



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
SAVANNAH DISTRICT
100 WEST OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

October 12, 2023

Regulatory Division
SAS-2023-00371

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-2023-00561

Applicant: Mr. Jon Napier
White Sands Land Co, LLC
100 Marsh Harbour Parkway
Kingsland, Georgia 31548

Agent: Ms. Kristen Deason
Terracon Consultants, Inc.
2201 Rowland Avenue
Savannah, Georgia 31404

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is "to develop a single-family residential subdivision within the City of Kingsland, to accommodate a minimum of 180 lots, in order meet the immediate local demand for this type of housing in the area."

Location of Proposed Work: The project site is located approximately east of Gross Road, 1.2 miles east of Interstate 95 (I-95), 0.5 miles north of Georgia State Route 40 East (GA-40 E / E King Ave), and across from the intersection of Gross Rd and Oleander Drive in City of Kingsland, Camden County, Georgia. Latitude 30.794908° and Longitude -81.635805°.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant is proposing to permanently fill 4.16 acres of non-tidal forested wetlands in association with the development of a residential development for a minimum of 180 units. Construction of the development will include, grading and excavating the site to suit development needs, roads, buildings, stormwater facilities and a culvert crossing of one wetland to access the development.

To offset the loss in aquatic function associated with the above freshwater impacts, the applicant has proposed the purchase of 24.96 legacy wetland mitigation credits from a Corps approved Mitigation Bank that services the Cumberland-St. Simons Basin (Hydrologic Unit Code [HUC] 03070203). If mitigation bank credits are not available, the applicant will purchase credits from the approved in-lieu fee program.

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the Corps 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 (EPD) 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 requested a pre-filing meeting along with the submittal of its 401 WQC request on August 16, 2023. A pre-filing meeting was held between the applicant and EPD on September 7, 2023. The Corps and EPD will coordinate and establish a reasonable period of time to review. 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 another appropriate instrument.

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 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, Coastal Management Program, 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: Review of the latest published version of the National Register of Historic Places and the Georgia Natural, Archeological and Historic Resources GIS database, indicates that no registered properties or properties listed as eligible for inclusion are located on the project site. A Phase I cultural and archeological resources assessment for the project area has been completed. The Corps is currently reviewing the report with the intent to submit it to the State Historic Preservation Office and any Tribal Historic Preservation Officer as needed.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service's Protected Resource Divisions (NMFSPRD)'s list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: Eastern black rail (*Laterallus jamaicensis ssp.*); Eastern indigo snake (*Drymarchon corais couperi*) and Wood stork (*Mycteria americana*).

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. The Applicant's current proposal reviewed five (5) off-site alternatives for construction of the development along with on-site alternatives of the applicants preferred alternative to avoid and minimize impacts in determining the least environmentally damaging practicable alternative (LEDPA). All alternatives are being further evaluated in conjunction with the application.

