



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337-5600

July 26, 2022

Regulatory Division
SAS-2022-00687

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:

The comment period for the Department of the Army Permit application will close 30 days from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit, and must be submitted so as to be received on or before the last day of the comment period. Written comments concerning the Department of the Army Permit application must reference the Applicant's name and the Permit Application Number and be forwarded to the US Army Corps of Engineers (Corps) at the above address.

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.

Application Number: SAS-2022-00687

Applicant: Mr. David Burch
Commerce Exchange Land Propco, LLC
820 A1A N, Suite E-21
Ponte Vedra Beach, Florida 32082

Agent: Ms. Pamela Tutton
Contour Environmental, LLC
4462 Bretton Court, Suite 14
Acworth, Georgia 30101

Location of Proposed Work: The approximately 128-acre proposed project site is located north-northwest of Interstate-85 and Steven B Tanger Boulevard and south of E Ridgeway Road in Commerce, Jackson and Banks County, Georgia. The central coordinates of the site are latitude 34.253899 north and longitude -83.476453 west. The on-site aquatic resources flow toward Crooked Creek, located along the northern boundary of the review area.

Description of Work Subject to the Jurisdiction of the Corps: The project involves the development of an industrial park including: the construction of one 150,000 square foot warehouse, one 143,200 square foot warehouse facility, one 1,224,000 square foot warehouse facility, and associated infrastructure. Associated infrastructure within the facility complex includes access roads, stormwater controls, lighting, signage, and pavement markings. The Applicant's preferred site plan would result in the loss of 2,799-linear feet of intermittent stream channel, 275-linear feet of perennial stream channel, and 0.385-acre of wetland in conjunction with associated site mass grading, including building pads, parking, and stormwater management facilities.

The Applicant proposes to off-set project impacts to aquatic resources through the purchase of 2.32 legacy wetland credits and 17,590 legacy stream credits from Washington Branch Mitigation Bank (servicing the project site within its primary service area). The project is hydrologically connected to the Hudson River watershed (Hydrologic Unit Code (HUC): 03060104).

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. The applicant has requested a Water Quality Certification from the State of Georgia. Prior to issuance of a Department of the Army Permit for a project located in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification in accordance with Section 401 of the Clean Water Act 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 another appropriate instrument.

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 Assessment: 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. The Applicant completed a Phase I

Cultural Resource Assessment Survey of the proposed project site, in order to assess if potential archaeological sites, historic structures, or cultural resources may be present within the general vicinity of the proposed work area. The survey's findings, as prepared by Greenhouse Consultants, Incorporated, documents one newly documented, post-contact artifact scatter located within the project area, which was recommended as not eligible for the National Register of Historic Places, and further makes recommendation no additional archaeological investigation within the project's Area of Potential Effect. The Corps is presently reviewing the accompanying report in conjunction with the current application submittal.

Endangered Species: 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. Based on the *IPaC Trust Resource Report*, no Federally-designated critical habitats are located onsite. However, this report does list the following Federally protected species that may potentially be affected at this location: candidate Monarch Butterfly (*Danaus plexippus*). The Applicant did not conduct a habitat assessment for the project site.

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, floodplain 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, including an evaluation of practicable alternatives. The Applicant's current proposal reviewed three (3) onsite alternatives and six (6) off-site alternatives for construction of the entire development (as completed and as currently proposed). One off-site alternative was considered to be potentially practicable and two onsite alternatives, including the Applicant's preferred alternative, was considered to be potentially practicable. All alternatives will be further evaluated in conjunction with the application.

