



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337

July 19, 2022

Regulatory Division
SAS-2021-01051

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-2021-01051

Applicant: Mr. Chance Raehn
Chesterfield, LLC
100 Bull Street, Suite 200
Savannah, Georgia 31401

Agent: Alton Brown, Jr.
Resource and 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 develop a warehouse, distribution and logistics facility with a total of 2,096,000 square feet of space within the Savannah Regional Market/Submarkets. The proposed logistics center would assist and support the continued growth of the Savannah Port.

Location of Proposed Work: The 269.2-acre project site is located adjacent to and east of Hodgeville Road, north of Goshen Road and adjacent to and west of the Effingham Parkway near Rincon, Effingham County, Georgia (Latitude 32.120682° north, Longitude -81.310117° west). The on-site aquatic resources drain to Dasher Creek, then Black Creek to the Savannah River, a Traditional Navigable Waterway (TNW).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant proposes to impact 6.45-acres of jurisdictional wetland, 1.77-acres of potentially isolated wetlands, 1.20-acres of ditch and 0.39-acre (1,542 linear feet) of intermittent stream for the construction of the warehouse, logistics and distribution facility, and associated infrastructure. Specifically, the applicant would impact the aquatic resources to construct four buildings ranging from 248,000 square feet to 1,040,000 square feet and totaling 2,096,000 square feet, employee parking, truck

parking and general site infrastructure (access, utilities, stormwater management) as part of this facility. To offset the loss in aquatic function associated with the wetland impacts, the applicant has proposed the purchase of 38.72 legacy wetland credits and 8,326.80 legacy stream mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the area or the in-lieu fee program. The applicant has not proposed mitigation for the impacts to 1.77-acres of potentially isolated wetlands and 1.20-acres of jurisdictional ditch. The project is hydrologically connected to the Lower Savannah River watershed (Hydrologic Unit Code (HUC): 03060109).

BACKGROUND

An aquatic resources delineation review, dated November 8, 2021, verified the delineated limits of the various on-site resources within the review area. 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 Georgia EPD did not require a pre-certification meeting with the applicant, 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.

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: Review of the latest published version of the National Register of Historic Places and the Georgia Natural, Archeological and Historic Resources GIS database, indicates that no registered properties or properties listed as eligible for inclusion are located on the project site. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work. The applicant has retained Brockington and Associates to complete a Phase I cultural resources survey of the property. At this time, the Phase I survey has not been submitted for our review.

Endangered Species: A preliminary review of the U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service-Protected Resource Division's (NMFS-PRD) list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: Pondberry (*Lindera melissifolia*), Eastern Indigo Snake (*Drymarchon corais couperi*), and 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 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.

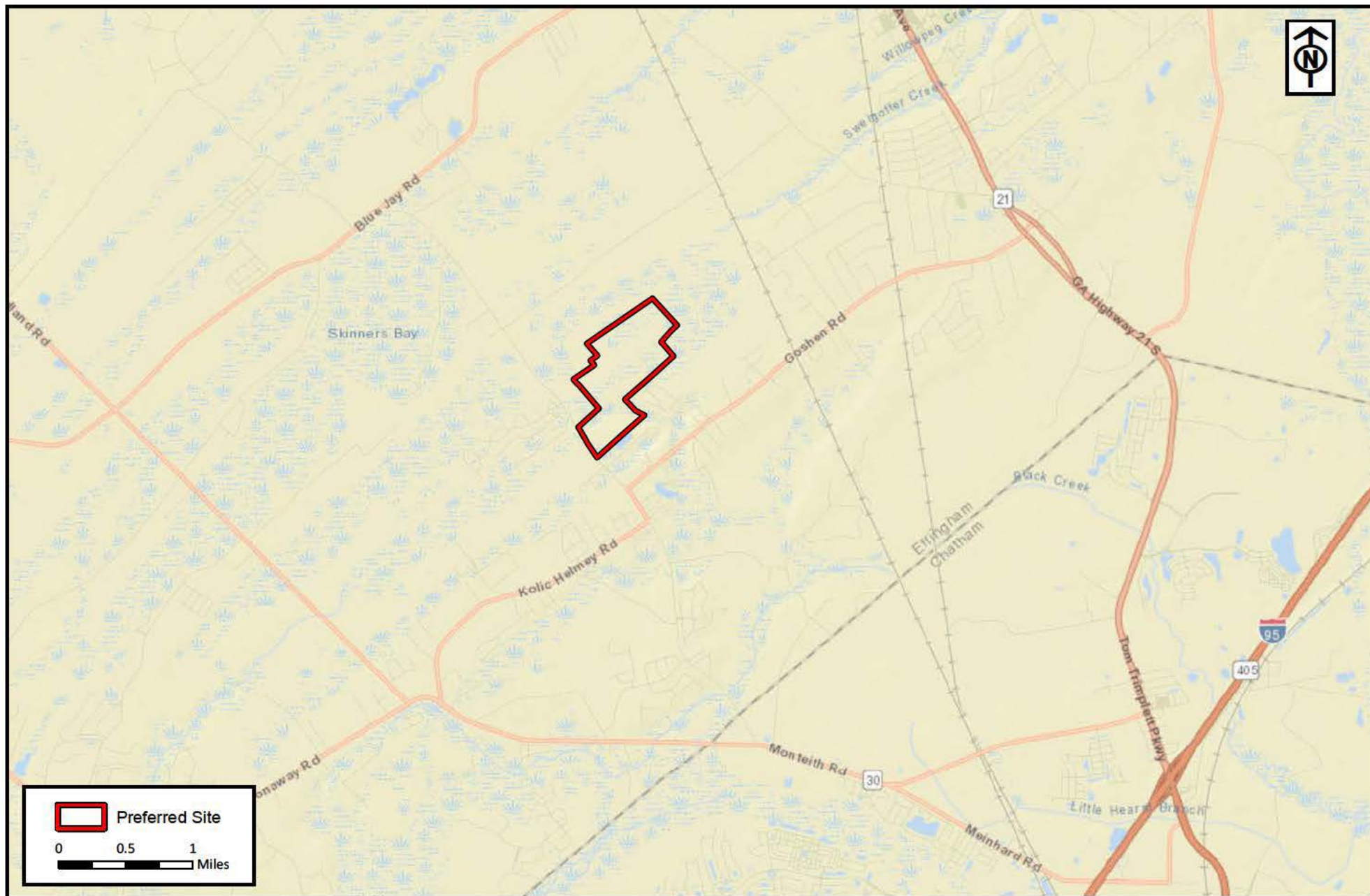
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 their written comments by e-mail to Amy.K.Egoroff@usace.army.mil within 30 days of this notice. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Amy Egoroff, Project Manager, 4751 Best Road, Suite 140, College Park, 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 Amy Egoroff, Project Manager, of the Piedmont Branch, by e-mail at Amy.K.Egoroff@usace.army.mil or at 678-422-6571.

