

DATE: 06/06/22

JOB NUMBER: J- 29157.0000

DRAWN BY: TJV

REVIEWED BY: TAP

SHEET: 2 OF 11

SCALE: 1" = 400'



1208 Newcastle Street • Suite 201
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PROJECT SITE

LEGEND

	PROJECT LIMITS
	FRESHWATER WETLAND
	CONSERVATION WETLAND
	JURISDICTIONAL DITCH
	FRESHWATER WETLAND IMPACT - FILL
	FRESHWATER WETLAND IMPACT - CUT
	DITCH IMPACT

ACREAGE SUMMARY TABLE

UPLAND AREA	5.44 AC.
FRESHWATER WETLAND	8.78 AC.
CONSERVATION WETLAND	32.02 AC.
DITCH	1.09 AC.
TOTAL PROJECT LIMITS	47.33 AC.

WETLAND IMPACT SUMMARY

	EXISTING	AVOIDED	IMPACTED	
FRESHWATER WETLAND	8.78 AC.	1.53 AC.		
FRESHWATER WETLAND - FILL			5.18 AC	58.9%
FRESHWATER WETLAND - CUT			2.07 AC.	23.5%
DITCH	1.09 AC.	0.98 AC.	0.11 AC.	10.3%
CONSERVATION WETLAND	32.02 AC.	32.02 AC.	0.00 AC.	0.0 %
TOTAL	41.89 AC.	34.53 AC.	7.36 AC	17.6%

WETLAND IMPACT

WETLAND PERMIT EXHIBITS PROJECT SUMMARY

CLIENT:

RACETRAC PETROLEUM, INC.

LOCATION: CHATHAM COUNTY, GEORGIA

DATE: 06/06/22

JOB NUMBER: J- 29157.0000

DRAWN BY: TJV

REVIEWED BY: CJE

SHEET: 3 OF 11

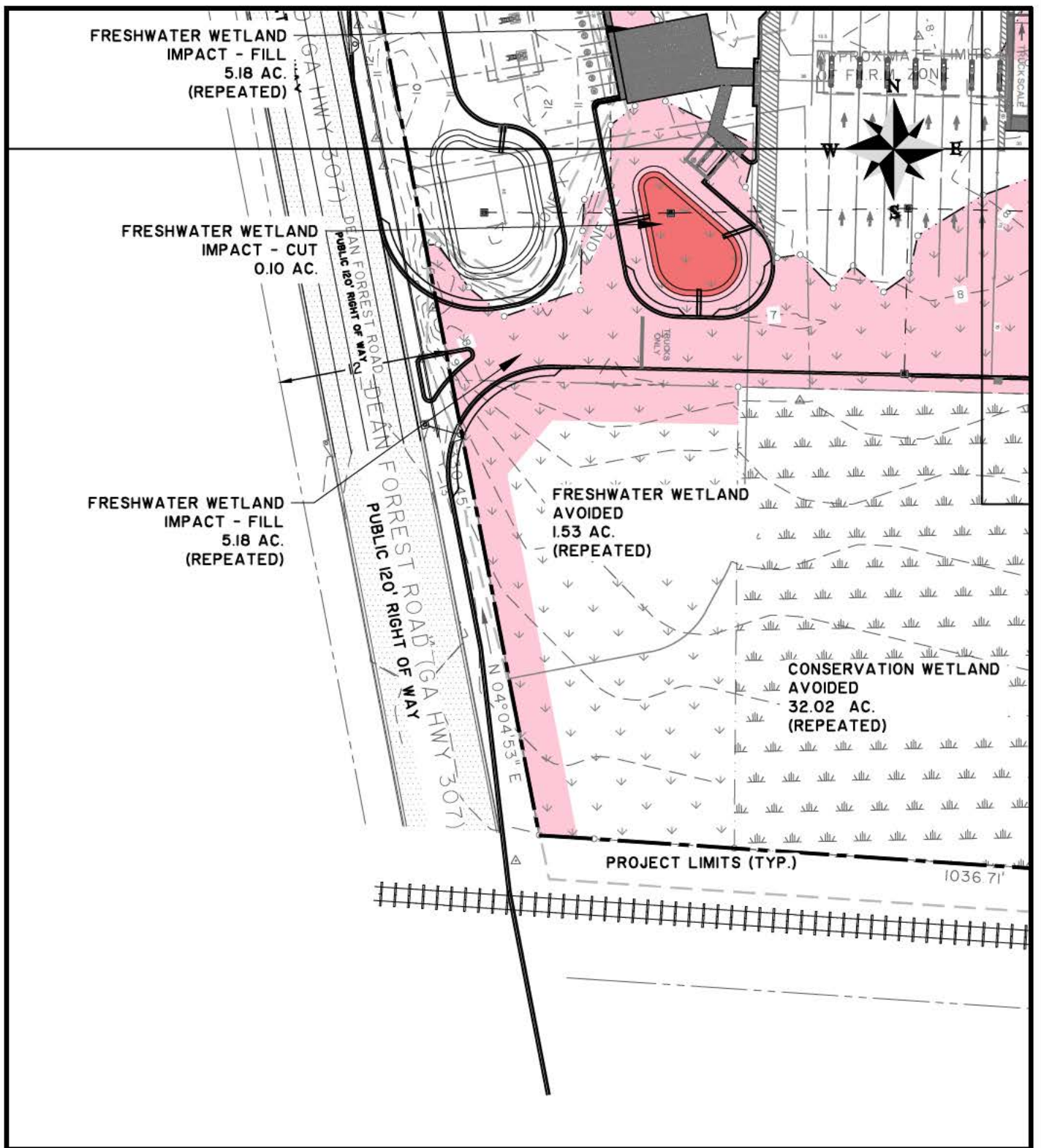
SCALE: 1" = 300'



