



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

August 30, 2021

SAS-2018-00940

**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-2018-00940

Applicant: Mr. Chris Hayes
SPH 21, LLC
5 Concourse Parkway, Suite 200
Atlanta, GA 30328

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

Project Purpose as proposed by applicant: "Generally, the project purpose is to provide warehousing and supply-chain distribution space to service the long-term needs of companies utilizing the Port of Savannah. Specifically, the purpose of the proposed project is to construct a master planned industrial logistics center within the vicinity of the Interstate 95/Highway 21 interchange to accommodate regional supply-chain requirements for Class A distribution and support warehousing needs associated with the current and anticipated growth of the region. While this project, with approximately 8 million square feet represents only 10 percent of the projected market need, the proposed logistics center will assist with maintaining a healthy regional market required to support the continued growth of the Savannah Port, while fully leveraging existing infrastructure."

Basic: Commercial Development

Overall: Construct a warehouse facility near the Savannah Port, Chatham County, Georgia.

Location of Proposed Work: The 766.27-acre tract is located within Port Wentworth, Chatham County, Georgia. The project area is located west of Highway 21 and north of

Highway 30 (32.204846, -81.211226) and approximately 1 mile north of Interstate 95, 11 miles from Interstate 16, 7 miles from Savannah/Hilton Head International Airport and 6.5 miles from the Port of Savannah.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: Application requesting authorization to impact 50.55 acres of jurisdictional wetland to facilitate construction of SPH 21 Industrial Park.

The applicant's stated compensatory mitigation plan proposal is as follows: "The proposed project requires 50.55 acres of wetland impacts. As documented in the mitigation credit calculations, the project will require 303.28 grandfathered wetland mitigation credits to off-set aquatic resource impacts. As compensatory mitigation, the applicant is proposing to preserve 164.13 acres of wetland within the property."

BACKGROUND

An approved jurisdictional determination was provided July 21, 2021 (SAS-2018-00940) and a delineation verification dated August 5, 2019 (SAS-2019-00535). A standard permit has been issued for a portion of the area within this application. The standard permit, SAS-2019-00535 was issued on March 23, 2021 and authorized impacts to 0.70 acre of depressional flat wetland to construct a road to provide access for an upland residential development.

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.

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.

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.

Historic Properties: Between March 15 and June 4, 2021, Brockington and Associates, Inc. (Brockington), completed field investigations for Phase II archaeological testing of three (3) archaeological sites and an architectural survey for the Port Wentworth Development Tract in Chatham County, Georgia. Background research determined that the three potential periods of significance for eligibility for the three previously recorded sites were as follows:

- Site 9CH920: Woodland period (1000 BC to AD 1100) and Mid-Eighteenth Century,
- Site 9CH924: Woodland period (1000 BC to AD 1100), and
- Site 9CH929: Middle/Late Archaic through Woodland period (3000 BC to AD 1100).

The Phase II testing of these three previously recorded archaeological sites did not identify any significant archaeological remains, and the data potential for each site is low. Therefore, Brockington recommended Sites 9CH920, 9CH924, and 9CH929 not eligible for the NRHP, and additional management considerations of these three archaeological sites are not warranted.

Therefore, the proposed development within the project tract will have no effect on any NRHP-eligible resources, and cultural resources clearance. The Corps is requesting concurrence from SHPO on this determination.

Endangered Species: A preliminary review of the endangered and threatened species list generated by the U.S. Fish and Wildlife Service's (FWS) Information for Planning and Consultation (IPaC) website indicates the following listed species may occur in the project area: wood stork (*Mycteria americana*), Eastern indigo snake (*Drymarchon corais couperi*), Eastern Black Rail (*Laterallus jamaicensis ssp. Jamaicensis*), frosted flatwoods salamander (*Ambystoma cingulatum*) and pondberry (*Lindera melissifolia*).

Per the Effects Determination Guidance for Endangered and Threatened Species (EDGES), the Corps has determined that the proposed project would have:

No Effect on the frosted flatwoods salamander and the Eastern Black Rail.

May affect, but not likely to adversely affect the Eastern Indigo Snake and Woodstork.

Based on the lack of suitable habitat and no observed occurrences, the proposed project is anticipated to have no effect on pondberry.

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. 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 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 by email to allison.c.murphy@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Allison Murphy, 100 West Oglethorpe Avenue, Savannah, Georgia 31401-3604, 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 Ms. Allison Murphy, Project Manager, Coastal Branch via email at allison.c.murphy@usace.army.mil or via phone at (912) 652-5133.