Enclosures:

1. Project Location Map
2. USGS Topographic Map
3. National Wetlands Inventory Exhibit
4. Project Drawings (Sheets 1-8)



RLC Project No.: 21-306.1
 Figure No.: 1
 Prepared By: JP
 Sketch Date: 5/4/2022
 Map Scale : 1 inch = 1 miles

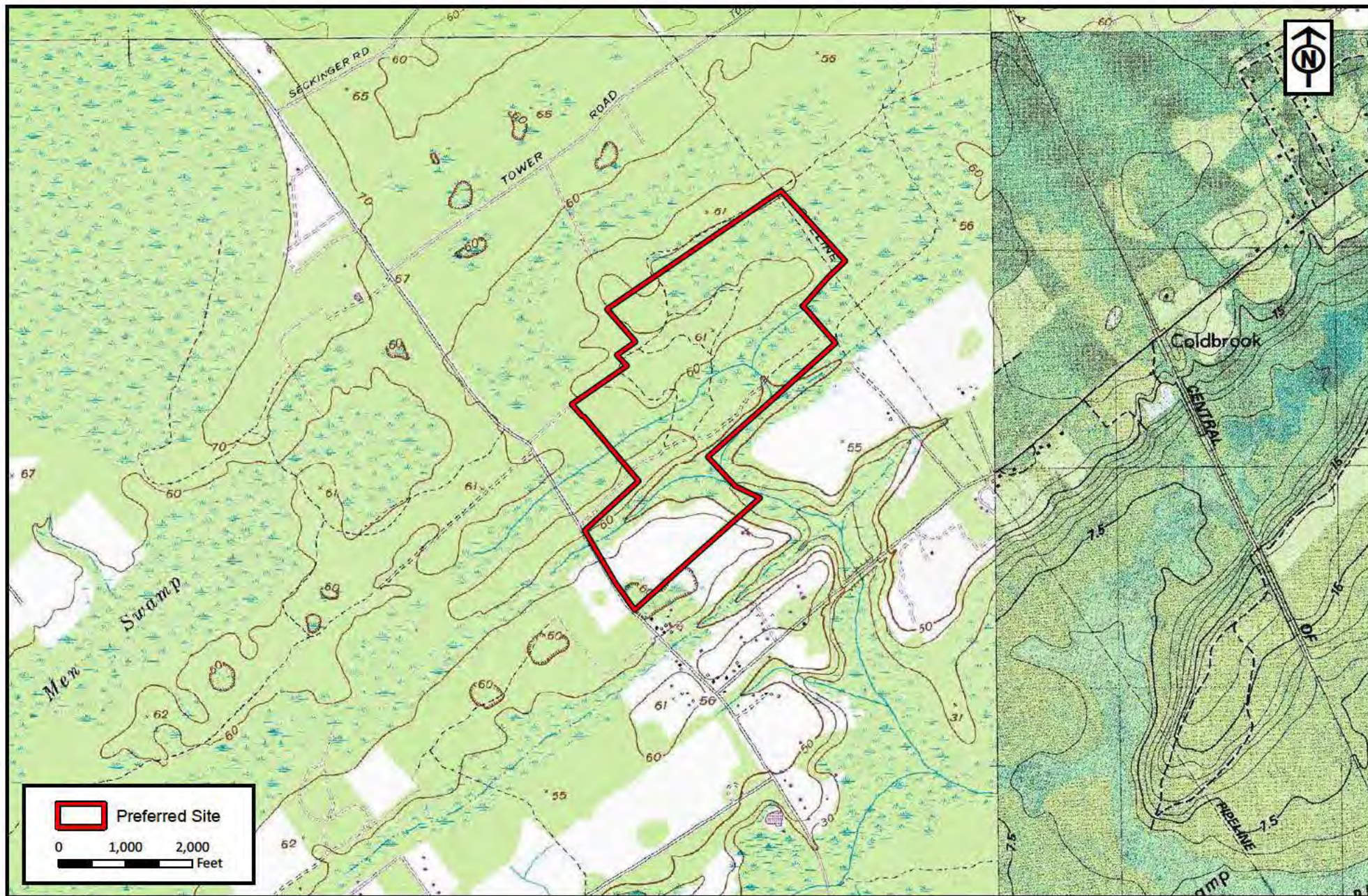
Preferred Site
 Effingham County, Georgia

