



REPLY TO  
ATTENTION OF:

DEPARTMENT OF THE ARMY  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31401-3640  
SEPTEMBER 05 2012

Regulatory Division  
SAS-2012-00582

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-2012-00582

Applicant: Mr. Benjy Thompson  
Development Authority of Bulloch County  
Post Office Box 303  
Statesboro, Georgia 30459

Agent: Mr. Alton Brown  
Resource + Land Consultants (RLC)  
41 Park of Commerce Way, Suite 303  
Savannah, Georgia 31405

Location of Proposed Work: The 203.9 acre project site is located in the southeast quadrant of the intersection of US Highway 301 and Interstate Highway 16, in Bulloch County, Georgia (Latitude 32.301, Longitude -81.864).

Description of Work Subject to the Jurisdiction of the US Army Corps of Engineers: The project area contains 17.55 acres of jurisdictional wetland and open water, of which 8.57 acres will be avoided and remain undisturbed. The applicant proposes that the project will require 8.98 acres of wetland and open water impact to accommodate the master plan for development of the proposed industrial park. The project will include construction of approximately 2,318,159 square feet of building area, installation of access roads, installation of stormwater management facilities (within upland only), extension of utilities, and construction of employee, trailer, and equipment parking areas. Road crossings will include double 48'' and 54'' RCP culverts. Additional impacts include two temporary utility crossings totaling 0.35 acre. Impacts will create area suitable in size to support the large buildings, parking, and access roads associated with the proposed industrial park site development. The proposed project requires 7.38 acres of permanent wetland fill, 1.25 acres of permanent open water pond fill, and 0.35 acre of temporary fill for utility installation. The applicant is proposing to purchase mitigation credits for the entire 8.98 acres of jurisdictional impact from a mitigation bank. Preliminary mitigation credit calculations indicate that the proposed wetland impact requires 67.3 wetland mitigation credits to compensate for the 8.98 acres of unavoidable impact. The applicant is planning to purchase 67.3

wetland mitigation credits from Margin Bay Wetland Mitigation Bank, Wilhelmina-Morgan Mitigation Bank and/or Black Creek Mitigation Bank whose primary service area is the Ogeechee River Watershed.

## **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, 1104 N. Westover Blvd, Suite 9 Albany, Georgia 31707.

**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.

In April 2012, Brockington and Associates, Inc. performed an intensive cultural resource survey at the proposed project site in Bulloch County, Georgia, on behalf of the Development Authority of Bulloch County. The goal of the survey was to locate, identify, delineate, and evaluate all cultural resources within the property, including prehistoric and historic archaeological sites, as well as historic structures. The cultural resource assessment survey included a pedestrian inspection of the entire parcel combined with systematic shovel testing at 30-meter intervals where possible.

As a result of the Phase I cultural resource survey, one previously undocumented site and one isolated archaeological find were encountered. However, it is the opinion of the investigator that these resources are ineligible for the National Register of Historic Places. Therefore there will be no effect on previously recorded archaeological sites or historic structures.

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.

Based on the applicant's submittal, a preliminary assessment was conducted to determine the potential occurrence of animal and plants species (or their preferred habitats) currently listed as threatened or endangered by state and federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543)]. The U.S. Fish and Wildlife Service (USFWS) lists the following plant and animal species as endangered or threatened in Bulloch County, Georgia:

**PLANTS**

Georgia plume (*Elliottia racemosa*)  
Parrot pitcher-plant (*Sarracenia psittacina*)  
Sweet pitcher-plant (*Sarracenia rubra*)

**BIRDS**

Bald eagle (*Haliaeetus leucocephalus*)  
Red-cockaded woodpecker (*Picoides borealis*)  
Wood stork (*Mycteria americana*)

**REPTILES**

Eastern indigo snake (*Drymarchon corias couperi*)  
Gopher tortoise (*Gopherus polyphemus*)

The applicant's agent (RLC) conducted a threatened and endangered species survey to determine the potential occurrence of animal and plants species (or their preferred habitats) currently listed as threatened or endangered by state and federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543)]. According to RLC, "neither the listed species nor habitat typically associated with these species was observed during the survey. Due to the condition and location of the project area (majority of the subject site is open agriculture field)

and absence of habitat and listed species, the proposed project is not likely to adversely impact any threatened or endangered species.”

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.

