



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

October 18, 2021

Regulatory Division
SAS-2020-00740

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District has received an application for a Department of the Army (DA) Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

Application Number: SAS-2020-00740

Applicant: Mr. Mark Hall
West Port Development Holdings, LLC
347 Abercorn Street
Savannah, Georgia 31401

Agent: Mr. Alton Brown
Resource and Land Consultants
41 Park of Commerce Drive, Suite 303
Savannah, Georgia 31405

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is *"to provide warehousing and supply-chain distribution space to service the long-term needs of business operating within the Port of Savannah. Specifically, the purpose of the proposed project is to construct a large-scale master planned industrial logistics center within the vicinity of the Interstate 16/Highway 280 interchange to accommodate regional supply-chain requirements for Class A distribution and support warehousing needs associated with the current and anticipated growth of this region and the Savannah Port."*

Location of Proposed Work: The project site totals approximately 763.84 acres and is located adjacent to and south of Highway 80, north of Interstate 16, and west of Highway 280, within Bryan County, Georgia (Latitude 32.2074°, Longitude -81.4655).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant is proposing to fill 43.32 acres of wetland and 0.73 acre of open water (i.e., pond) to facilitate the construction of a logistics center. The proposed project generally includes construction of site access, parking, buildings and stormwater management facilities. The proposed site plan includes site access from Highway 80.

Five buildings will be constructed totaling 6,398,000 square feet. Truck parking and employee parking are provided on each side of the buildings. Nine ponds required to satisfy the stormwater management needs of the site are positioned at various locations throughout the property.

The proposed project requires 43.32 acres of wetland impacts. As documented in the attached mitigation credit calculations, the project will require 259.92 grandfathered wetland mitigation credits are required to off-set aquatic resource impacts. As compensatory mitigation, the applicant is proposing to preserve 175.39 acres of wetland within the property. In addition to the on-site preservation, the applicant has also proposed to purchase 129.96 mitigation credits from a Corps approved mitigation bank to be purchased prior to initiation of authorized activities.

BACKGROUND

The DA application was initially submitted on June 14, 2021, and proposed impacts to 33.06 acres of wetland. At that time, the Corps was processing an Approved Jurisdictional Determination (AJD) for this site that indicated 10.26 acres of wetland were non-adjacent and 0.73 acre of pond was exempt under the Navigable Waters Protection Rule (NWPR). However, the AJD was not completed prior to the NWPR being vacated. As a result, the applicant has updated the application to reflect impacts to the aquatic resources that were included in the AJD request, thus the acreage of impact has increased from 33.06 acres of wetland to 43.32 acres of wetland and 0.73 acre of pond. According to the applicant, the footprint/layout of the project has not changed.

The project site totals 763.84 acres and consists of habitat typical for Bryan County and the Coastal Plain of Georgia. An aquatic resources delineation was completed within the project site and the limits of jurisdiction have been field verified by the Corps. The project area contains 536.76 acres of upland, 208.45 acres of wetland and 0.73 acre of pond. These habitats generally include agricultural fields, clear cuts, cutover depressional wetlands and forested slope wetlands. Land management practices historically applied to the tract have included agriculture/farming and timber management. The majority of the timber within the property has been harvested at various times over the past 20 years and allowed to naturally regenerate. The site is now dominated by a regenerating community of pine and hardwood species.

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 (Georgia 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. On October 15, 2021, Georgia EPD issued the 401 Water Quality Certification for the original project.

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 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: The applicant has submitted a cultural resource assessment entitled, "Phase I Cultural Resources Investigations of the Herbert Warnell Tract, Bryan County, Georgia", prepared by Brockington and Associates and dated August 2021. By letter dated October 12, 2021, the Georgia State Historic Preservation Office stated the project would have no adverse effect to historic properties.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: Eastern black rail (*Laterallus jamaicensis spp.*); wood stork (*Mycteria Americana*); Eastern Indigo snake (*Drymarchon corais couperi*), gopher tortoise (*Gopherus polyphemus*); and the frosted 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 area. In addition, we are requesting information from the FWS 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.