Project Location Map
 Prepared For: Chesterfield, LLC



**RESOURCE+LAND
 CONSULTANTS**

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



RLC Project No.: 21-306.1
Figure No.: 2
Prepared By: JP
Sketch Date: 5/4/2022
Map Scale : 1 inch = 2,000 feet

Preferred Site
Effingham County, Georgia

USGS Topographic Map
Prepared For: Chesterfield, LLC



**RESOURCE+LAND
CONSULTANTS**

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

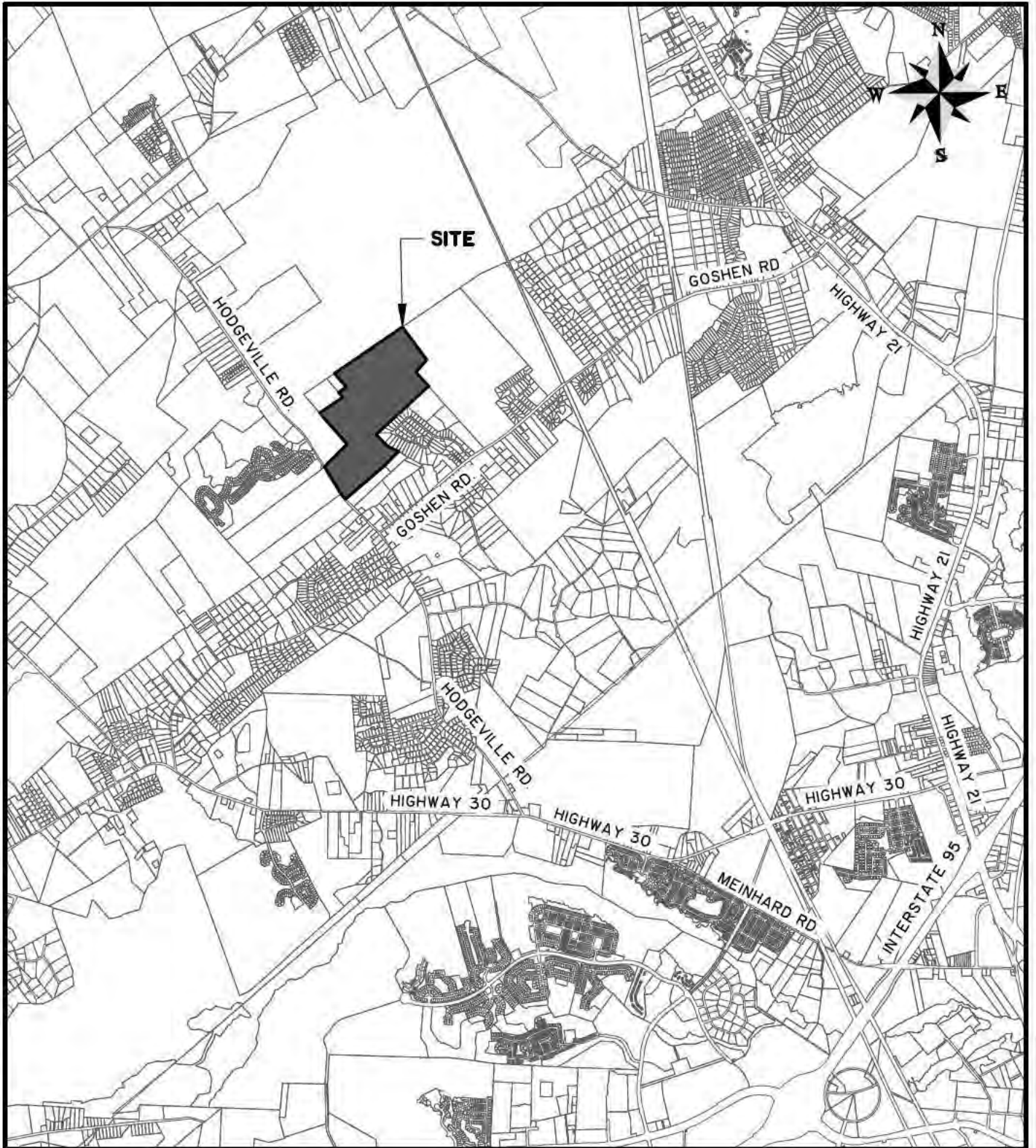


RLC Project No.: 21-306.1
 Figure No.: 4
 Prepared By: JP
 Sketch Date: 5/4/2022
 Map Scale : 1 inch = 1,000 feet

Preferred Site
 Effingham County, Georgia

National Wetlands Inventory
 Prepared For: Chesterfield, LLC

RESOURCE+LAND
 CONSULTANTS
 41 Park of Commerce Way, Ste 101
 Savannah, GA 31405
 tel 912.443.5896 fax 912.443.5898



ZIPPERER TRACT

SHEET NAME:

COVER SHEET

CLIENT:

CHESTERFIELD

LOCATION: EFFINGHAM COUNTY, GA

DATE: 06/17/22

JOB NUMBER: J-29685.0000

DRAWN BY: KHT

REVIEWED BY: MCR

SHEET: 1

SCALE: 1" = 5000'







50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com





\\honda-hutton.local\dra\Projects\29685\29685.0000\Engineering\Drawings\Exhibits\Zipperer Tract - Wetland Permit Drawing\29685.0000 - Wetland Impact Cover and Details.dwg - May 13, 2022 - 3:25:43 PM

LEGEND

PROJECT SITE

TOTAL PROJECT ACREAGE	269.2 AC
TOTAL UPLAND AREA	192.13 AC.
 TOTAL JURISDICTIONAL WETLAND AREA	70.10 AC.
 TOTAL NON-JURISDICTIONAL WETLAND AREA	4.86 AC.
 TOTAL JURISDICTIONAL DITCH AREA	1.52 AC.
 TOTAL INTERMITTENT STREAM AREA AND LENGTH	0.59 AC. 2,312 FT.