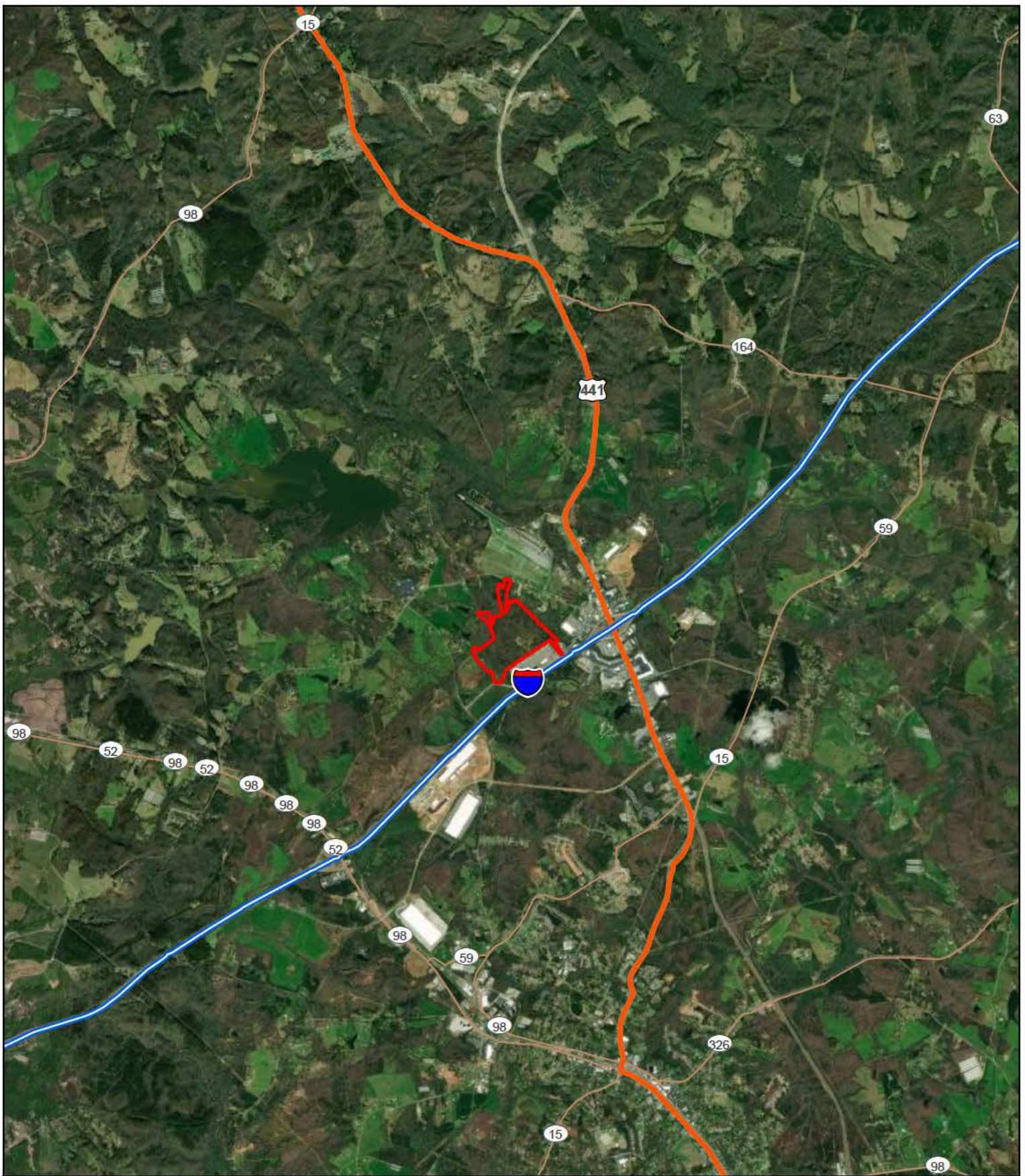
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 in writing to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Oya Money-Worthy, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 days** from the date of this notice. Submittal of comments via email, to the address listed below, is also acceptable. Please refer to the Applicant's name (Commerce Exchange Land Propco, LLC) and the assigned Regulatory file number (SAS-2022-00687) in your comments.

If you have any further questions concerning this public notice, please contact Oya Money-Worthy, Regulatory Specialist, Piedmont Branch at 678-422-2728, or Oya.M.Money-Worthy@usace.army.mil.

Encls

1. Project Boundary Map
2. Aquatic Resource Delineation Exhibit
3. Site Location/Topographic Map
4. National Wetlands Inventory Map
5. USDA-NRCS Web Soil Survey
6. Preferred Site Concept Plan
7. On-site Alternative Site-1 Concept Plan
8. On-site Alternative Site-2 Concept Plan
9. Off-Site Alternatives: Alternative Sites 1-5
10. Off-Site Alternative Site 4
11. Alternative Site 4: Site Alternative Exhibit



Produced By:




Contour Environmental LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

VICINITY MAP

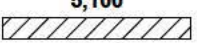
Commerce Industrial Site
Jackson County, Georgia
For
InLight Real Estate
CE21IRE:04
December 10, 2021