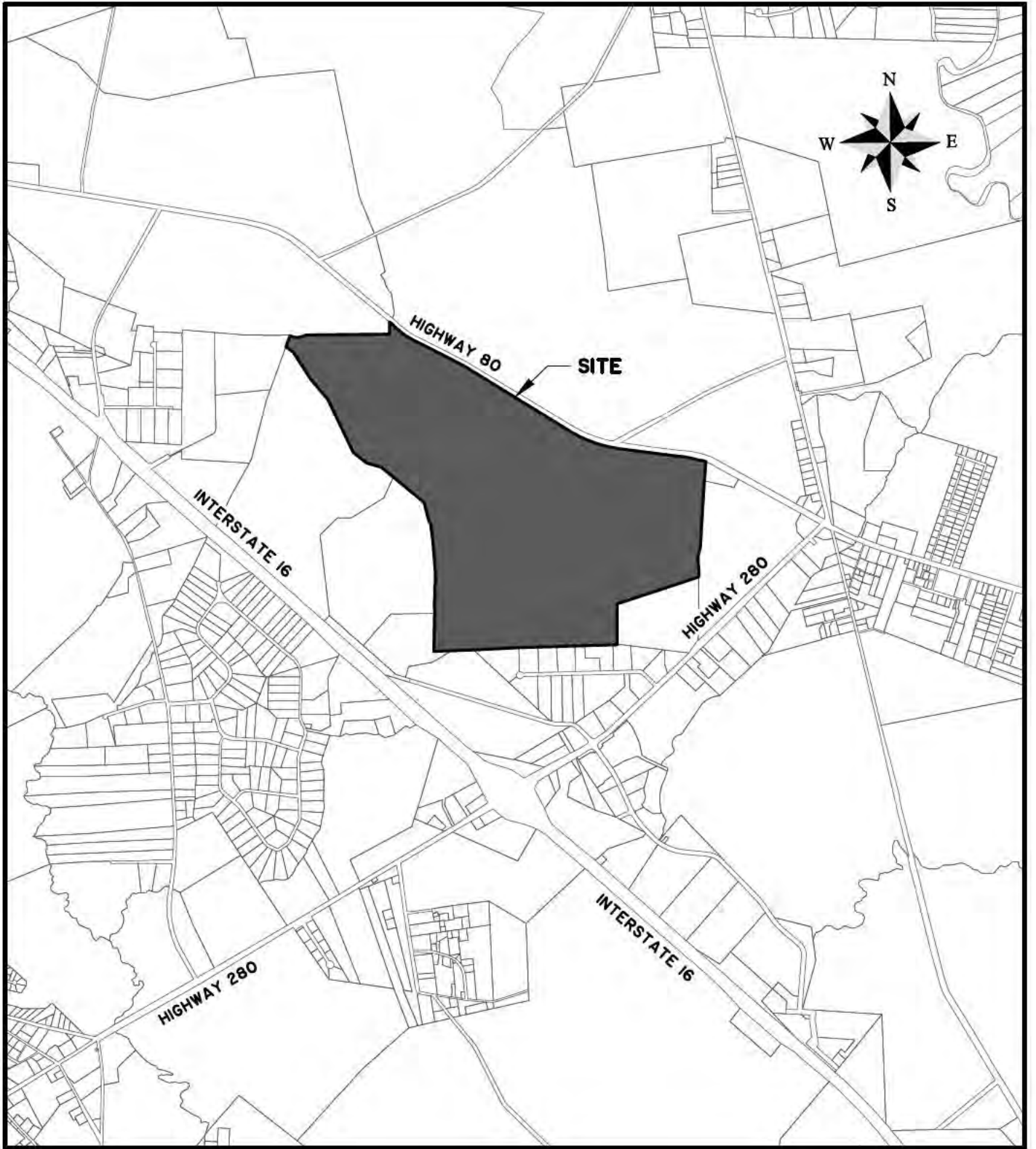
Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by 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 sarah.e.wise@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Sarah E. Wise, 100 West Oglethorpe Avenue, Savannah, Georgia 30401, 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. Sarah E. Wise, Team Lead, Coastal Branch at 912-652-5550.

Enclosures



SOUTH WARNELL TRACT

SHEET NAME

LOCATION MAP

CLIENT:

NORTHPOINTE DEVELOPMENT

LOCATION: BRYAN COUNTY, GA

DATE: 9/22/21

DRAWN BY: DSG

SHEET: 1

JOB NUMBER: J-28774.0000

REVIEWED BY: CTW

SCALE: 1" = 3000'




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LEGEND

PROJECT SITE

TOTAL PROJECT ACREAGE	763.84 AC
TOTAL UPLAND / NON JURISDICTIONAL AREA	536.76 AC.
 TOTAL JURISDICTIONAL WETLAND AREA	227.08 AC.

IMPACT SUMMARY

TOTAL IMPACT ACREAGE	44.05 AC
 TOTAL JURISDICTIONAL IMPACT WETLAND AREA	44.05 AC.