IMPACT SUMMARY

TOTAL IMPACT ACREAGE	9.81 AC
 TOTAL JURISDICTIONAL WETLAND AREA IMPACT	6.45 AC.
 TOTAL NON-JURISDICTIONAL WETLAND AREA IMPACT	1.77 AC.
 TOTAL JURISDICTIONAL DITCH AREA IMPACT	1.20 AC.
 TOTAL INTERMITTENT STREAM AREA AND LENGTH IMPACT	0.39 AC. 1,542 FT.

ZIPPERER TRACT

SHEET NAME:

LEGEND

CLIENT:

CHESTERFIELD

LOCATION: EFFINGHAM COUNTY, GA

DATE: 06/17/22

DRAWN BY: KHT

SHEET: 2

JOB NUMBER: J-29685.0000

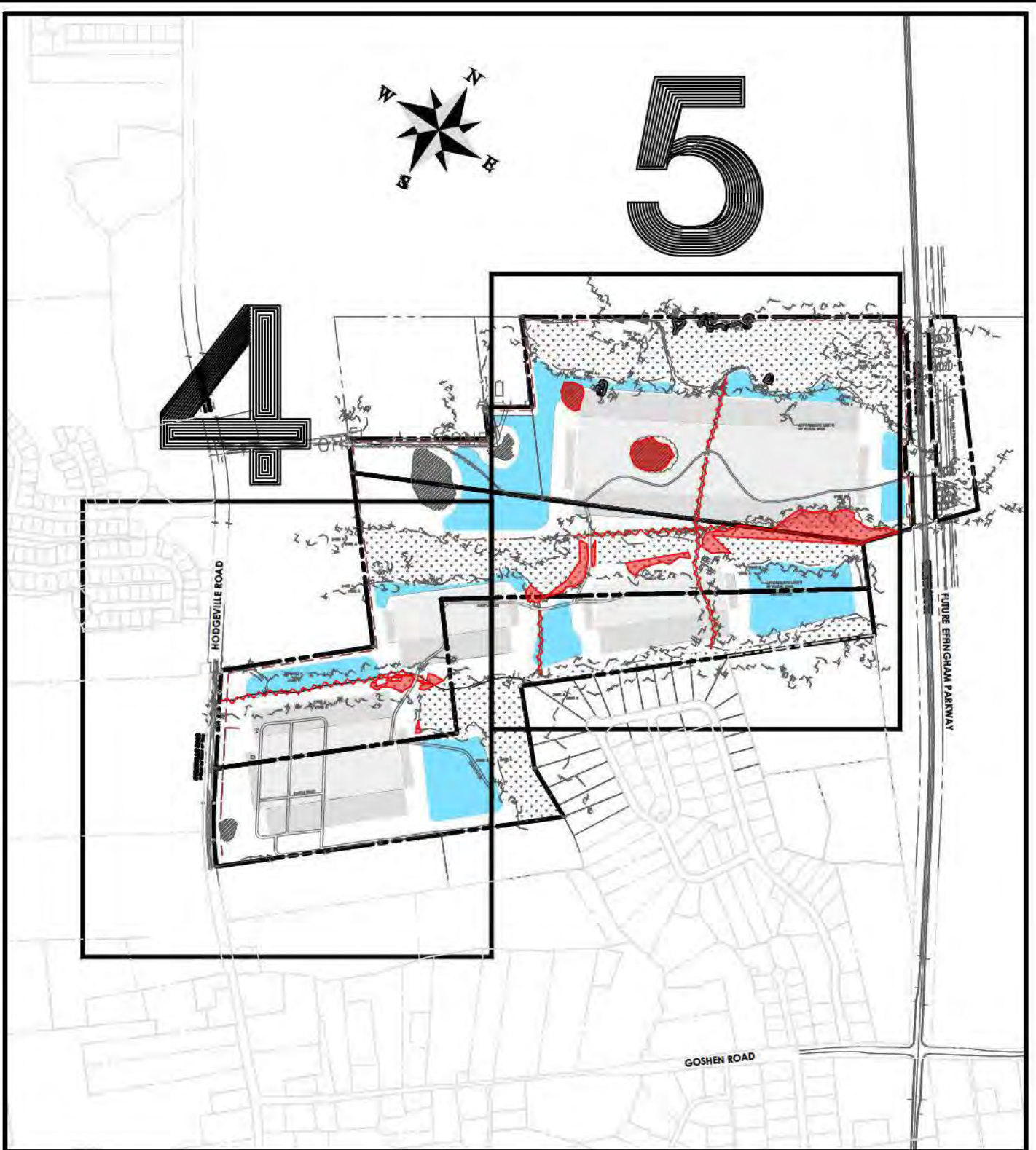
REVIEWED BY: MCR

SCALE: N.T.S.