Enclosures:

1. Appendix 1: Permit Drawings (1 pages)

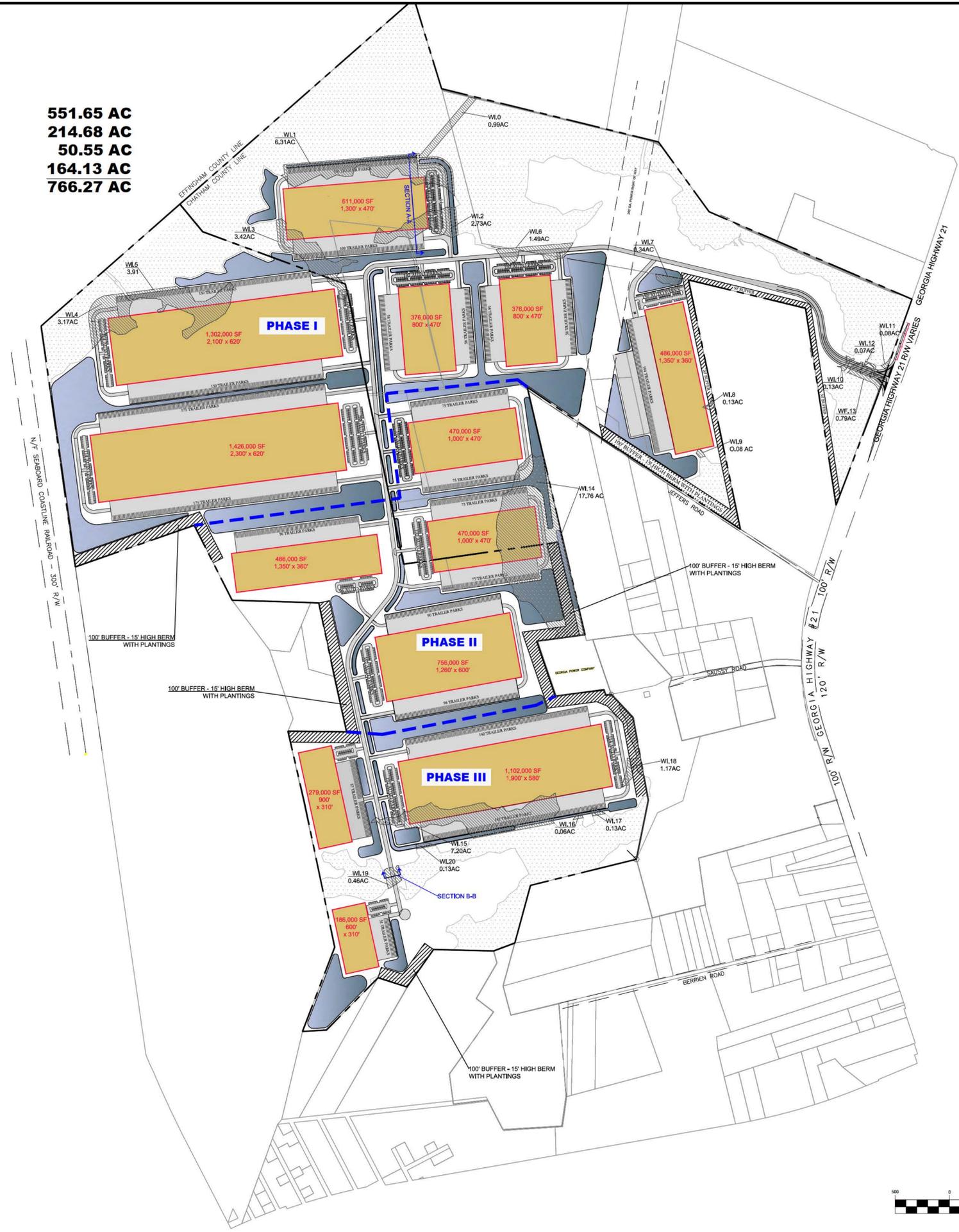
PROJECT SUMMARY:

ACREAGES:

**UPLAND/NON-REGULATED:
 JURISDICTIONAL WETLAND:
 WETLAND IMPACTS:
 REMAINING JURISDICTIONAL WETLAND:
 TOTAL:**

**551.65 AC
 214.68 AC
 50.55 AC
 164.13 AC
 766.27 AC**

WAREHOUSE SPACE: 8,326,000 SF



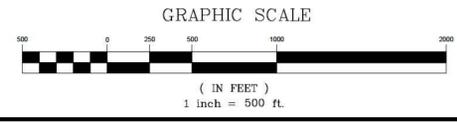
Wetland Impact ID	Acres	
WI.0	0.99	PHASE I
WI.1	6.31	
WI.2	2.73	
WI.3	3.42	
WI.4	3.17	
WI.5	3.91	
WI.6	1.49	
WI.7	0.34	
WI.8	0.13	
WI.9	0.08	
WI.10	0.13	PHASE II
WI.11	0.08	
WI.12	0.07	
WI.13	0.79	
WI.14	17.76	
WI.15	7.20	PHASE III
WI.16	0.06	
WI.17	0.13	
WI.18	1.17	
WI.19	0.46	
WI.20	0.13	
TOTAL	50.55	

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STAMP

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 CONSTRUCTION DATE

NO DATE REVISION

**PLANS OF
 VARNEDOE-WIGGINS TRACT
 AT
 GA HWY 21 - PORT WENTWORTH, GA**

DRAWING TITLE
SITE PLAN

SCALE: 1" = 500'
 PROJECT NO: 200230.000
 DATE: 7/28/21
 DRAWN BY: CRZ
 CHECKED BY: CRZ
 SHEET NO:
C1

Wed, 28 Jul 2021, 5:28am, ccrz@kern.com
 DRAWING FILE: G:\200230\200230.dwg, WETLAND IMPACT EXHIBIT 7.27.21.dwg

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