SOUTH WARNELL TRACT

SHEET NAME:

LEGEND

CLIENT:

NORTHPOINTE DEVELOPMENT

LOCATION: BRYAN COUNTY, GA

DATE: 9/22/21

DRAWN BY: DSG

SHEET: 2

JOB NUMBER: J-28774.0000

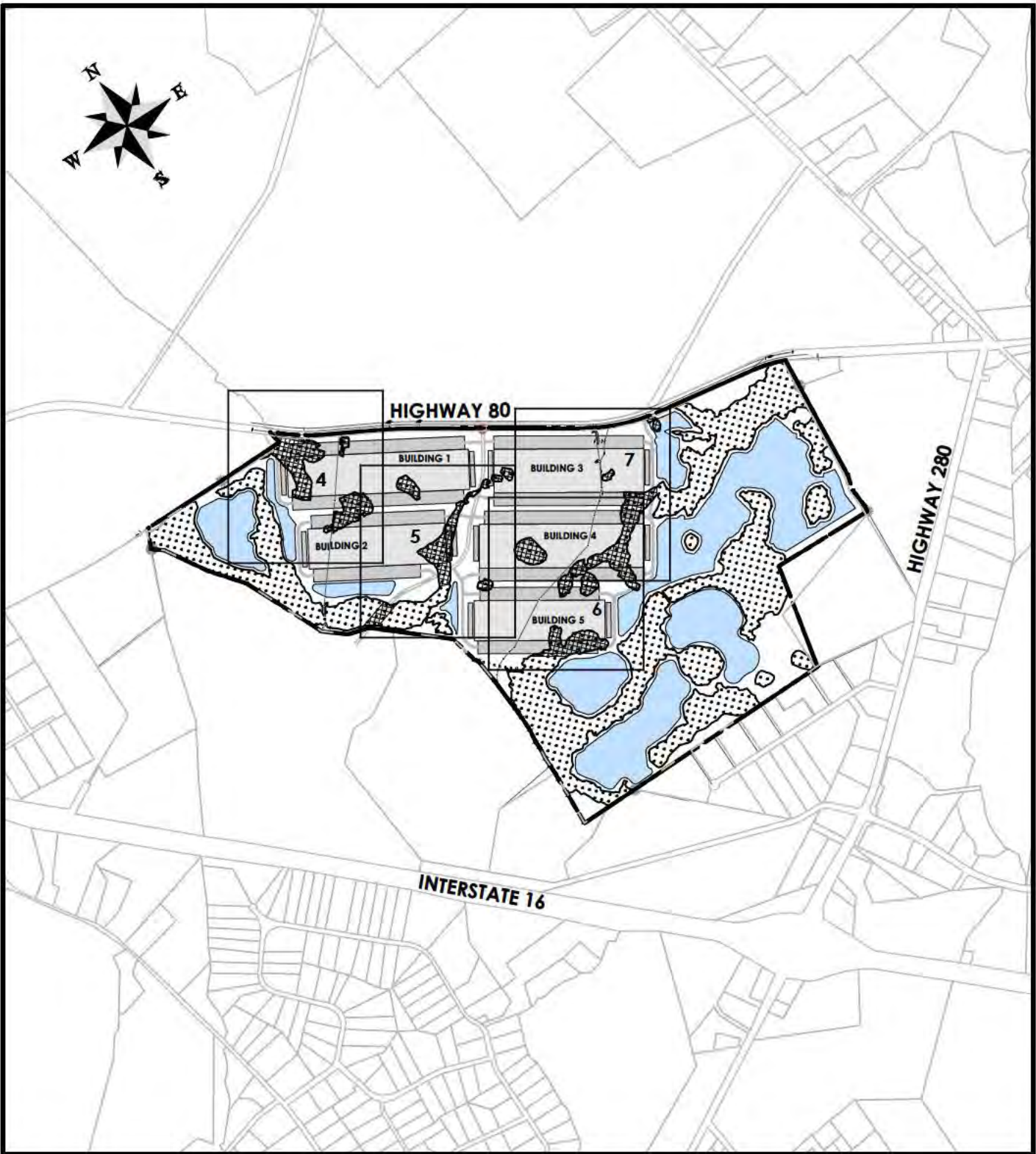
REVIEWED BY: CTW

SCALE: N.T.S.



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SOUTH WARNELL TRACT

SHEET NAME:

SHEET INDEX

CLIENT:

NORTHPOINTE DEVELOPMENT

LOCATION: BRYAN COUNTY, GA

DATE: 9/22/21

DRAWN BY: DSG

SHEET: 3

JOB NUMBER: J-28774.0000

REVIEWED BY: CTW

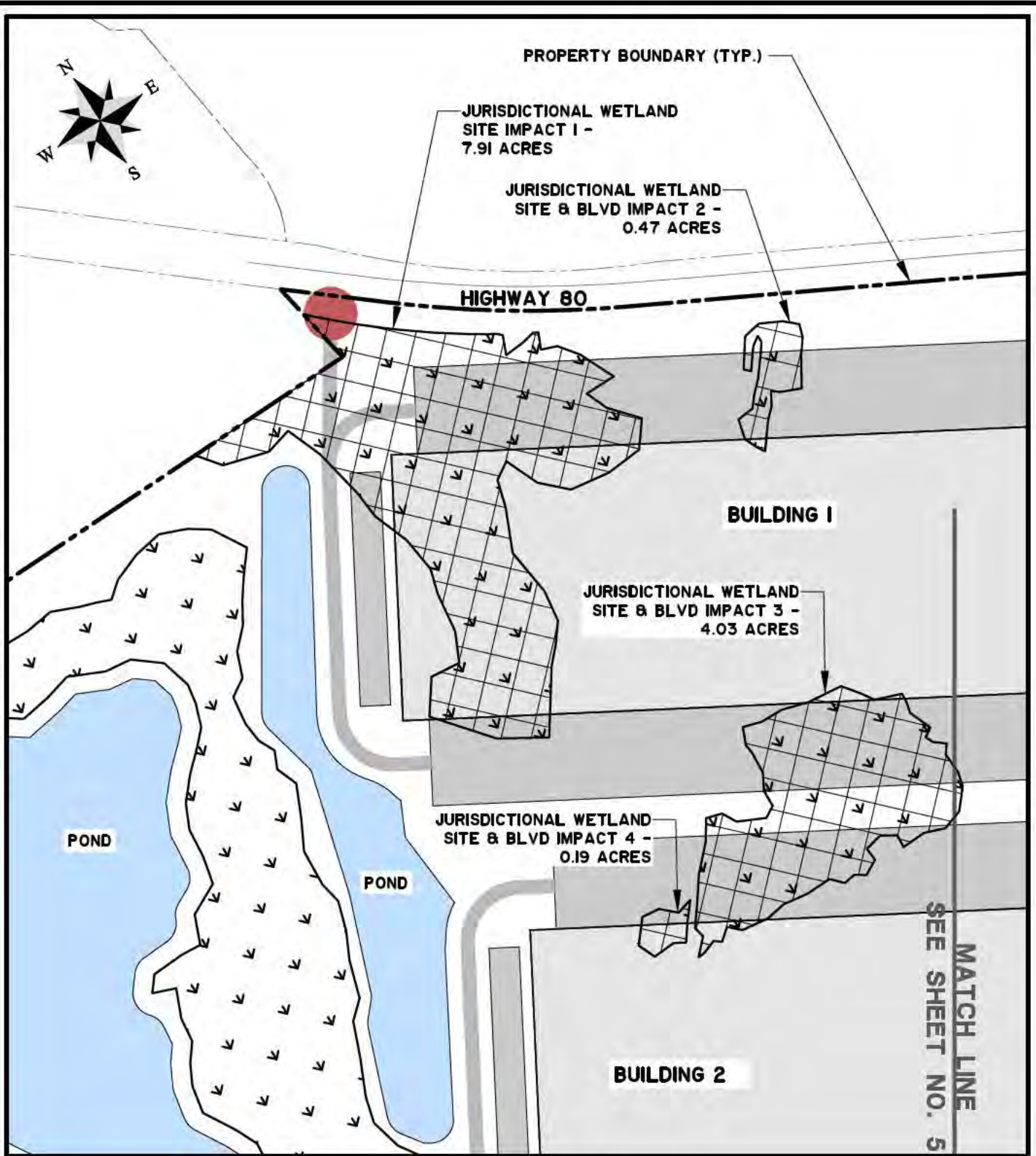
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SOUTH WARNELL TRACT