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



ZIPPERER TRACT

SHEET NAME:

SHEET INDEX

CLIENT:

CHESTERFIELD

LOCATION: EFFINGHAM COUNTY, GA

DATE: 06/17/22

JOB NUMBER: J-29685.0000

DRAWN BY: KHT

REVIEWED BY: MCR

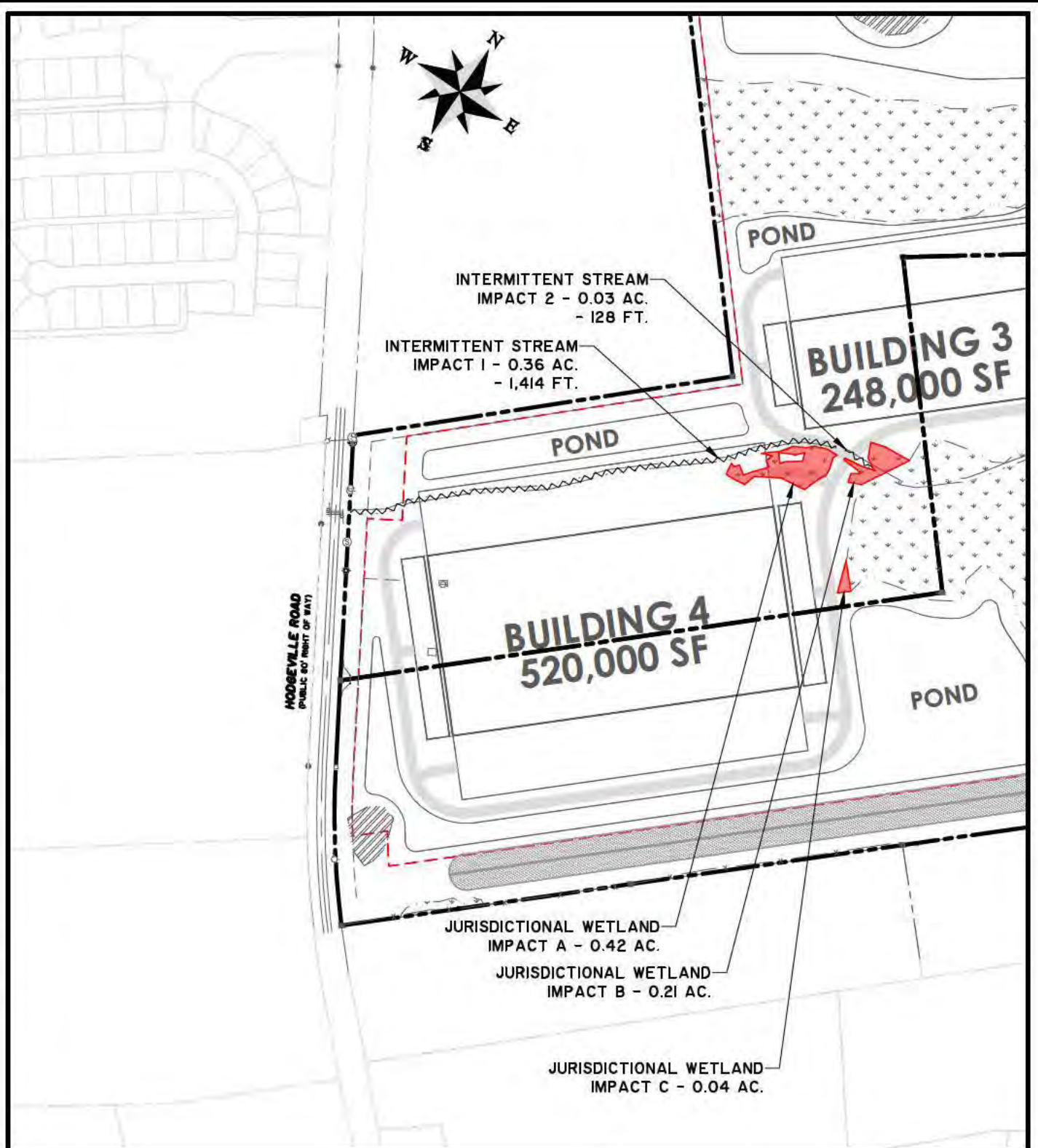
SHEET: 3

SCALE: 1" = 1000'



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



ZIPPERER TRACT

SHEET NAME:

WETLAND PERMIT DRAWING

CLIENT:

CHESTERFIELD

LOCATION: EFFINGHAM COUNTY, GA

DATE: 06/17/22

JOB NUMBER: J-29685.0000

DRAWN BY: KHT

REVIEWED BY: MCR

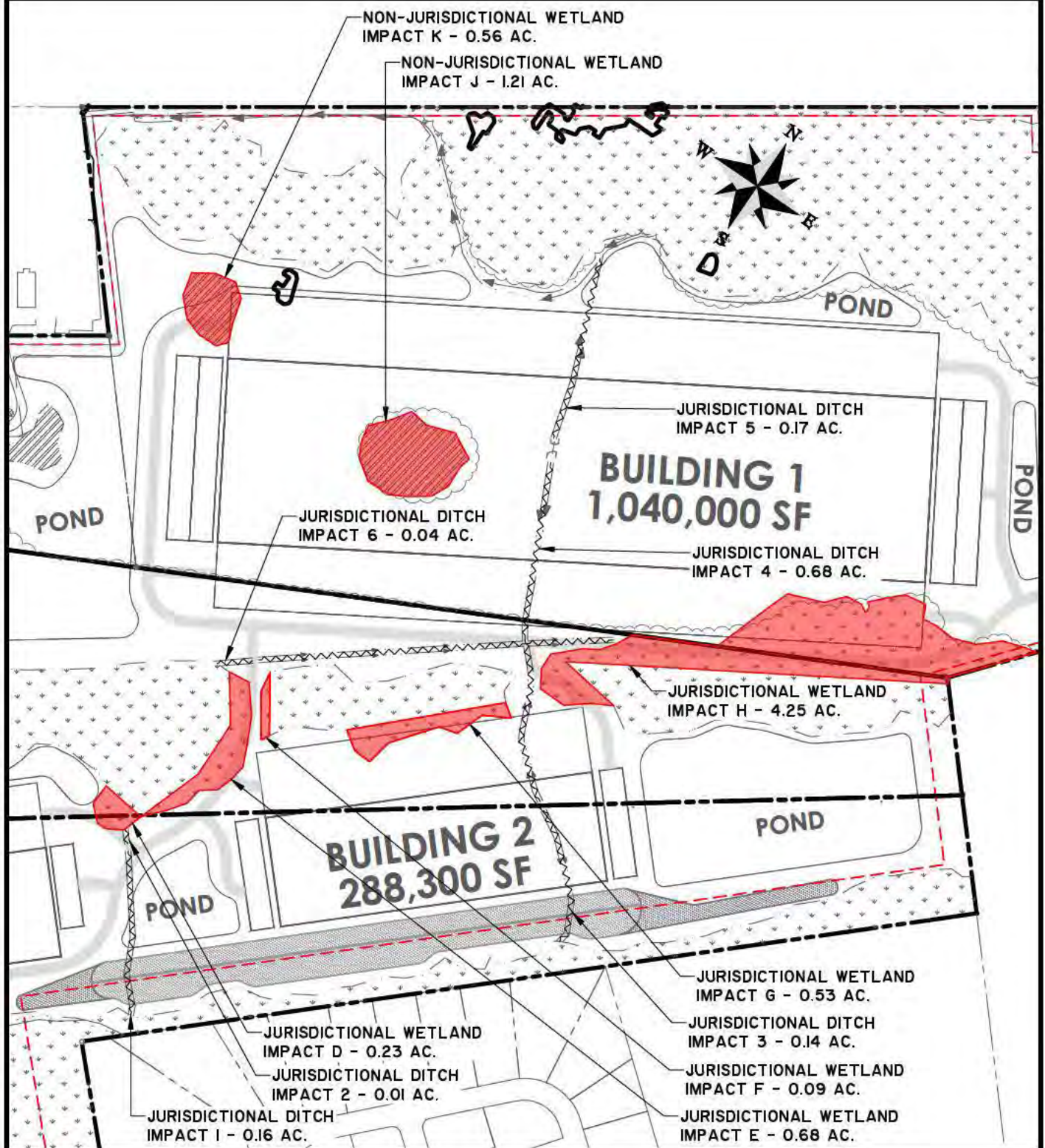
SHEET: 4

SCALE: 1" = 400'



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



ZIPPERER TRACT

SHEET NAME:

WETLAND PERMIT DRAWING

CLIENT:

CHESTERFIELD

LOCATION: EFFINGHAM COUNTY, GA

DATE: 06/17/22

JOB NUMBER: J-29685.0000

DRAWN BY: KHT

REVIEWED BY: MCR

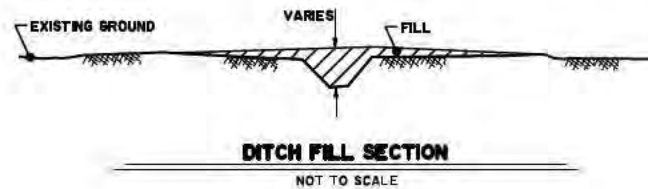
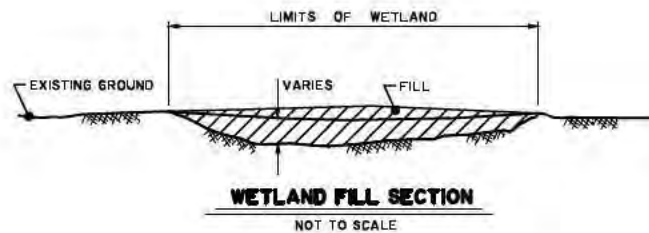
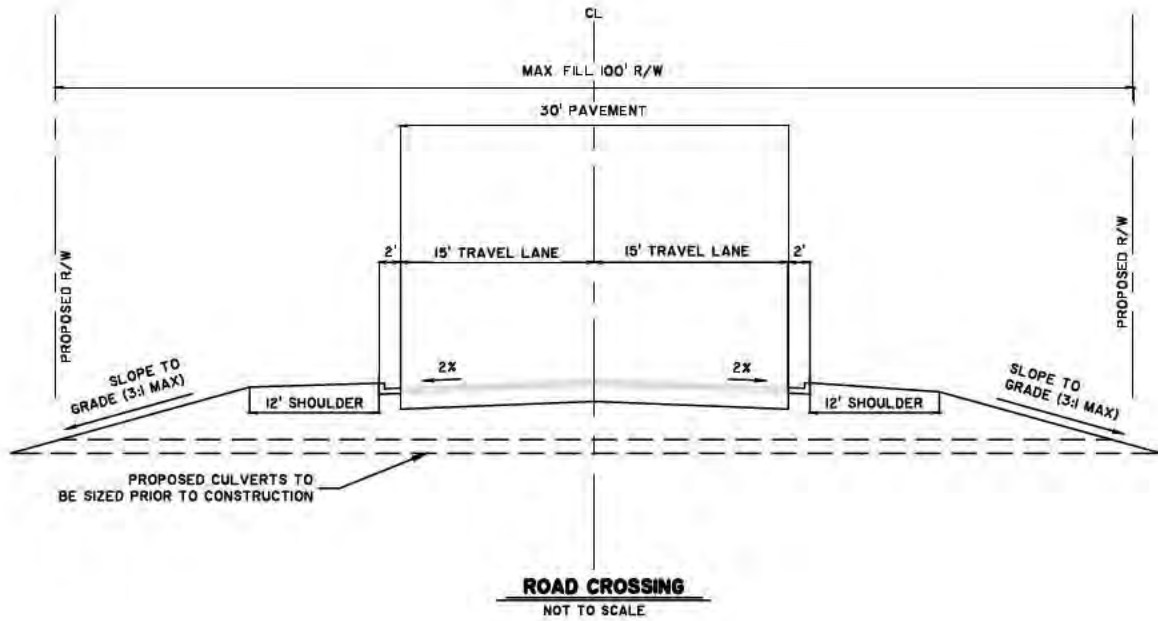
SHEET: 5