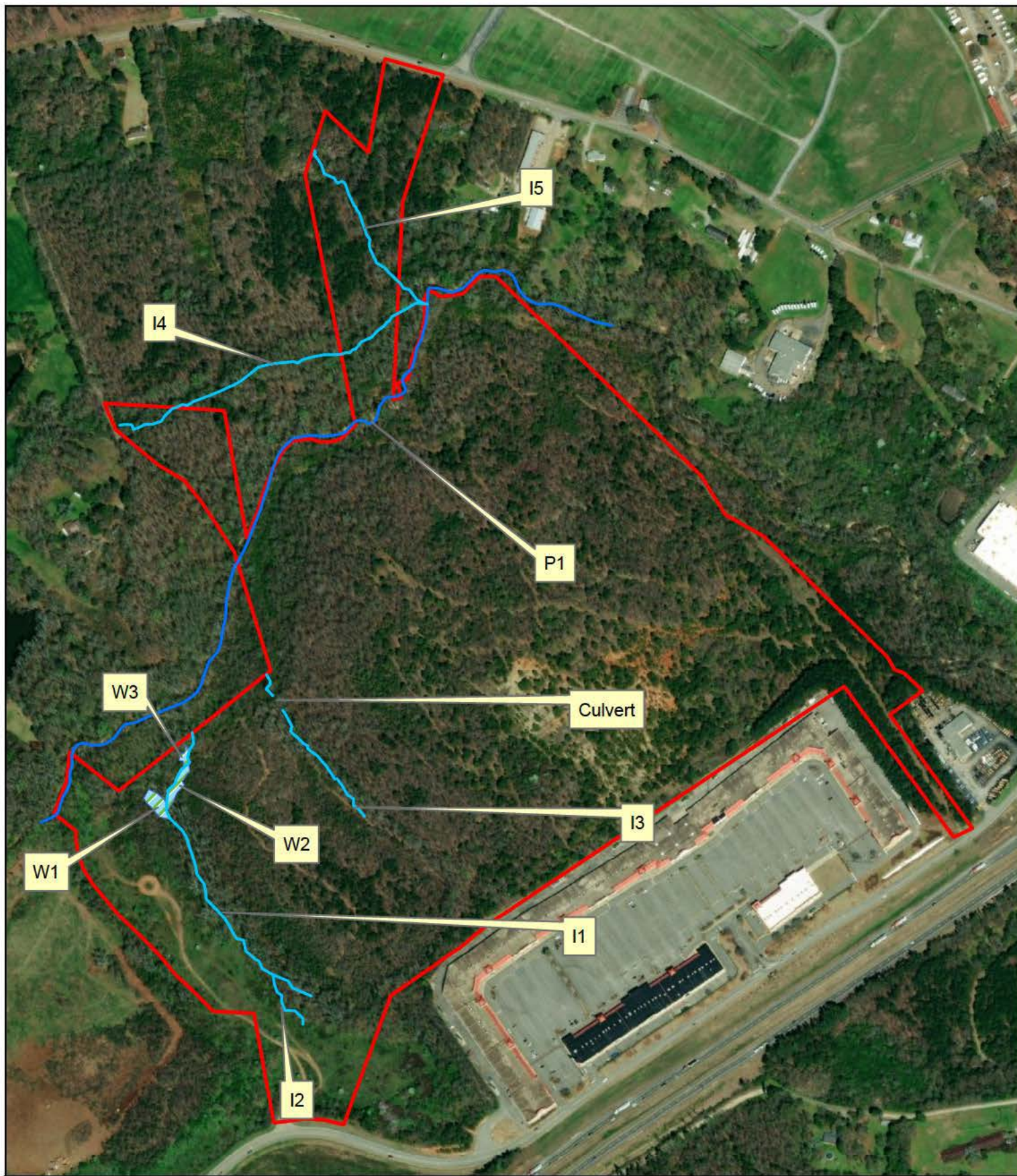
LEGEND

 Property Boundary

N



5,100

Feet



Produced By:



Contour Environmental LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

FIGURE 2: AQUATIC RESOURCE DELINEATION MAP

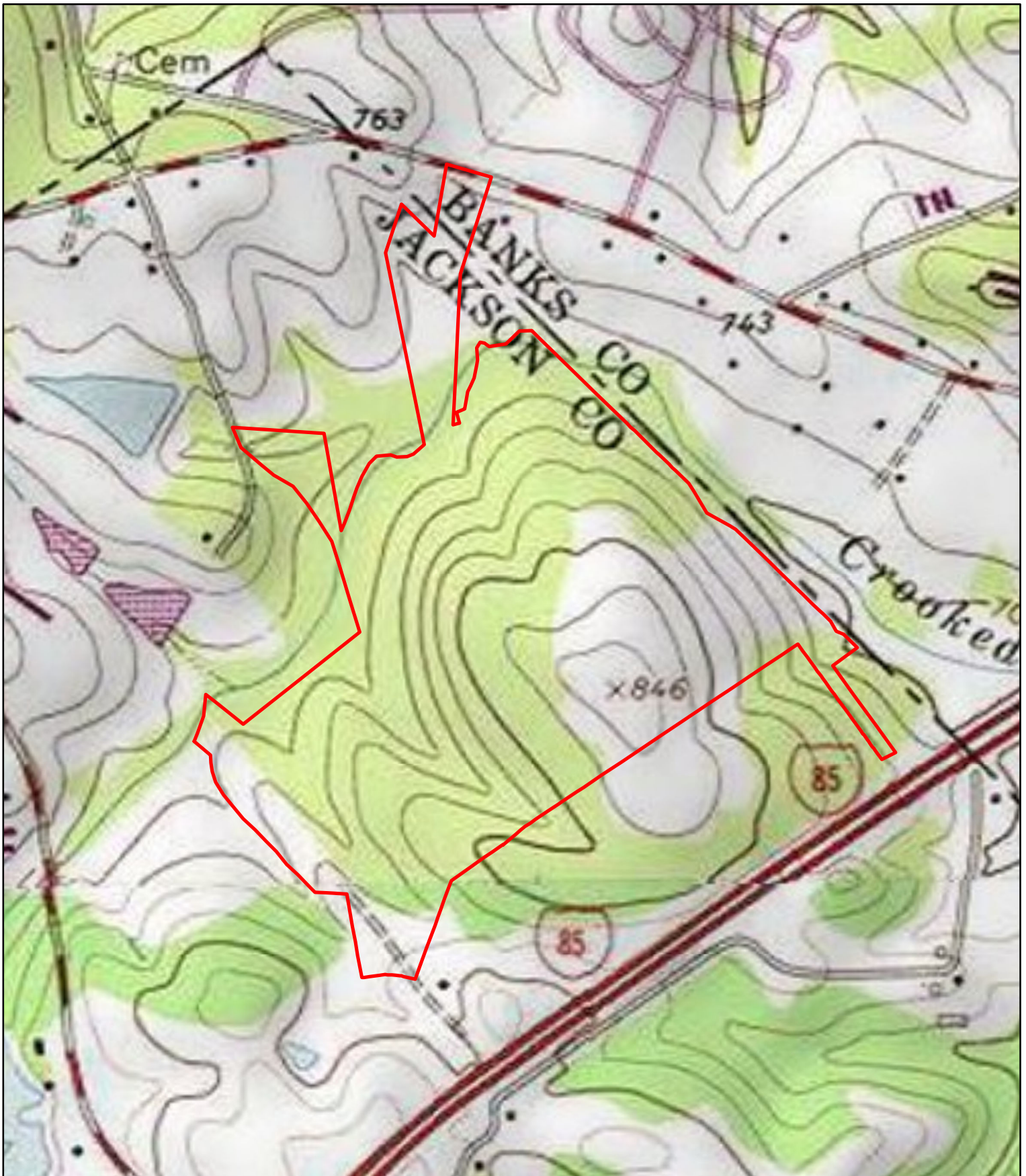
Commerce Industrial Site
Jackson County, Georgia
For
InLight Real Estate
CE21IRE:04
December 10, 2021

LEGEND

- Property Boundary
- Perennial Stream
- Intermittent Stream
- Wetland

500
Feet





Pr



Contour
4462 Bretto
Acworth, Georgia 30101

ntal LLC
W, Suite 14
InLight Real Estate
CE21IRE:04
December 10, 2021

**FIGURE 1: SITE LOCATION MAP
7.5 MIN USGS TOPOGRAPHIC QUAD**

Commerce Industrial Site
Jackson County, Georgia
For
InLight Real Estate
CE21IRE:04
December 10, 2021