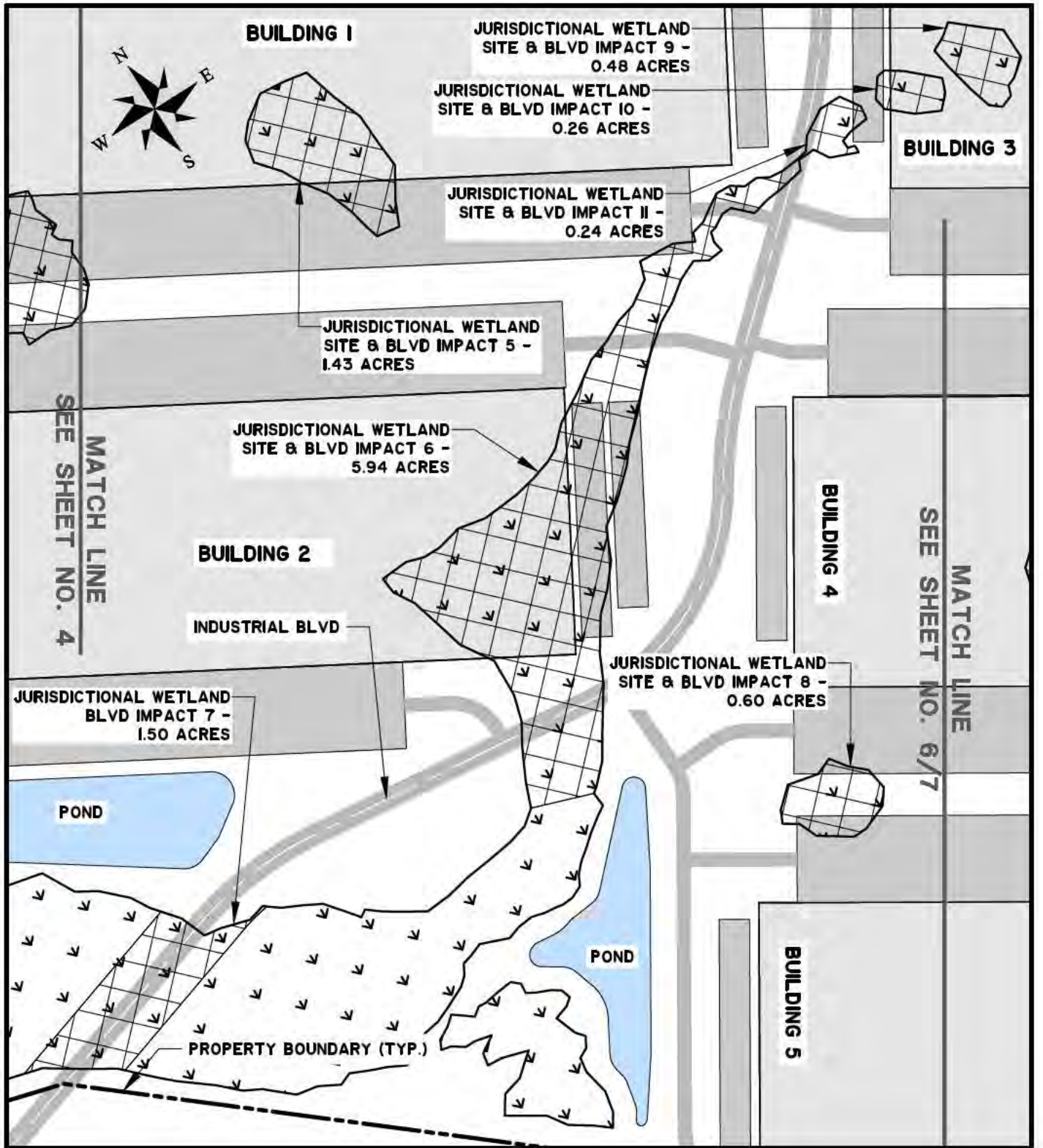
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 WETLAND IMPACT DRAWING
 CLIENT:
 NORTHPOINTE DEVELOPMENT

LOCATION: BRYAN COUNTY, GA
 DATE: 9/22/21 DRAWN BY: DSG SHEET: 4
 JOB NUMBER: J-28774.0000 REVIEWED BY: CTW SCALE: 1" = 300'



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SOUTH WARNELL TRACT

SHEET NAME:

WETLAND IMPACT DRAWING

CLIENT:

NORTHPOINTE DEVELOPMENT

LOCATION: BRYAN COUNTY, GA

DATE: 9/22/21

DRAWN BY: DSG

SHEET: 5

JOB NUMBER: J-28774.0000

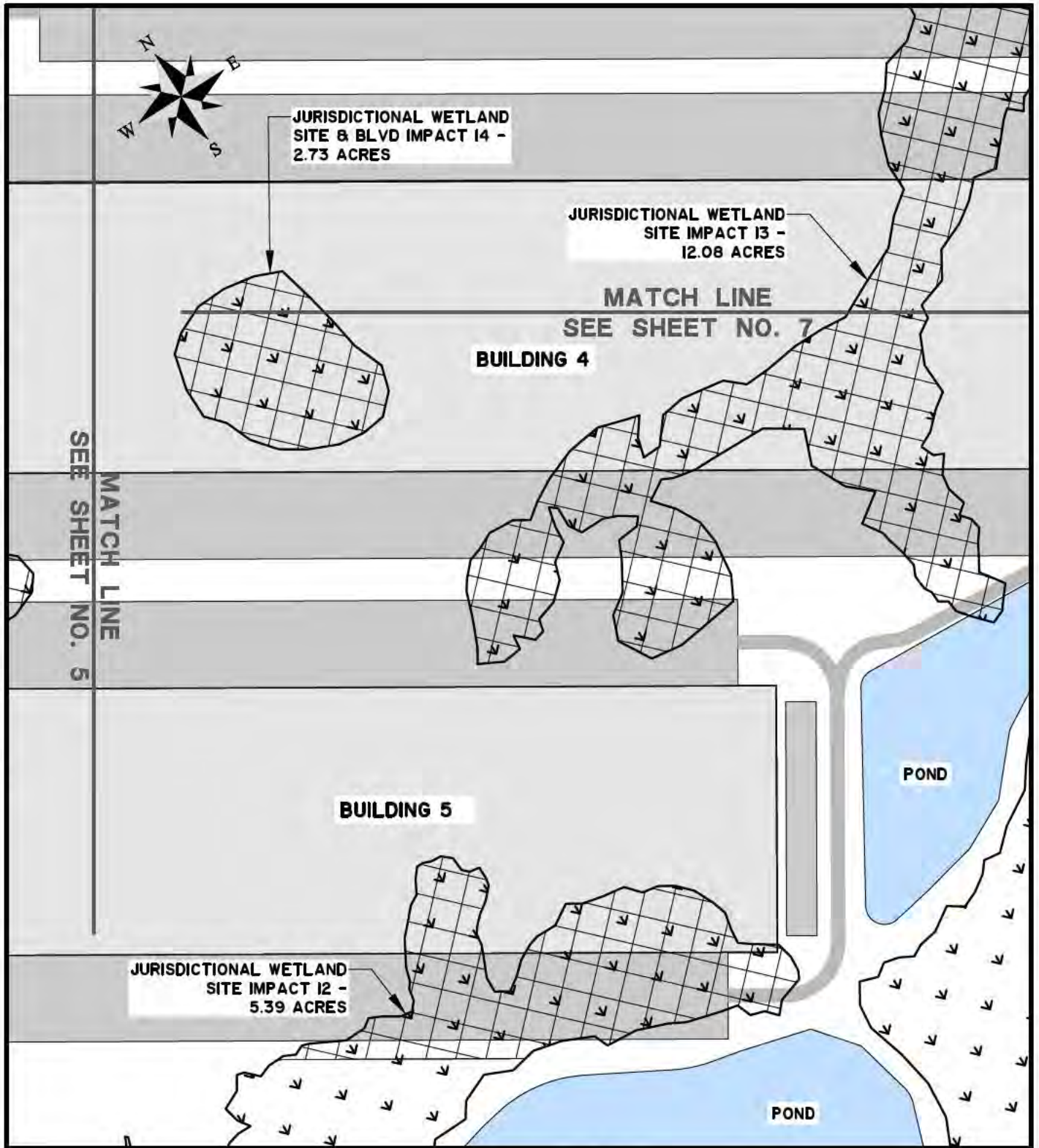
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SCALE: 1" = 300'



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SOUTH WARNELL TRACT

SHEET NAME:

WETLAND IMPACT DRAWING

CLIENT:

NORTHPOINTE DEVELOPMENT

LOCATION: BRYAN COUNTY, GA

DATE: 9/22/21

DRAWN BY: DSG

SHEET: 6

JOB NUMBER: J-28774.0000

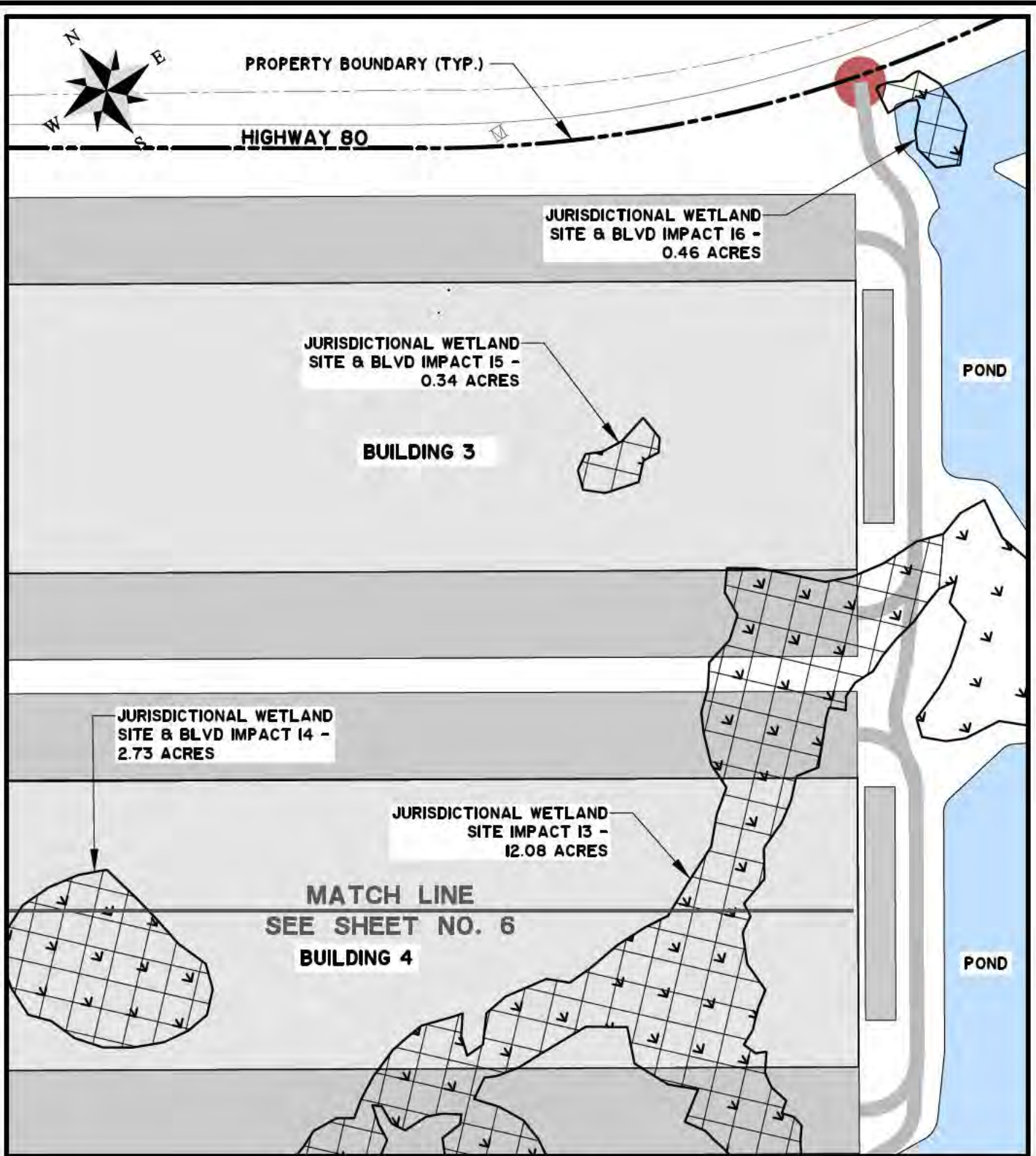
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SCALE: 1" = 300'



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SOUTH WARNELL TRACT

SHEET NAME:
 WETLAND IMPACT DRAWING
 CLIENT:
 NORTHPOINTE DEVELOPMENT

LOCATION: BRYAN COUNTY, GA
 DATE: 9/22/21
 JOB NUMBER: J-28774.0000

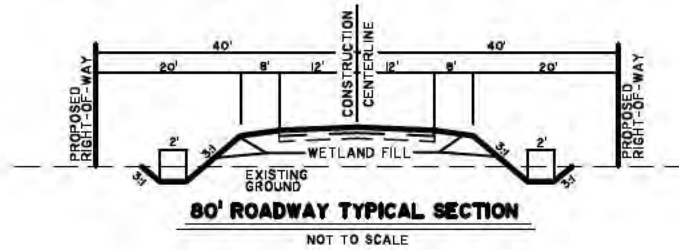
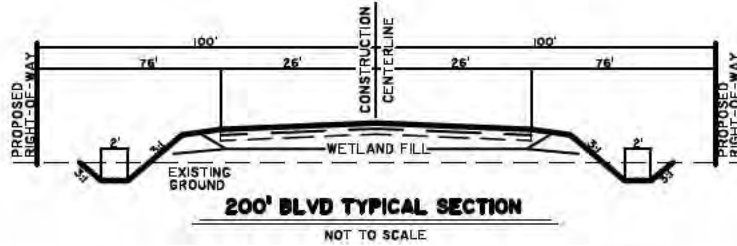
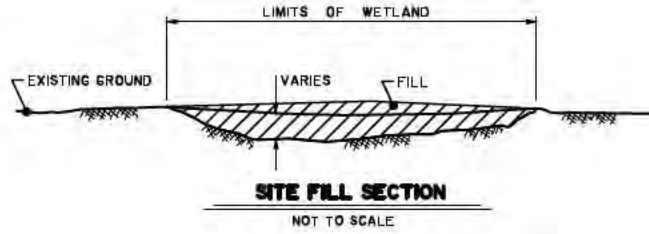
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 REVIEWED BY: CTW

SHEET: 7
 SCALE: 1" = 300'



