



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

18 July 2022

Regulatory Division
SAS-2021-00694

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-2021-00694

Applicant: Mr. Chris Hayes
SPH-J, LLC
Five Concourse Parkway, Suite 200
Atlanta, Georgia 30328

Agent: Mr. Alton Brown, Jr.
Resource & Land Consultants
41 Park of Commerce Way, Suite 101
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 businesses operating within the Port of Savannah. Specifically, the purpose of the proposed project is to expand an existing industrial park to create an additional 833,200 square feet of warehouse space.

Location of Proposed Work: The project site is located between Jimmy Deloach Parkway and Osteen Road in Bloomingdale, Chatham County, Georgia (32.118398, - 81.316991). The aquatic resources located on-site drain to the Hardin Canal.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant is proposing to impact 9.94 acres of wetland associated with the construction of an additional 833,200 square foot warehouse facility. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 59.68 (legacy) 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 Savannah River.

The proposed project site design includes access directly from Jimmy Deloach Parkway through the existing industrial park. The project consists of two buildings totaling 833,200 square feet; 230,000 square feet of truck parking and a small trailer parking area will be constructed. One building totaling 473,200 square feet with 100,000 square feet of laydown yard will be constructed in the center of the project area. A road crossing will provide access to a 360,000 square foot building to the east. Both buildings will contain truck docking, employee parking and truck parking along the perimeter of the buildings. A road crossing will also be installed to access a small trailer/laydown yard within upland between the two buildings. Finally, a road crossing to the northwest will provide access to 230,000 square feet/102 spaces for truck parking. The proposed site plan requires approximately 1.88 acres of wetland impact for road crossings and 8.06 acres of wetland impact for general site development.

BACKGROUND

According to the applicant, as of the closing of 2021, the Savannah Industrial Market, generally Chatham, Effingham, Bryan, and Liberty Counties, Georgia and Jasper County, South Carolina, contained approximately 84.2 million square feet of warehousing and distribution space, and an additional 16.9 million square feet is under construction. The Savannah Market is composed of submarkets for evaluating needed supply and demand, including the Interstate 16 West Submarket where the proposed project is located. As a result of Savannah Harbor Expansion Project and the Savannah Ports' record growth, the call for additional warehousing and distribution facilities continues. Competitive pricing structure, logistics management, access to U.S. markets, and access to global markets via the Savannah Port are key draws for international processing and logistics companies. Market analysis adjusting for market downturns conservatively estimates the need for an additional 70 million square feet by 2030 to accommodate the projected growth of the Georgia Ports Authority Port Expansion.

To assist in meeting the need for additional warehouse space, the existing industrial park was designed by the applicant in early 2021 and two warehouse/logistics buildings are currently under construction including a 919,700 square foot building and 655,000 square foot building. Prior to initiation of site work, the 919,700 square foot building was leased by a Third-Party Logistics Provider (3PL) and shortly after site work was initiated, the 655,000 square foot building was purchased by an investment firm.

Since initiation of construction and due to the 0.0% vacancy rate within the Interstate 16 West Submarket, the applicant has continued to field requests for warehouse space within the site. Because neither of the buildings under construction were available, the applicant began to focus on expansion of the existing industrial site. This effort included developing a site plan and submitting a USACE Nationwide Permit for 0.25 acre of wetland impact to facilitate installation of an access road to a proposed 240,000 square foot building on the northern portion of the site. While this 240,000 building was preleased in April 2022 (before the NWP was issued), the tenant determined they needed twice the building space, a laydown yard and truck parking space to enable

combination of two remote facilities. The new larger building and attendant features will allow the company to consolidate all operations to a single location in Savannah. In response to that need, the applicant revised the site plan to include 573,200 square feet of space (473,200 of warehouse) and truck parking. In addition, the applicant is proposing an additional 300,000 square feet which will be leased within the next 30 days.

An Aquatic Resources Delineation Review was completed for the project site on 17 May, 2022.

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 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 request a pre-certification meeting with Georgia EPD prior to submitting their application for a permit under Section 404 of the Clean Water Act.

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: A review of Georgia's Natural Archaeological and Historic Resources GIS, indicates the property does not contain any known cultural or archaeological sites. A phase I archeological survey is scheduled to be conducted.

