Regulatory Division  
SAS-2019-00484

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-2019-00484

Applicant: Mr. Brian Hollings  
CenterPoint Properties  
999 Waterside Drive, Suite 2525  
Norfolk, Virginia 23510

Agent: Mr. Alton Brown, Jr.  
Resource and Land Consultants  
41 Park of Commerce Way, Suite 101  
Savannah, Georgia 31405

Location of Proposed Work: The project site is located on a 253.22 acre site located on Dean Forest Road north of Pipe Makers Canal in Chatham County, Georgia (Latitude 32.118842, Longitude -81.189013).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The construction of an industrial warehousing and distribution facility. The project would include the construction of four buildings, totaling 1,293,000 square feet, with employee parking and truck parking/docking, a 272,000 square foot trailer/truck yard, and general site infrastructure. The total development area for the proposed project would be approximately 82 acres. The project as proposed would require 27.14 acres of wetland impacts, 3.82 acre of ditch impacts, and 1.86 acres of pond impact. To mitigate for the proposed impacts the applicant proposes to purchase 162.88 wetland mitigation credits from a Corps Approved mitigation bank within the Primary Service Area.
BACKGROUND

By letter dated October 23, 2019, the Corps verified the delineation of aquatic resources for the proposed project area. 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.

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.

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: Based on the application submitted for the proposed project a Phase I Cultural Resources Survey for the project site is being finalized and will be provided once complete. The Corps will review the survey once received and route as deemed appropriate.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) Information for Planning and Consultation (IPaC) list of Endangered and Threatened Species indicates the following listed species may occur in the project area:
wood stork (*Mycteria Americana*), Eastern indigo snake (*Drymarchon corais couperi*), and frosted flatwoods salamander (*Ambystoma cingulatum*).

Utilizing the programmatic Effects Determination Guidance for Endangered & Threatened Species (EDGES) consultation the Corps has determined that the proposed project may affect not likely to adversely affect the wood stork (EDGES #4), and eastern indigo snake (EDGES #4).

The Corps has determined that the proposed project will have no effect to frosted flatwoods salamander (EDGES#4).

**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.
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 to terry.c.kobs@usace.army.mil or alternatively in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. Terry Kobs, 1104 North Westover Boulevard, 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 Mr. Terry C. Kobs at 229-430-8567.

Encls
1. Project Location Map
2. “Proposed Activity: Wetland Impacts Exhibit” (8 Sheets)
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<td>ACREAGE SUMMARY TABLE</td>
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<td>TOTAL PROJECT ACREAGE:</td>
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<td>TOTAL JURISDICTIONAL WETLAND AREA (UNDISTURBED):</td>
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FORMER NORFOLK SOUTHERN SITE  
PROPOSED ACTIVITY: WETLAND IMPACTS EXHIBIT  
CLIENT: CENTERPOINT PROPERTIES, LLC  
LOCATION: GARDEN CITY, GA  
DATE: OCTOBER 1, 2020  
JOB NUMBER: J-28219.0001  
DRAWN BY: SSF  
SHEET: 2 OF 8  
REVIEWED BY: JOC  
SCALE: 1" = 1'  

THOMAS & HUTTON  
50 Park of Commerce Way  
Savannah, GA 31405  
912.234.5300  
www.thomasandhutton.com
FORMER NORFOLK SOUTHERN SITE

PROPOSED ACTIVITY:
WETLAND IMPACTS EXHIBIT

CLIENT:
CENTERPOINT PROPERTIES, LLC

LOCATION: GARDEN CITY, GA

DATE: OCTOBER 1, 2020

DRAWN BY: SSF

REVIEWED BY: JOC

SHEET: 3 OF 8

SCALE: 1" = 200'

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FORMER NORFOLK SOUTHERN SITE

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WETLAND IMPACTS EXHIBIT

CLIENT:
CENTERPOINT PROPERTIES, LLC

LOCATION: GARDEN CITY, GA

DATE: OCTOBER 1, 2020

DRAWN BY: SSF
REVIEWED BY: JOC

SCALE: 1" = 200'

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FORMER NORFOLK SOUTHERN SITE

PROPOSED ACTIVITY:
WETLAND IMPACTS EXHIBIT

CLIENT: CENTERPOINT PROPERTIES, LLC

LOCATION: GARDEN CITY, GA
DATE: OCTOBER 1, 2020
JOB NUMBER: J-28219.0001

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DEVELOPMENT WETLAND EXCAVATION SECTION
NOT TO SCALE

ESTIMATED FILL OF JURISDICTIONAL WETLANDS - 68,000 CY

APPROXIMATE FINISHED ELEVATION: VARIES LIMITS OF WETLAND IMPACTS

DEVELOPMENT WETLAND FILL SECTION
NOT TO SCALE

FORMER NORFOLK SOUTHERN SITE
PROPOSED ACTIVITY:
WETLAND PERMIT DRAWINGS
CLIENT:
CENTERPOINT PROPERTIES
LOCATION: SAVANNAH, GEORGIA
DATE: 10/1/20 DRAWN BY: SF SHEET: 8 of 8
JOB NUMBER: J-28219..0001 REVIEWED BY: JC SCALE: 1" = 20'

THOMAS & HUTTON
50 Park of Commerce Way Savannah, GA 31404 912-234-5300
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