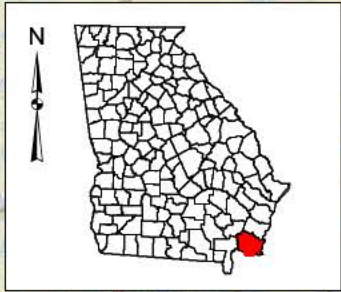
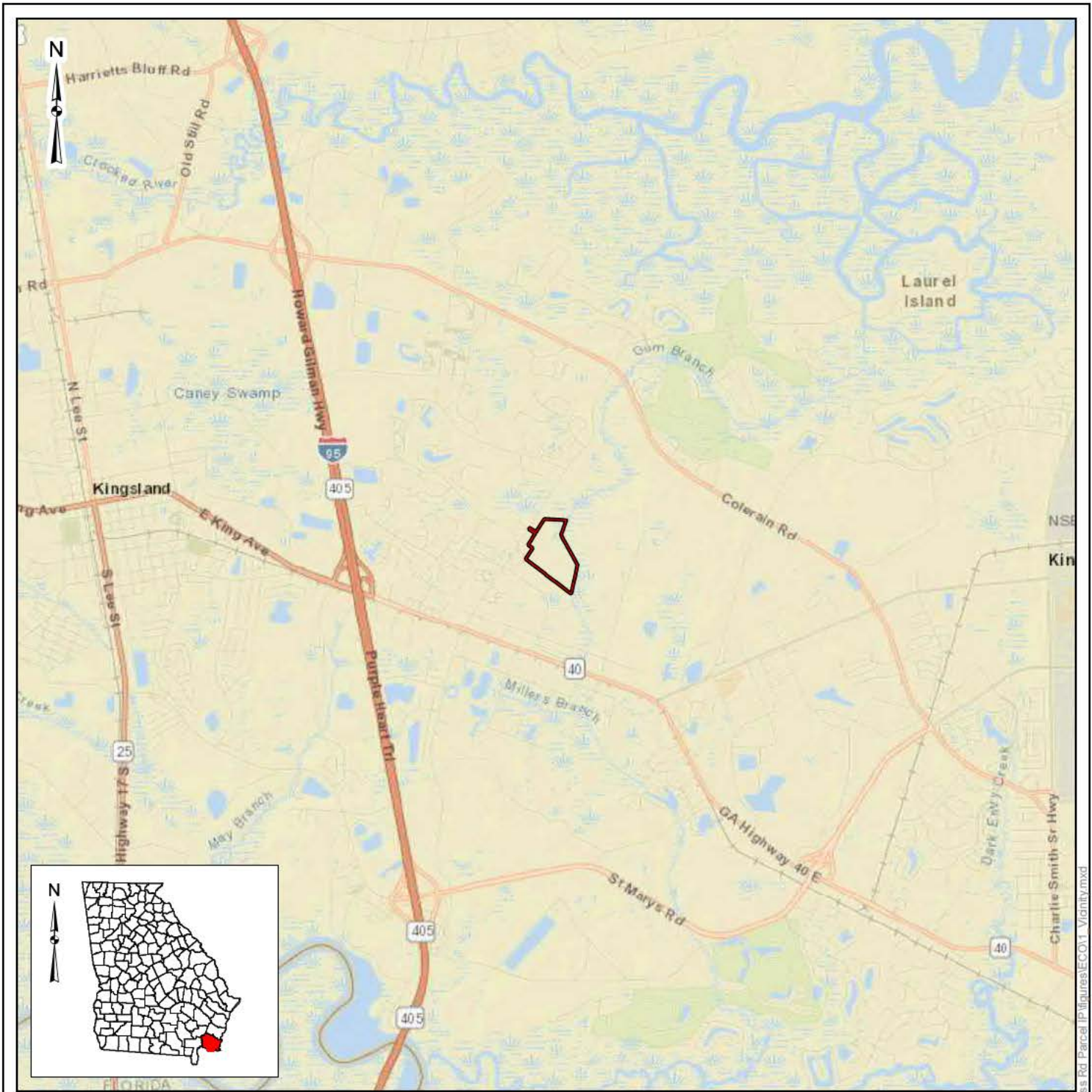
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 shawn.r.gill@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Shawn Gill, 100 West Oglethorpe Avenue Savannah, Georgia 31401, 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.

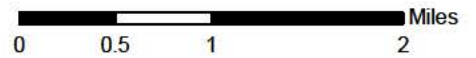
If you have any further questions concerning this matter, please contact Shawn Gill, Project Manager, Coastal Branch at shawn.r.gill@usace.army.mil.

Enclosures:

1. Vicinity Exhibit; Exhibit 1 dated Sep 2023
2. Topographic Images; Exhibit 2 dated Sep 2023
3. Figure 7 Wetland Impacts
4. Typical Cross Section dated 9/7/2023




 Project Boundary (+/- 70.89 acres)