Endangered Species: A preliminary review of the U.S. Fish and Wildlife Service and National Marine Fisheries Service Protected Resource Divisions list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: Eastern Indigo Snake (*Drymarchon corais couperi*), Frosted Flatwoods Salamander (*Ambystoma cingulatum*), Eastern Back Rail (*Laterallus jamaicensis*), Wood Stork (*Mycteria americana*).

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.

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.

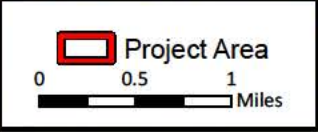
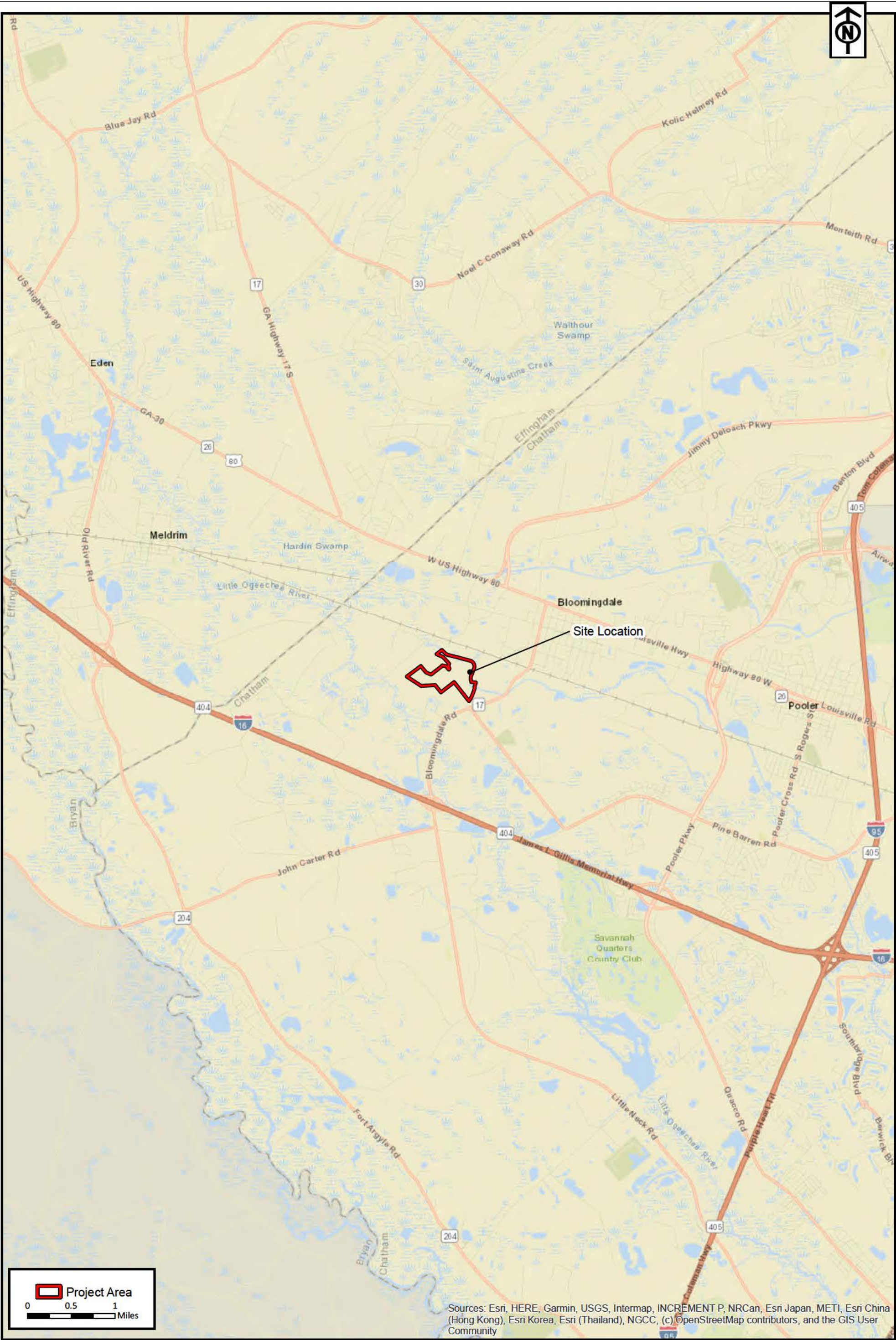
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 Nicole.m.liette@usae.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Ms. Nicole Liette, 4751 Best Road, Suite 140, College Park, Savannah, Georgia 30337, 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. Nicole Liette, Project Manager at 678-422-2729.