LEGEND

 Property Boundary

N



660



Feet



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



December 9, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

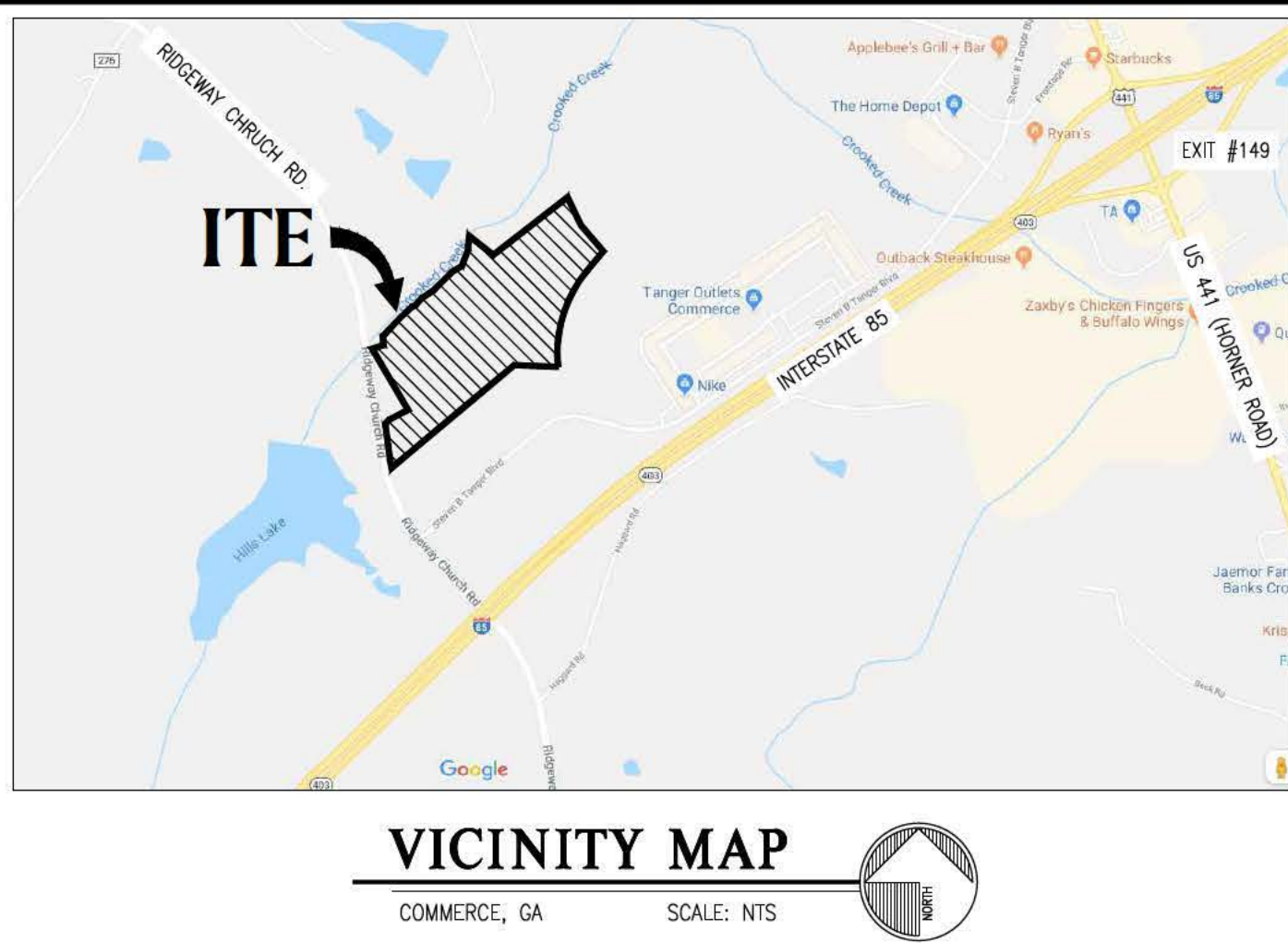
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Banks and Stephens Counties, Georgia; and Barrow, Hall, and Jackson Counties, Georgia






LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.680.7685
FAX 770.680.7684
www.paulsonmitchell.com




PAULSON MITCHELL
 INCORPORATED

PROJECT:

PR PO ED DEVELOPMENT

CITY OF COMMERCE
 JACKSON COUNTY, GA 30529

FOR:



INLIGHT

ZONING INFORMATION

ZONING CLASSIFICATION	
JURISDICTION:	CITY OF COMMERCE, GA
EX. ZONING:	C2 (GENERAL COMMERCIAL)
OVERLAY DISTRICT:	---
PR. ZONING:	M1 (LT. INDUSTRIAL)

BUILDING SETBACKS	
FRONT:	50'
MAJOR SIDE:	0'
MINOR SIDE:	0'
REAR:	0'

BUFFERS	
LANDSCAPE STRIP:	25' LANDSC. STRIP
ZONING BUFFER:	---
STATE STREAM BUFFER:	25'
COUNTRY STREAM BUFFER:	50'
CITY STREAM BUFFER:	75'