DATA SOURCES:
ESRI WMS - OpenStreetMap

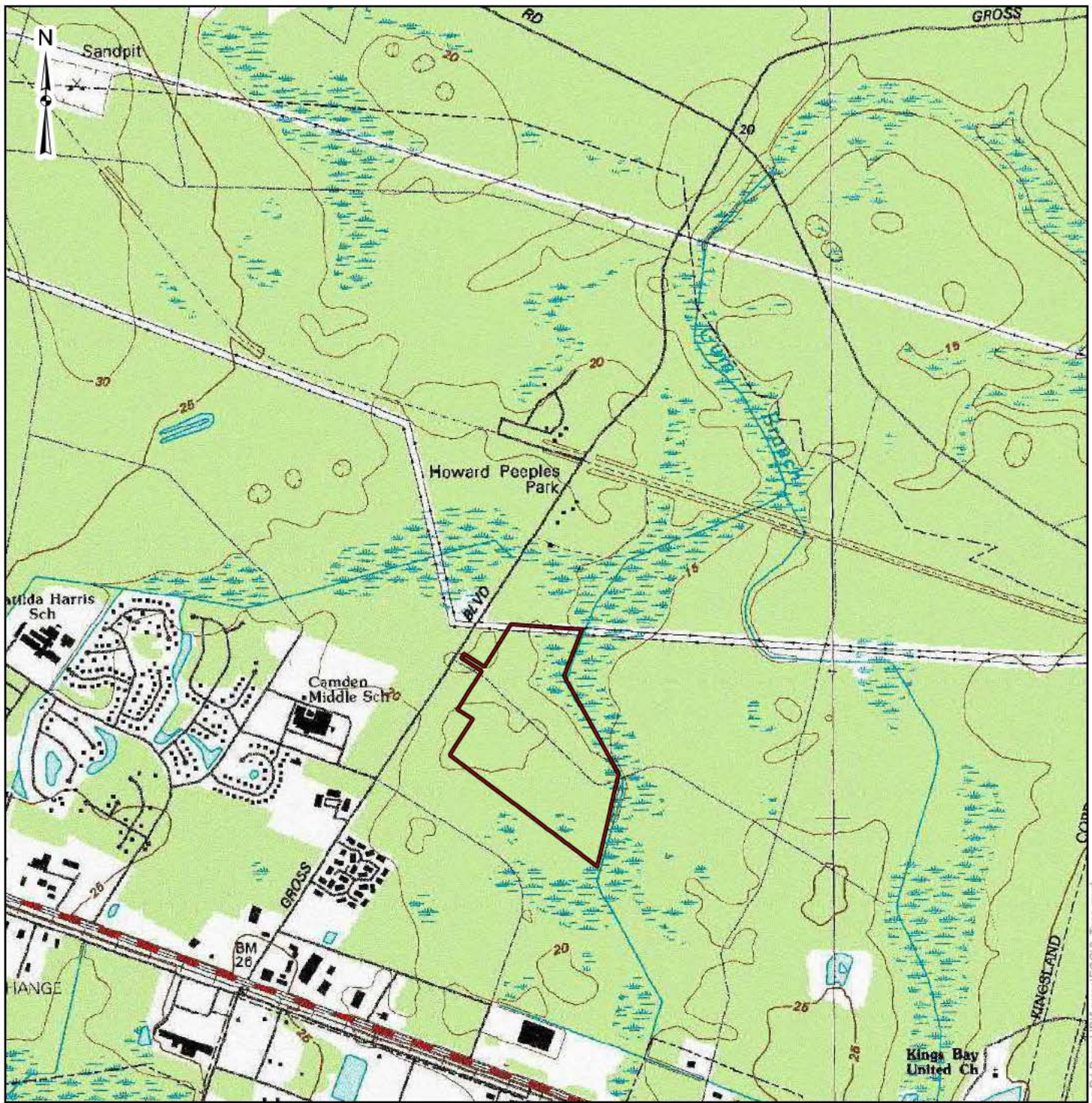
Project No.:
ES237232
Date:
Sep 2023
Drawn By:
TLV
Reviewed By:
KHD



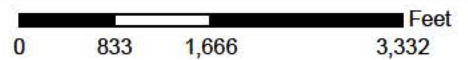
Terracon
Explore with us
2201 Rowland Avenue Savannah, GA 31404
PH. (912) 629-4000 terracon.com

Vicinity Exhibit
Canopy Oaks
Camden County, Georgia

Exhibit
1




 Project Boundary (+/- 70.89 acres)



DATA SOURCES:
USGS Topographic Images, Camden County, Georgia.

Project No.:
ES237232
Date:
Sep 2023
Drawn By:
TLV
Reviewed By:
KHD



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Topographic Images
Canopy Oaks
Camden County, Georgia

Exhibit
2



- Project Boundary (+/- 70.89 acres)
- Freshwater Wetlands (+/- 18.2 acres)*



DATA SOURCES:
 TerraWorx CAD Wetland Data; Camden County, Georgia;
 ESRI World Imagery.

* wetland line data provided by TerraWorx Land Group, LLC

Project No.:	ES237232
Date:	Sep 2023
Drawn By:	CMP
Reviewed By:	KHD

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Wetland Delineation Exhibit
Canopy Oaks
Camden County, Georgia