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WETLAND IMPACT

WETLAND PERMIT EXHIBITS PLAN SHEET

CLIENT:

RACETRAC PETROLEUM, INC.

LOCATION: CHATHAM COUNTY, GEORGIA

DATE: 06/06/22

DRAWN BY: TJV

SHEET: 4 OF 11

JOB NUMBER: J-29157.0000

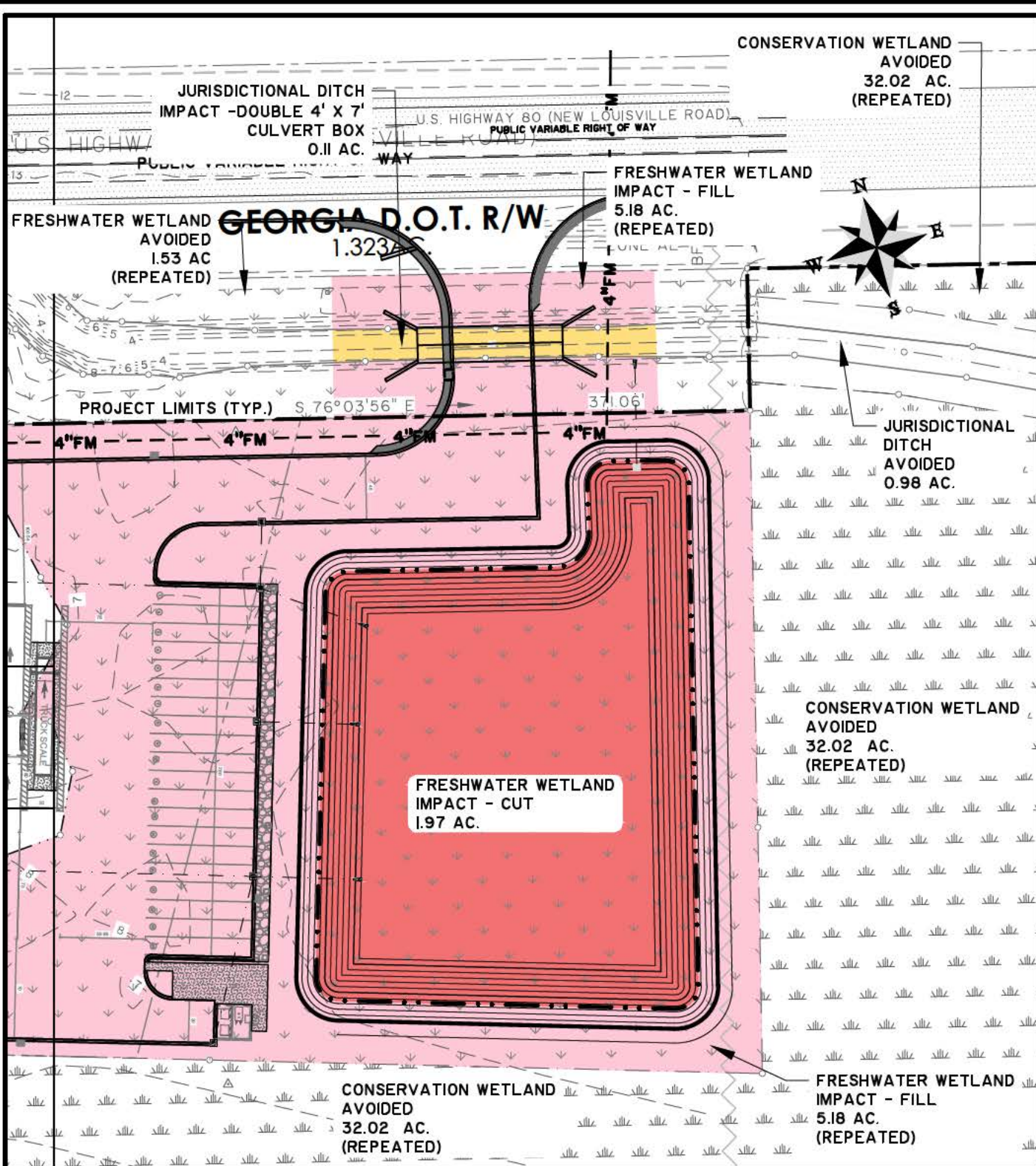
REVIEWED BY: TAP

SCALE: 1" = 100'