PARKING SUMMARY	
WAREHOUSE REQ.:	PER EMPLOYEE
STALL:	9' x 20'
LANDSCAPE 'ISLAND':	12.5 S.F. /SCAPE/SPACE

LANDSCAPE REG'S.	
MAXIMUM IMPERVIOUS ALLOWED:	---
MAXIMUM BUILDING COVERAGE:	---

ENVIRONMENTAL	
FLOOD PLAIN PRESENT (FIRM):	YES
STREAMS PRESENT (NWJ):	YES
WETLANDS PRESENT (NWJ):	YES
TOPOGRAPHY DATA:	GIS

2021133 — ps-26 01.05.21

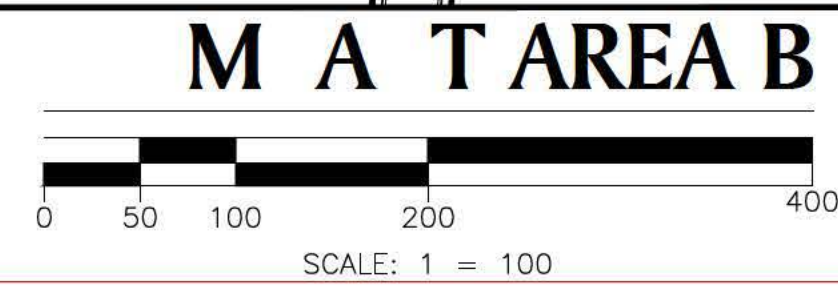
stream impact.dwg

WE PA PR EA

PA PR F RR

E B

WI-PREF



INTERMITTENT TREASON MPA : ± 240 F
 ± 0.033 ACR S

P RENNIAL TREAM MPA T(1 : ± 75 F
±0 75 ACR

—IMPA T AREA B

NTE MITTENT STREAM IMPACT I3) ± 7 LF
 $\pm .19$ ACR S

R	P	E
±143,200 SF		
133 AUTOS		
45 TRAILERS		
FFF ± 779.25		

R	P	E
±152,250 SF		
150 AUTOS		
48 TRAILERS		
FFF ± 779.25		

NTE MITTENT STREAM IMPACT I) \pm 76 LF
 \pm .2 3 ACRE

NTE MITT NT STREAM IMPA T I) ± 41 L
 $\pm .019$ ACRE

RD E YCH R HRO D
80 FT. R/W SPEED LIMIT: 45 MPH

T NG
HOU

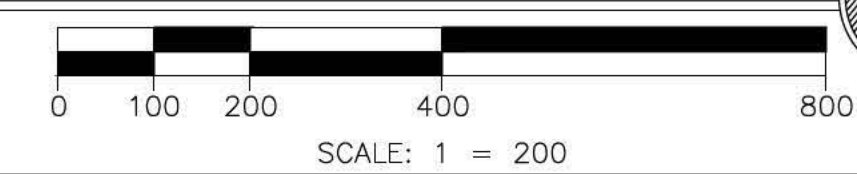
IMPACT AREA A

TOTAL MATS

TREAMS (TER TTE T: ±3 394 LF x ' W DTH (.47 A RES)
TRE M P ENNI L) ± 5 LF x 1 ' WIDTH 75 ACRES)
WETLAND : ±0. 85 ACRES

BUILDING 2:	±150,000 SF
BUILDING 3:	±143,200 SF
BUILDING 4:	±152,250 SF
BUILDING 5:	±1,556,750 SF
TOTAL BUILDING AREA:	±2,002,200 SF

WET AND/STR AM IMPACT EXHIB T ALT-1



SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

**LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS**

**85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075**

**VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmettchell.com**

PAULSON MITCHELL
INCORPORATED

PROJECT:

PR PO ED
DEVELO MENT

CITY OF COMMERCE
JACKSON COUNTY, GA 30529

FOR:

INLIGHT

ZONING INFORMATION

ZONING CLASSIFICATION	
JURISDICTION:	CITY OF COMMERCE, GA
EX. ZONING:	C2 (GENERAL COMMERCIAL)
OVERLAY DISTRICT:	---
PR. ZONING:	M1 (LT. INDUSTRIAL)

BUILDING SETBACKS

BUILDING SETBACKS	
FRONT:	50'
MAJOR SIDE:	0'
MINOR SIDE:	0'
REAR:	0'

BUFFERS

LANDSCAPE STRIP:	25' LANDSC. STRIP
ZONING BUFFER:	
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50'
CITY STREAM BUFFER:	75'

PARKING SUMMARY

WAREHOUSE REQ.:	PER EMPLOYEE
STALL:	9' x 20'

LANDSCAPE REG'S.