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SOUTH WARNELL TRACT

SHEET NAME:
TYPICAL SECTIONS

CLIENT:
NORTHPOINTE DEVELOPMENT

LOCATION: BRYAN COUNTY, GA
DATE: 9/22/21
JOB NUMBER: J-28774.0000

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REVIEWED BY: CTW

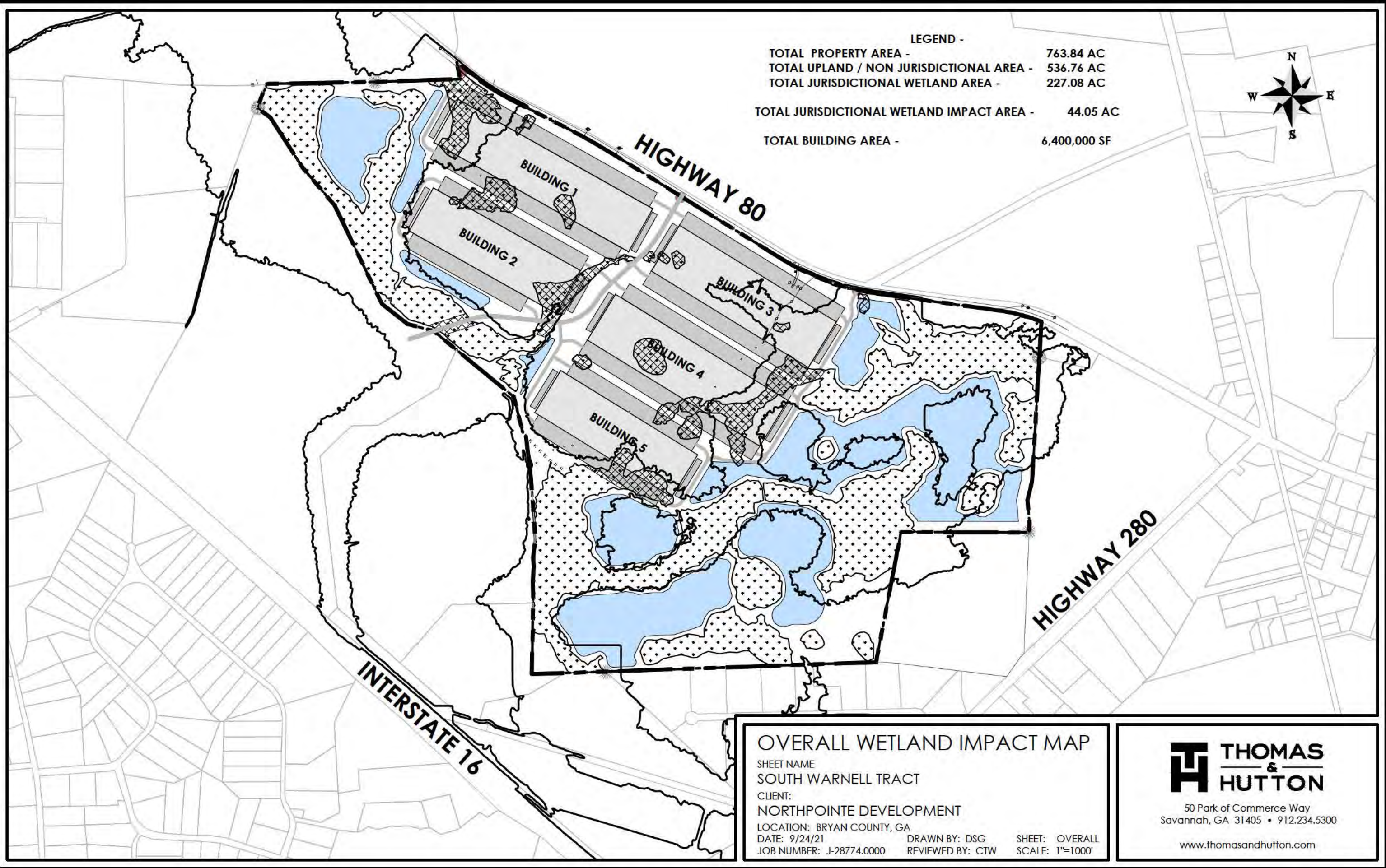
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SCALE: N.T.S.



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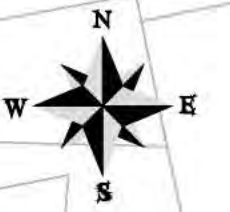
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LEGEND -

TOTAL PROPERTY AREA -	763.84 AC
TOTAL UPLAND / NON JURISDICTIONAL AREA -	536.76 AC
TOTAL JURISDICTIONAL WETLAND AREA -	227.08 AC
TOTAL JURISDICTIONAL WETLAND IMPACT AREA -	44.05 AC
TOTAL BUILDING AREA -	6,400,000 SF



OVERALL WETLAND IMPACT MAP
 SHEET NAME
 SOUTH WARNELL TRACT
 CLIENT:
 NORTHPOINTE DEVELOPMENT
 LOCATION: BRYAN COUNTY, GA
 DATE: 9/24/21
 JOB NUMBER: J-28774.0000

DRAWN BY: DSG
 REVIEWED BY: CTW

SHEET: OVERALL
 SCALE: 1"=1000'

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