



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

February 8, 2021

Regulatory Division
SAS-2020-00553

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-2020-00553

Applicant: Mr. Travis Stringer
Horizon Investment Partners, LLC
113 Houston Street
Savannah, Georgia 31401

Agent: Mr. Jeffrey P. Williams
Sligh Environmental Consultants, Inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is to expand an existing distribution warehousing complex to provide additional distribution/warehousing space for imports/exports in the Savannah market.

Location of Proposed Work: The project site is located adjacent to Pine Barren Road, west of I-95, and north of I-16, near Bloomingdale, in Chatham County, Georgia (Latitude 32.1002 and Longitude -81.3082). The aquatic resources located on-site drain to the Little Ogeechee River, a Traditional Navigable Waterway (TNW).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant is proposing to expand the warehouse distribution center located on lands immediately adjacent to the existing 683,800 sq ft facility that is currently under construction. Upon completion, the Bloomingdale Distribution Center will contain a total of 10 warehouse facilities totaling 4,597,000 sq ft. The proposed permit application and proposed site plan includes 9 additional warehouses (3,913,200 sq ft of additional warehouses), roads, infrastructure, employee parking, truck parking, and stormwater detention ponds. The project as proposed would require impacts to 24.16 acre of jurisdictional wetland. To offset the loss in aquatic function associated with the above

impacts, the applicant has proposed the purchase of 96.64 compensatory wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area. The project is hydrologically connected to the Little Ogeechee River.

BACKGROUND

By letter dated January 8, 2021, the Corps verified an approved jurisdictional delineation for those waters determined to be non-jurisdictional and the delineation of aquatic resources for the remaining waters in 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. The applicant requested a pre-certification meeting with Georgia EPD prior to submitting their application for a permit under Section 404 of the Clean Water Act. By e-mail dated January 28, 2021, the Georgia EPD notified the applicant that a “pre-filing meeting” would not be required.

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 Marsh and Shore Management 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 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: A Phase I Cultural Resources Survey was provided as part of the application submitted for the proposed project. The Corps will review the survey route as deemed appropriate.

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: West Indian manatee (*Trichechus manatus*), Eastern Black Rail (*Latrallus jamaicensis*), Wood Stork (*Mycteria americana*), Eastern indigo Snake (*Drymarchon corais couperi*), and Flatwoods salamander (*Ambystoma cingulatum*).

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 project area. In addition, we are requesting information from the USFWS whether the project is within 2,500 feet of an active wood stork nesting colony.

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.