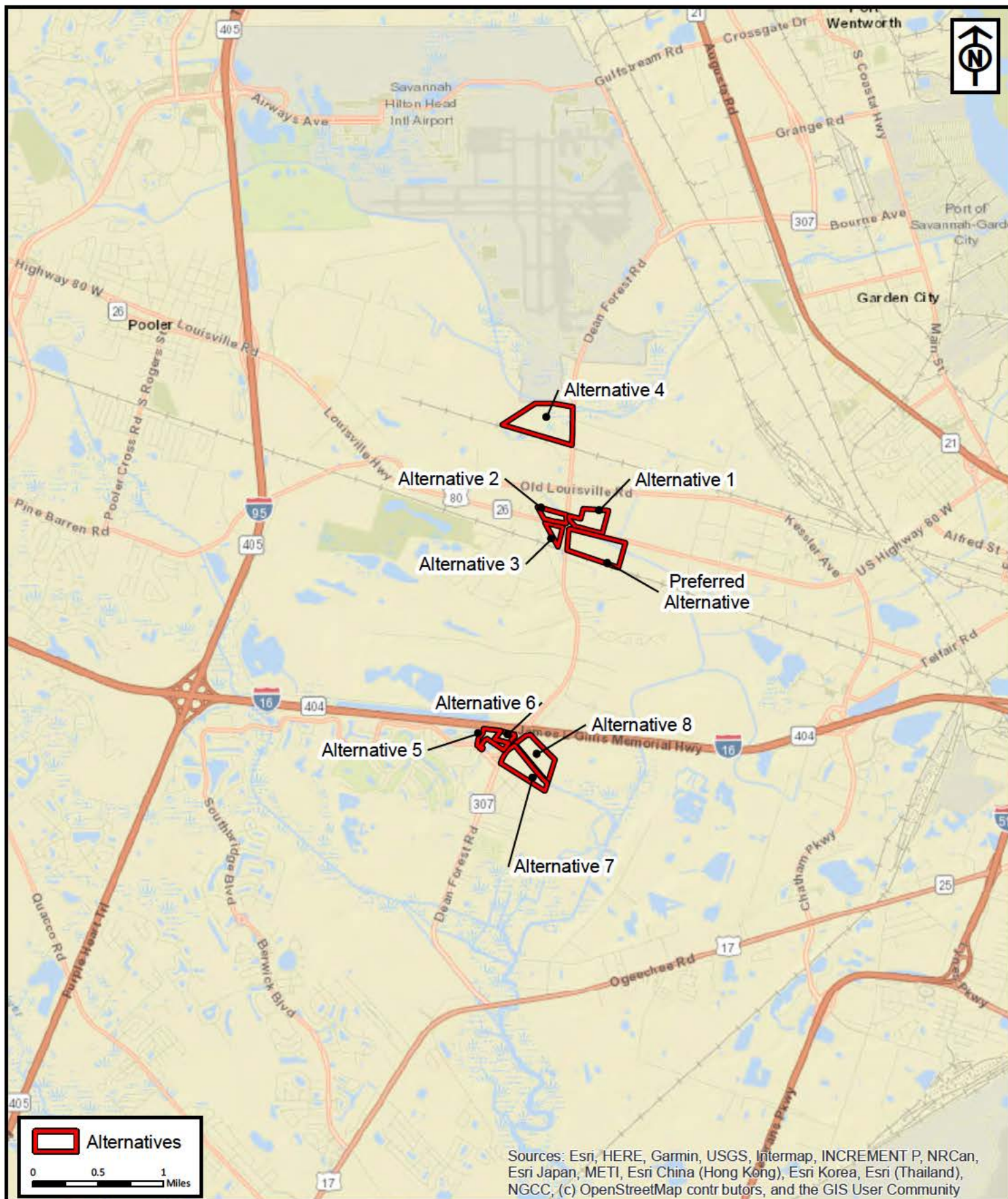


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RLC Project No.:	13-131.1
Figure No.:	1
Prepared By:	JP
Sketch Date:	5/23/2022
Map Scale :	1 inch = 1 miles

**Southeast Quadrant of
Highway 307 & Highway 80**

Chatham County, Georgia

Project Location Map

Prepared For: RaceTrac

RLC
RESOURCE+LAND
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