SCALE: 1" = 400'



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



ZIPPERER TRACT

SHEET NAME:

TYPICAL SECTIONS

CLIENT:

CHESTERFIELD

LOCATION: EFFINGHAM COUNTY, GA

DATE: 06/17/22

JOB NUMBER: J-29685.0000

DRAWN BY: KHT

REVIEWED BY: MCR

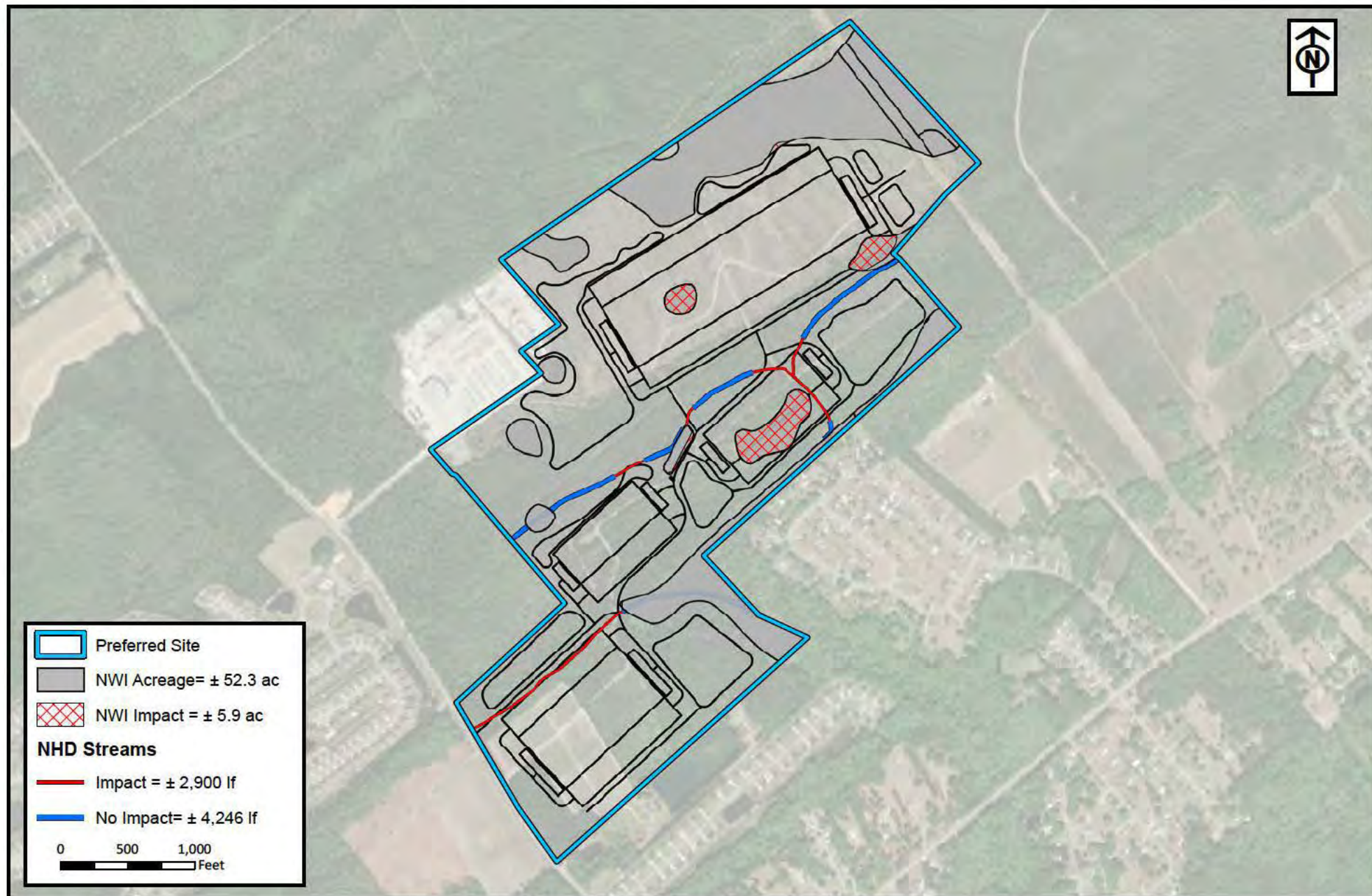
SHEET: 6

SCALE: N.T.S.