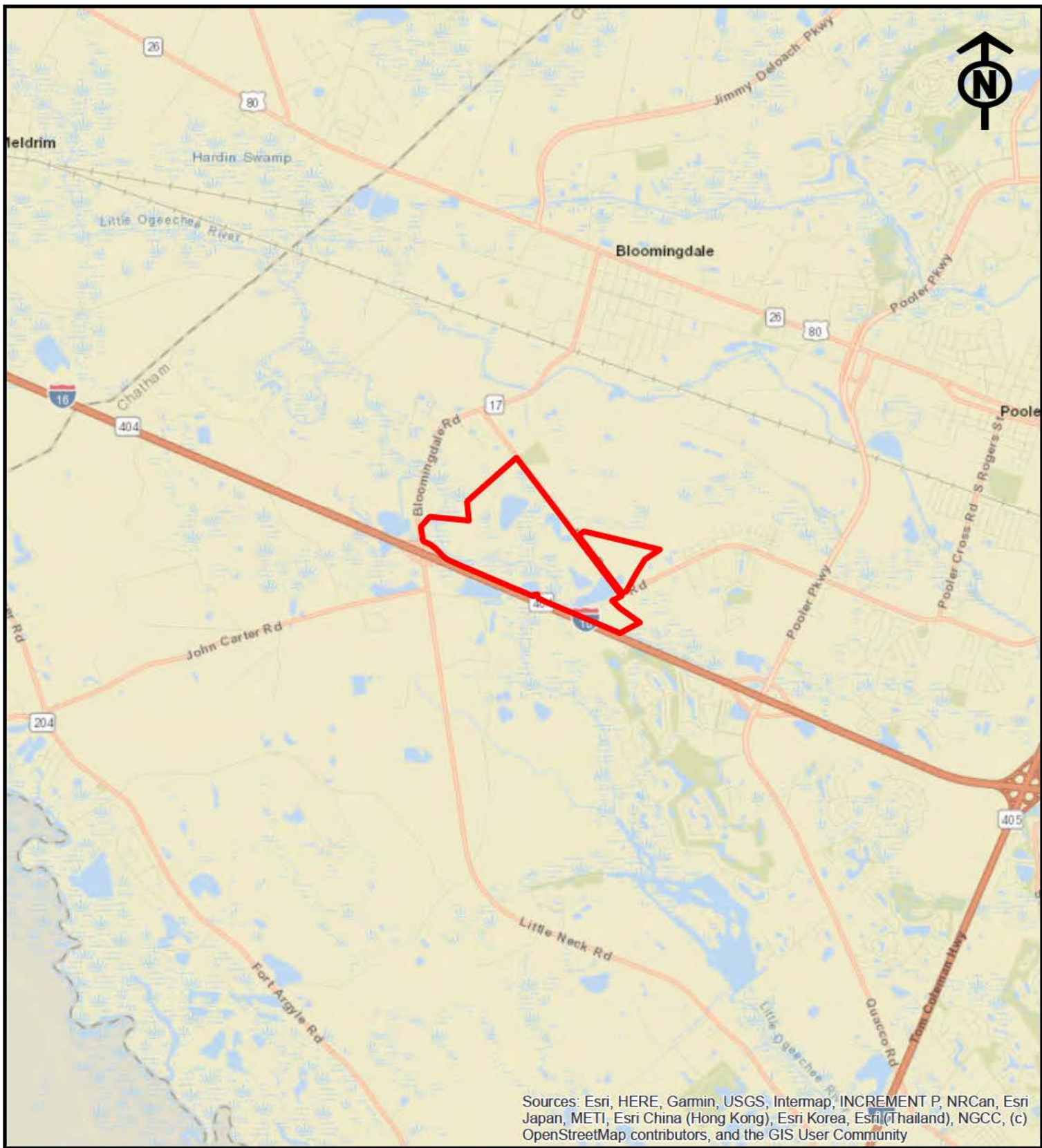
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 terry.c.kobs@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. Terry C. Kobs, 1104 North Westover Boulevard, Unit 109, 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, Project Manager, Coastal Branch, (229) 430-8567.

Enclosures:

1. Location Exhibit
2. Wetland Impact Exhibit



 Project Area

sligh environmental consultants, inc.
 31 Park of Commerce Way, Suite 200B
 Savannah, Georgia 31405
 phone (912) 232-0451
 fax (912) 232-0453
 www.slighec.com