Exhibit
7



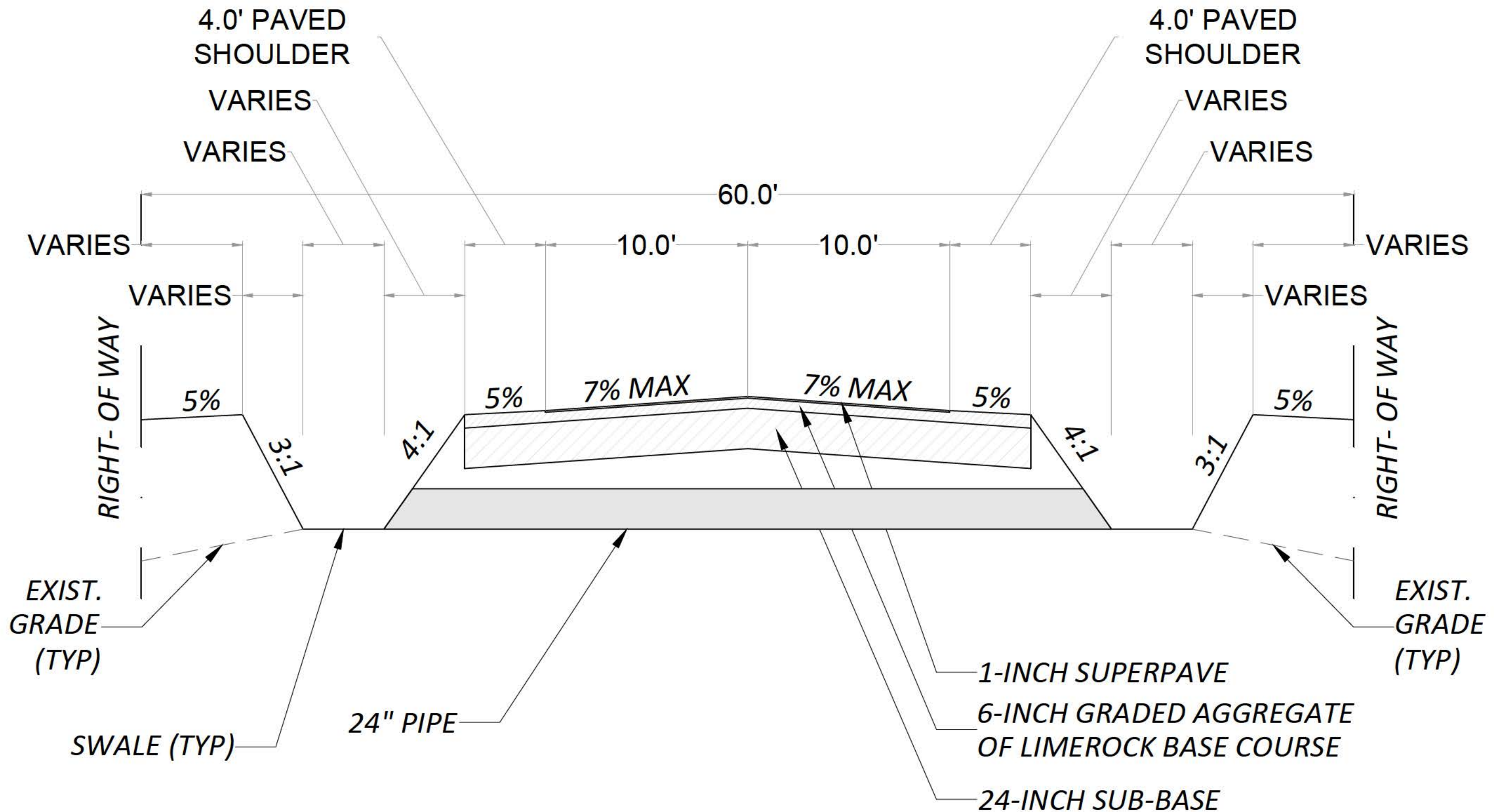
FIGURE 7 : WETLAND IMPACTS
 SOURCE:
 PROJECT NUMBER: 23-25
 PROJECT NAME: 80 ACRE GROSS PARCEL

Some notes:
 Property boundaries, all linework, and overlays are for illustrative purposes only. This document does not represent survey or engineering plans without valid review, seal, and signature of a licensed engineer or surveyor in the area services are provided.



TERRA
 Land Group Inc. **WORX**

110 N GROSS ROAD
 KINGSLAND
 GEORGIA 31548



NO.	BY	DATE	SYMBOL	REVISION NOTES

IME CIVIL & SURVEYING, LLC



DESIGNER: MR
 DRAWN BY: MR
 DATE: 09/07/2023
 CHECKED BY: BKB
 DATE: ---

DESIGN ENGINEER
 BRANDON SHUGART, P.E.
 FLORIDA PE #86700
 CERTIFICATE OF AUTHORIZATION

CANDEM COUNTY
 60-FOOT RIGHT-OF-WAY
 RESIDENTIAL ROAD

TYPICAL CROSS-SECTION
 N.T.S.

DRAWING NO.

 1 OF 1