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



RLC Project No.: 21-306.1
 Figure No.: 5
 Prepared By: RP
 Sketch Date: 6/21/2022
 Map Scale : 1 inch = 1,000 feet

Zipperer Tract
 Effingham County, Georgia

**Applicant's Preferred Alternative-
 NWI & NHD Impacts**

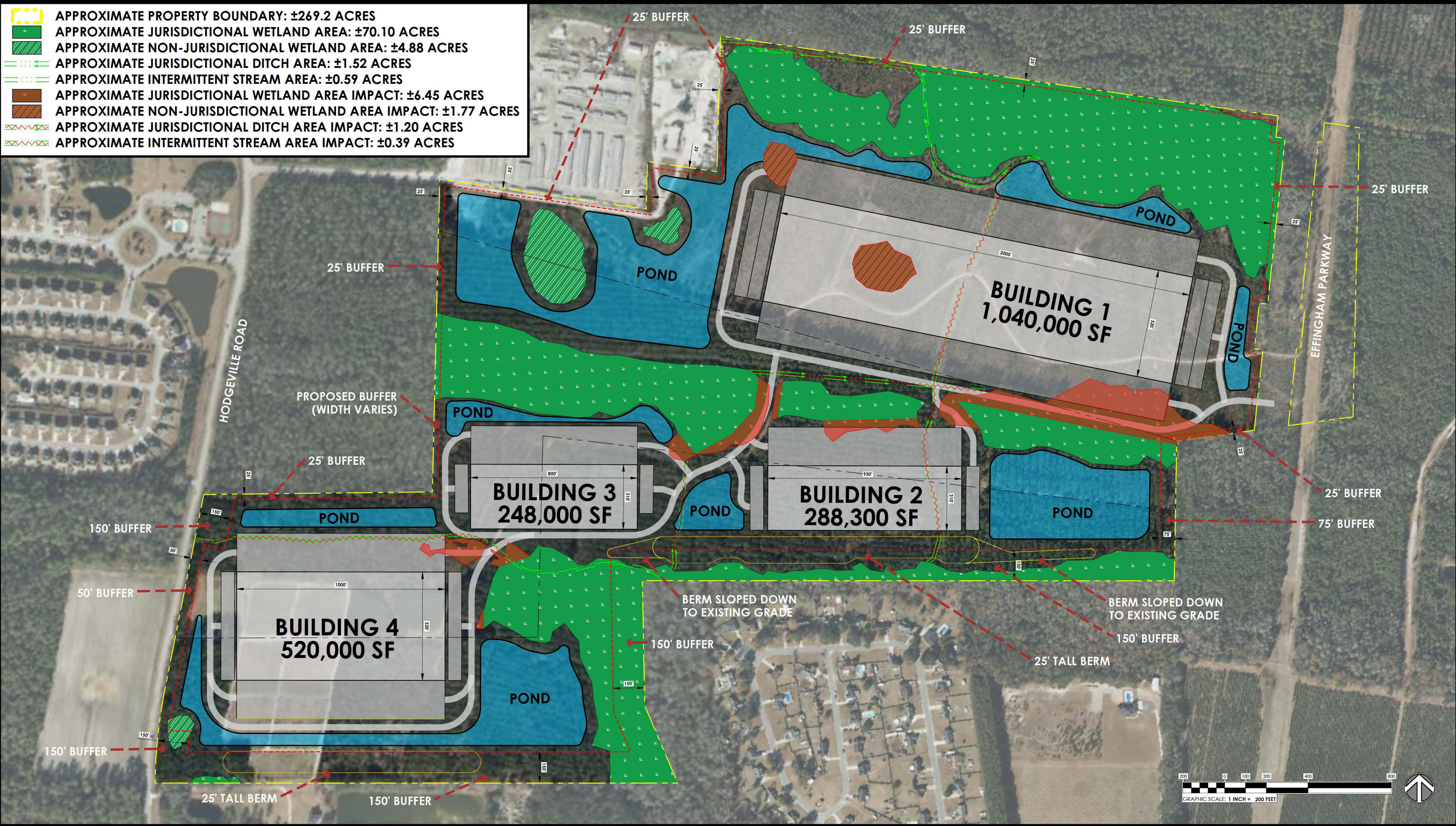
Prepared For: Chesterfield, LLC



**RESOURCE+LAND
 CONSULTANTS**

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

- APPROXIMATE PROPERTY BOUNDARY: ±269.2 ACRES
- APPROXIMATE JURISDICTIONAL WETLAND AREA: ±70.10 ACRES
- APPROXIMATE NON-JURISDICTIONAL WETLAND AREA: ±4.88 ACRES
- APPROXIMATE JURISDICTIONAL DITCH AREA: ±1.52 ACRES
- APPROXIMATE INTERMITTENT STREAM AREA: ±0.59 ACRES
- APPROXIMATE JURISDICTIONAL WETLAND AREA IMPACT: ±6.45 ACRES
- APPROXIMATE NON-JURISDICTIONAL WETLAND AREA IMPACT: ±1.77 ACRES
- APPROXIMATE JURISDICTIONAL DITCH AREA IMPACT: ±1.20 ACRES
- APPROXIMATE INTERMITTENT STREAM AREA IMPACT: ±0.39 ACRES



PREPARED FOR:

OVERALL IMPACT MASTERPLAN
ZIPPERER TRACT
 EFFINGHAM COUNTY / GA

June 16, 2022



www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
 COPYRIGHT © 2020 THOMAS & HUTTON