Location Exhibit
 Bloomingdale Distribution Center
 Chatham County, Georgia


 1 Miles

Exhibit Date: February 4, 2021

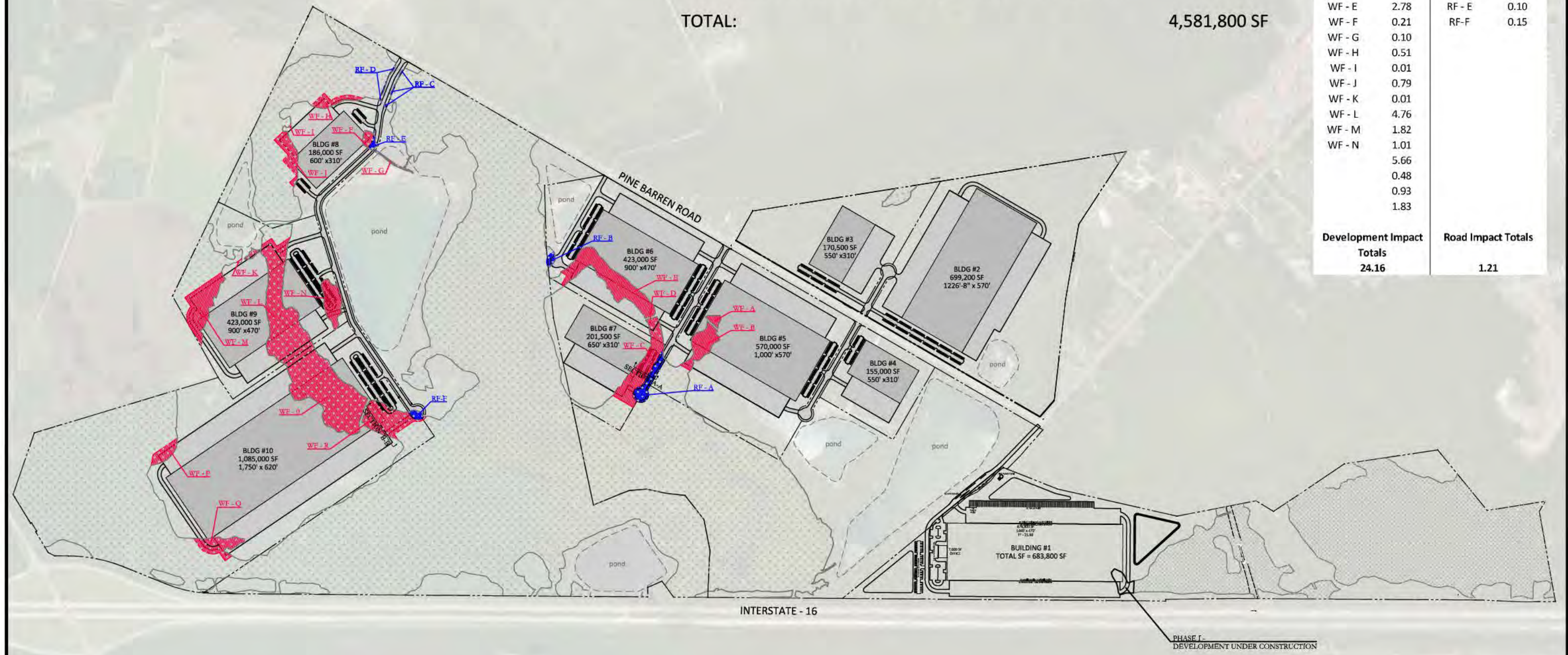
Drawn By: JPW

Reviewed By: SFS

Job Number : 01-20-021

PROPOSED WAREHOUSE SQUARE FOOTAGE: 3,898,000 SF
 WAREHOUSE SQUARE FOOTAGE UNDER CONSTRUCTION: 683,800 SF
 TOTAL: 4,581,800 SF

Development Impacts		Road Impacts	
WF - A	0.16	RF - A	0.73
WF - B	1.08	RF - B	0.13
WF - C	1.62	RF - C	0.05
WF - D	0.40	RF - D	0.05
WF - E	2.78	RF - E	0.10
WF - F	0.21	RF - F	0.15
WF - G	0.10		
WF - H	0.51		
WF - I	0.01		
WF - J	0.79		
WF - K	0.01		
WF - L	4.76		
WF - M	1.82		
WF - N	1.01		
	5.66		
	0.48		
	0.93		
	1.83		
Development Impact Totals		Road Impact Totals	
24.16		1.21	



SCALE: 1"=80'
 PROJECT NO: 150110.000
 DATE: 12/18/20
 DRAWN BY: CRZ
 CHECKED BY: CRZ
 SHEET NO:
ALT-3 PREFERRED

DRAWING TITLE:
**WETLAND
 IMPACT
 EXHIBIT**

**BLOOMINGDALE DISTRIBUTION CENTER
 AT PINE BARREN ROAD
 BLOOMINGDALE, GA**

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 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientist
 7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
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