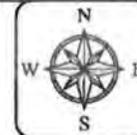
Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, US Army Corps of Engineers, Savannah District, Attention: Alan J. Miller, 1104 N. Westover Blvd, Suite 9 Albany, Georgia 31707, no later than 30 days from 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 Alan J. Miller, Project Manager, Coastal Branch, Albany Field Office at 229-430-8566.

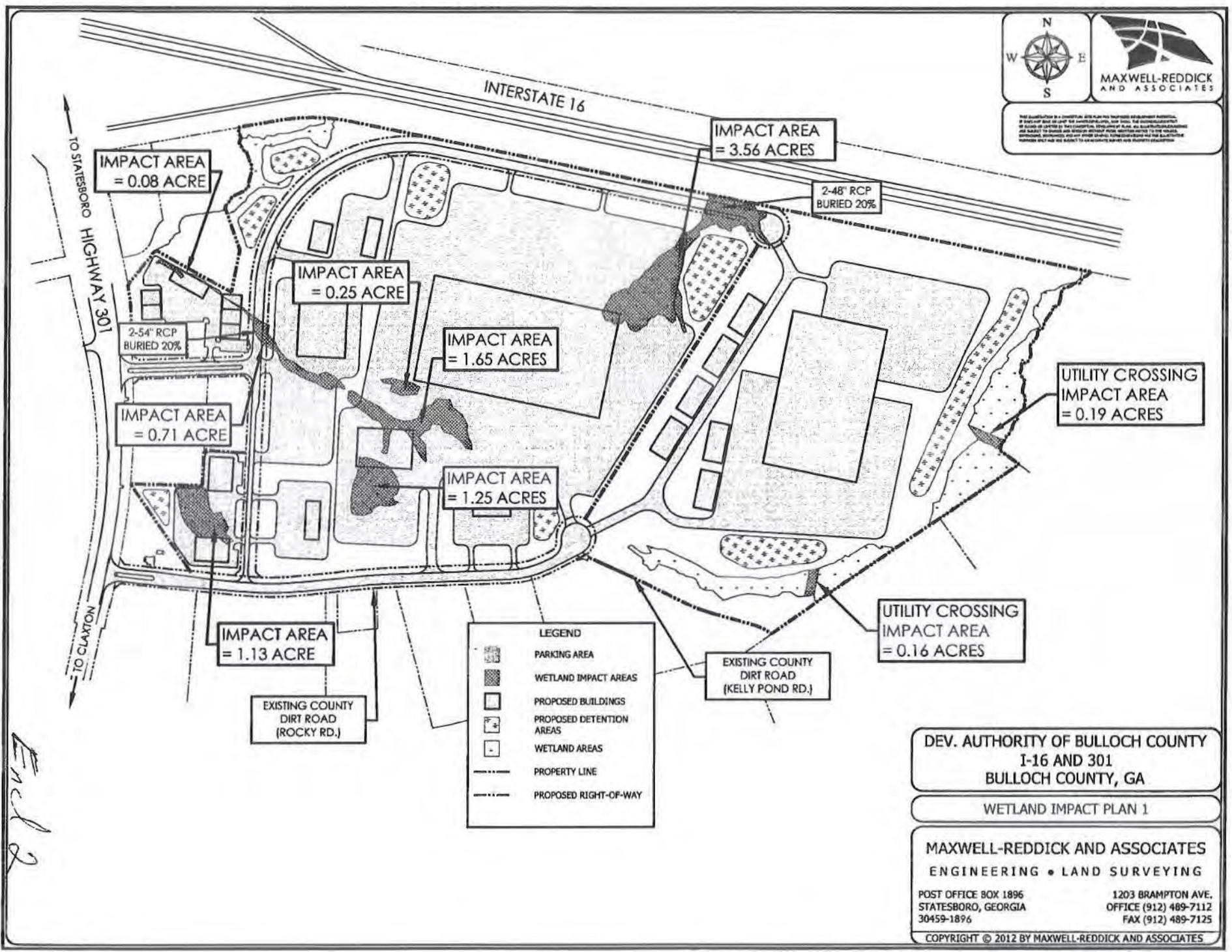
Enclosures

1. Site Location Map
2. Wetland Impact Map





This document is a computer-generated drawing. It is not a final drawing. It is not to be used for construction. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.



Encl 2

DEV. AUTHORITY OF BULLOCH COUNTY  
I-16 AND 301  
BULLOCH COUNTY, GA

WETLAND IMPACT PLAN 1

MAXWELL-REDDICK AND ASSOCIATES  
ENGINEERING • LAND SURVEYING

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