Enclosures:

1. Figure 1 – Project Location Map
2. Figure 5 – JH Industrial Site Map
3. Concept Plans of JH Properties, C-1



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

RLC Project No.:	17-296.1
Figure No.:	1
Prepared By:	JP
Sketch Date:	5/18/2022
Map Scale :	1 inch = 1 miles

JH Industrial Site
Chatham County, Georgia

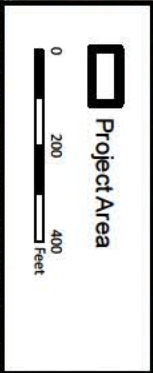
Project Location Map
Prepared For: SPH-J, LLC.

RESOURCE+LAND
CONSULTANTS

41 Park of Commerce Way, Ste 101
Savannah GA 31405
tel 912.443.5896 fax 912.443.5898



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroG



RLC Project No.:	17-296.1
Figure No.:	5
Prepared By:	RP
Sketch Date:	5/18/2022
Map Scale :	1 inch = 400 feet

JH Industrial Site

Chatham County, Georgia

2019 NAIP Ortho Aerial

Prepared For: SPH-J, LLC.

RLC

RESOURCE+LAND CONSULTANTS

41 Park of Commerce Way, Ste 101
Savannah, GA 31405
tel 912.443.5896 fax 912.443.5898

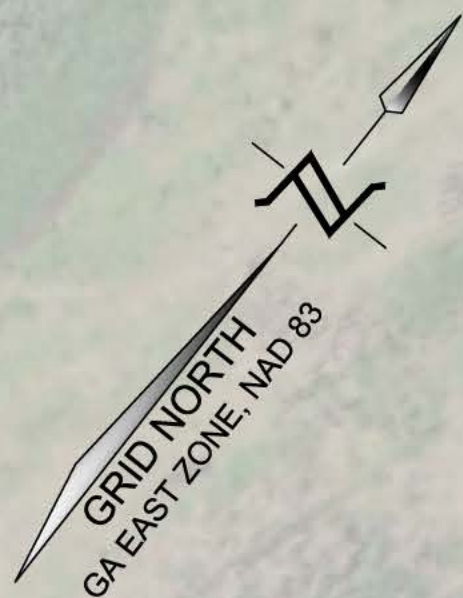
PROJECT AREA: 124.26 AC

UPLANDS: 71.19 AC

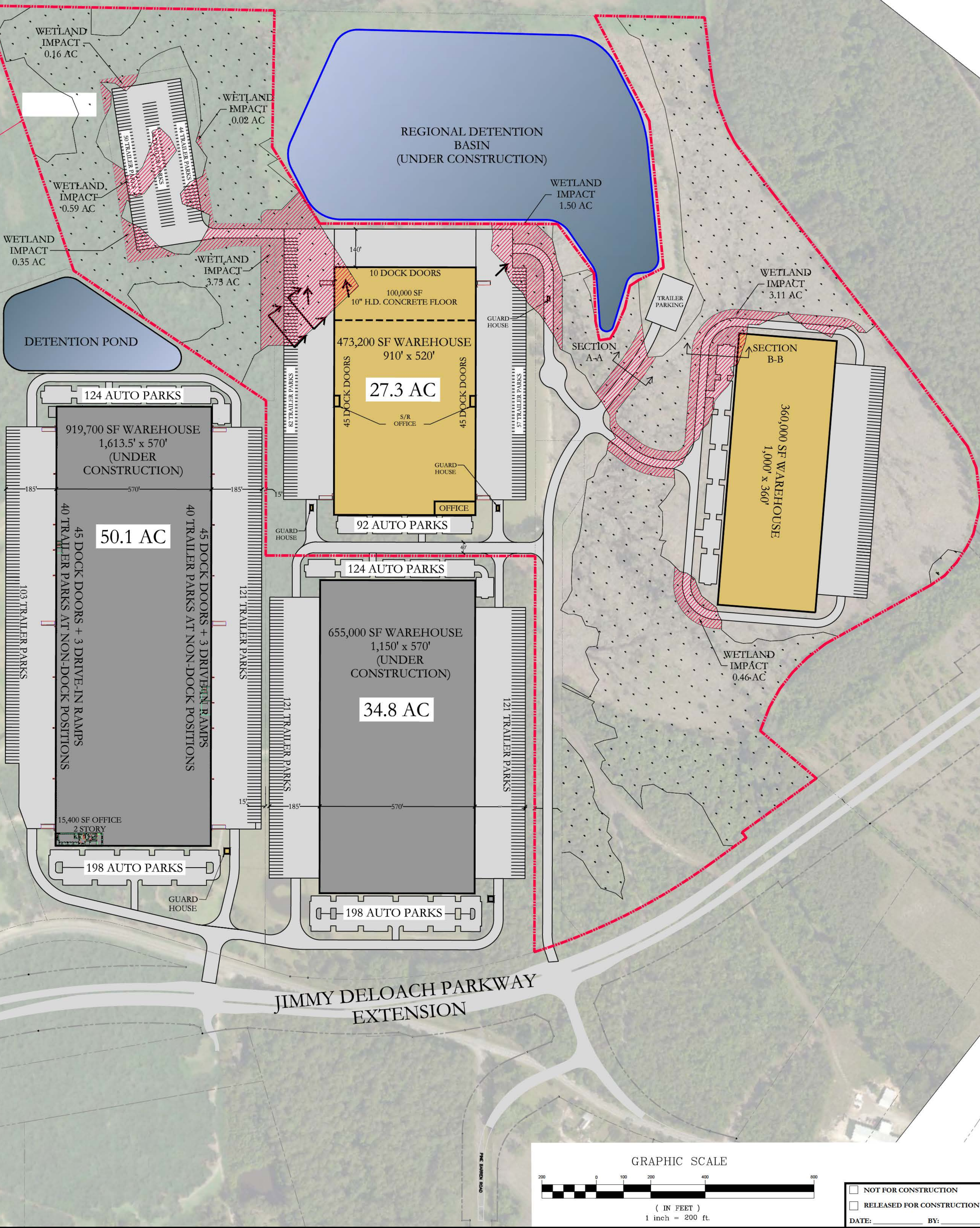
404 WETLAND IMPACTS: 9.94 AC


NW WETLAND IMACTS: 0.25 AC

WETLAND TO REMAIN: 42.88 AC



PROJECT
AREA





Kern & Co., LLC

Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist

7 Mill Court (314)60 P.O. Box 15179 (314)60 Savannah, Georgia 31406-8400
319 Walnut Street Suite A Statesboro, Georgia 30458 Phone: (313) 235-3373

STAMP:		
STAMP:		
ORIGINAL RELEASED FOR CONSTRUCTION DATE:		
NO	DATE	REVISION

CONCEPT PLAN OF
JH PROPERTIES
BLOOMINGDALE, GA

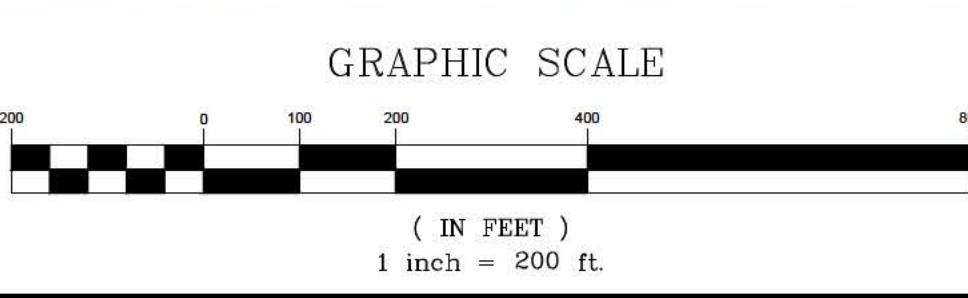
DRAWING TITLE:

SITE
PLAN
PREFERRED

SCALE: 1" = 200'
PROJECT NO: 180387.000
DATE: 4/25/22
DRAWN BY: ???
CHECKED BY: CRZ

SHEET NO:

C-1



☐ NOT FOR CONSTRUCTION

☐ RELEASED FOR CONSTRUCTION

DATE: _____ BY: _____