LANDSCAPE REG'S.

MAXIMUM IMPERVIOUS ALLOWED: _____

MAXIMUM BUILDING COVERAGE: _____

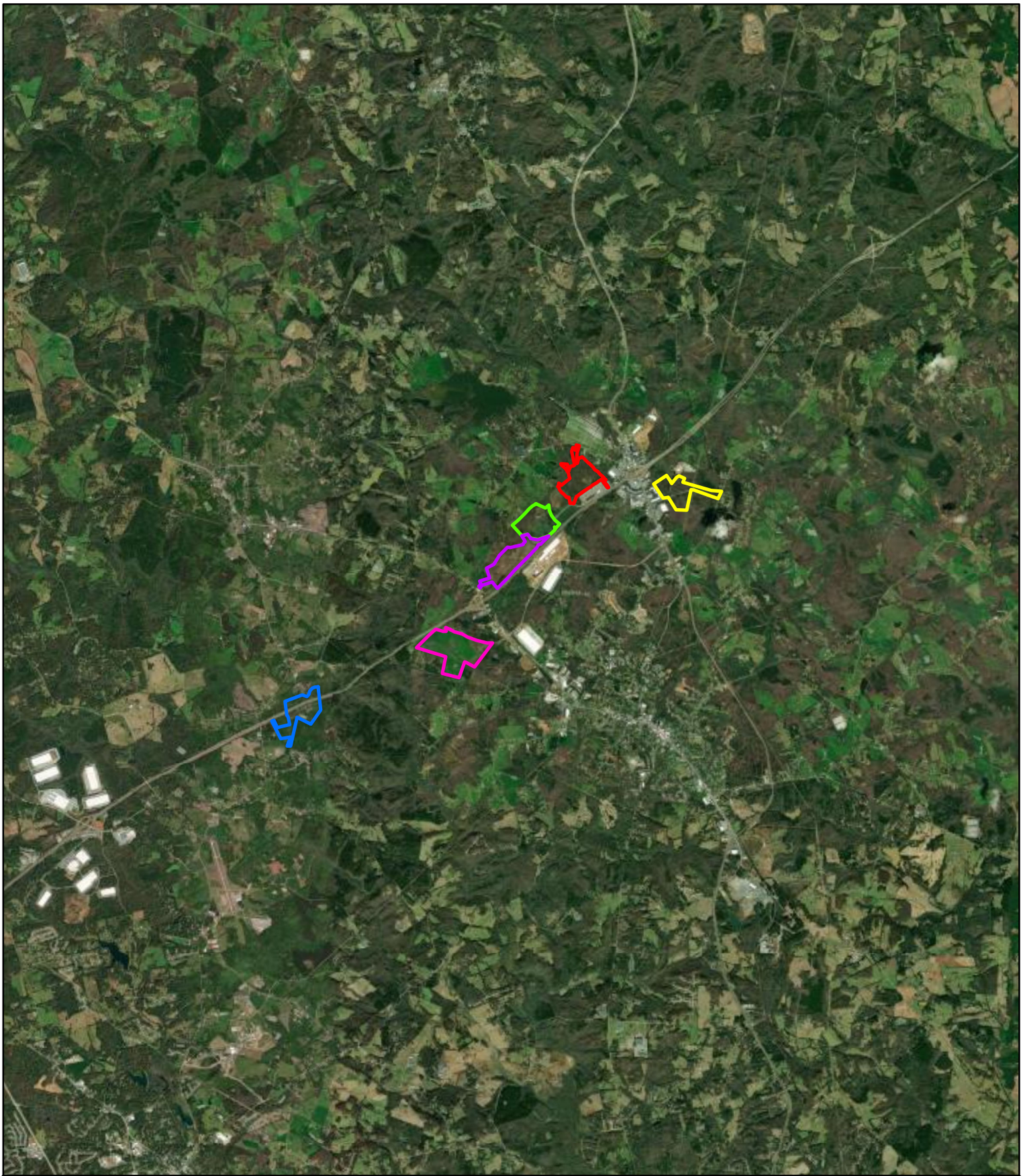
ENVIRONMENTAL

FLOOD PLAIN PRESENT (FIRM):	YES
STREAMS PRESENT (NWI):	YES
WETLANDS PRESENT (NWI):	YES
TOPOGRAPHY DATA:	GIS

2021133 - 05.09.2022
alt1.dwg

WE A EA
PA E B A

WI-ALT1



Produced By:



Contour Environmental LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

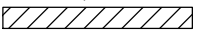
OFF SITE ALTERNATIVES

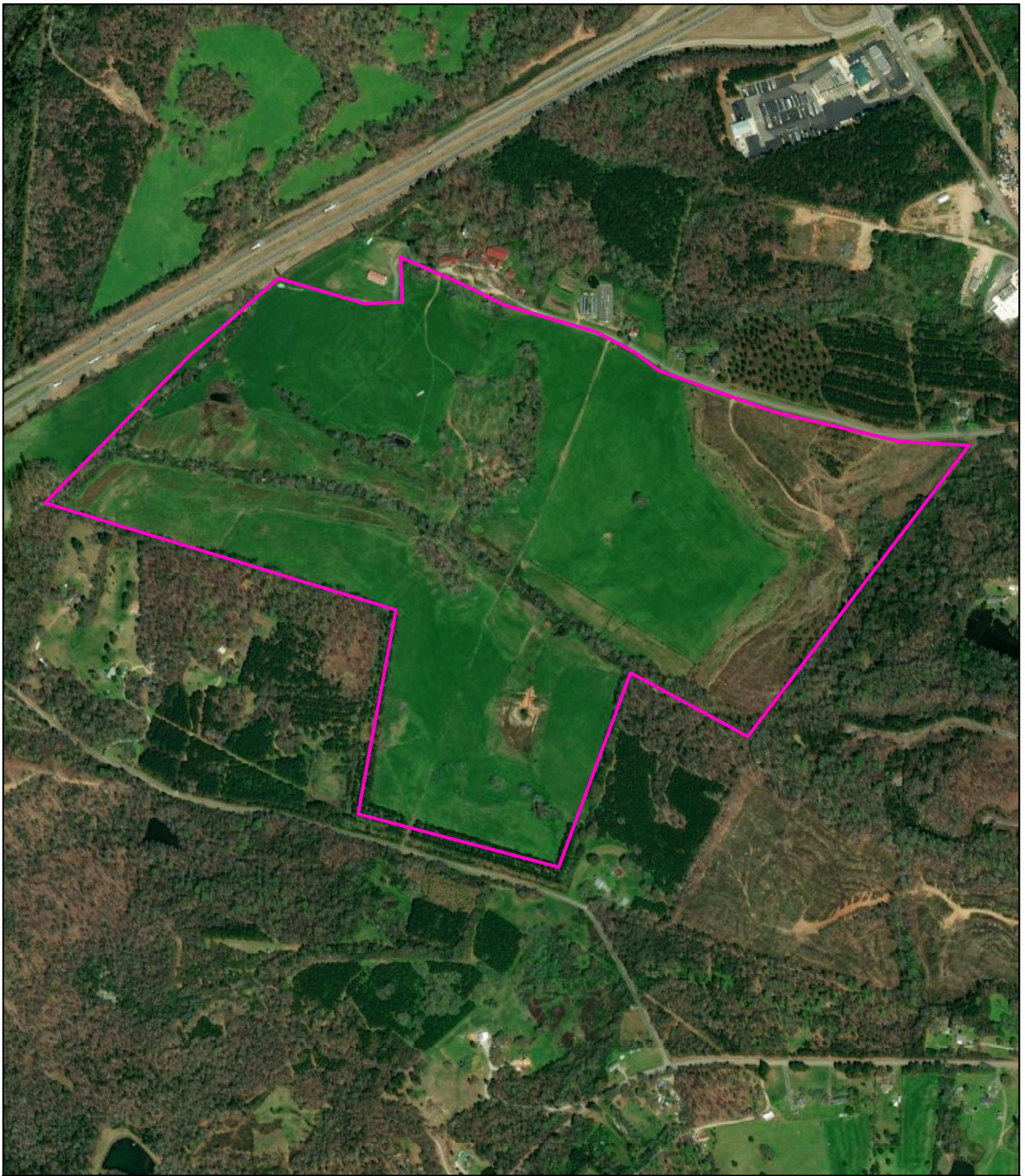
Commerce Industrial Site
Jackson County, Georgia
For
InLight Real Estate
CE21IRE:04
December 10, 2021

LEGEND

-  Alt Site 1
-  Alt Site 2
-  Alt Site 3
-  Alt Site 4
-  Alt Site 5



9,100

Feet



Produced By:



Contour Environmental LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

ALTERNATIVE SITE 4

Commerce Industrial Site
Jackson County, Georgia
For
InLight Real Estate
CE21IRE:04
December 10, 2021

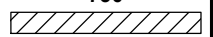
LEGEND

 Alt Site 4

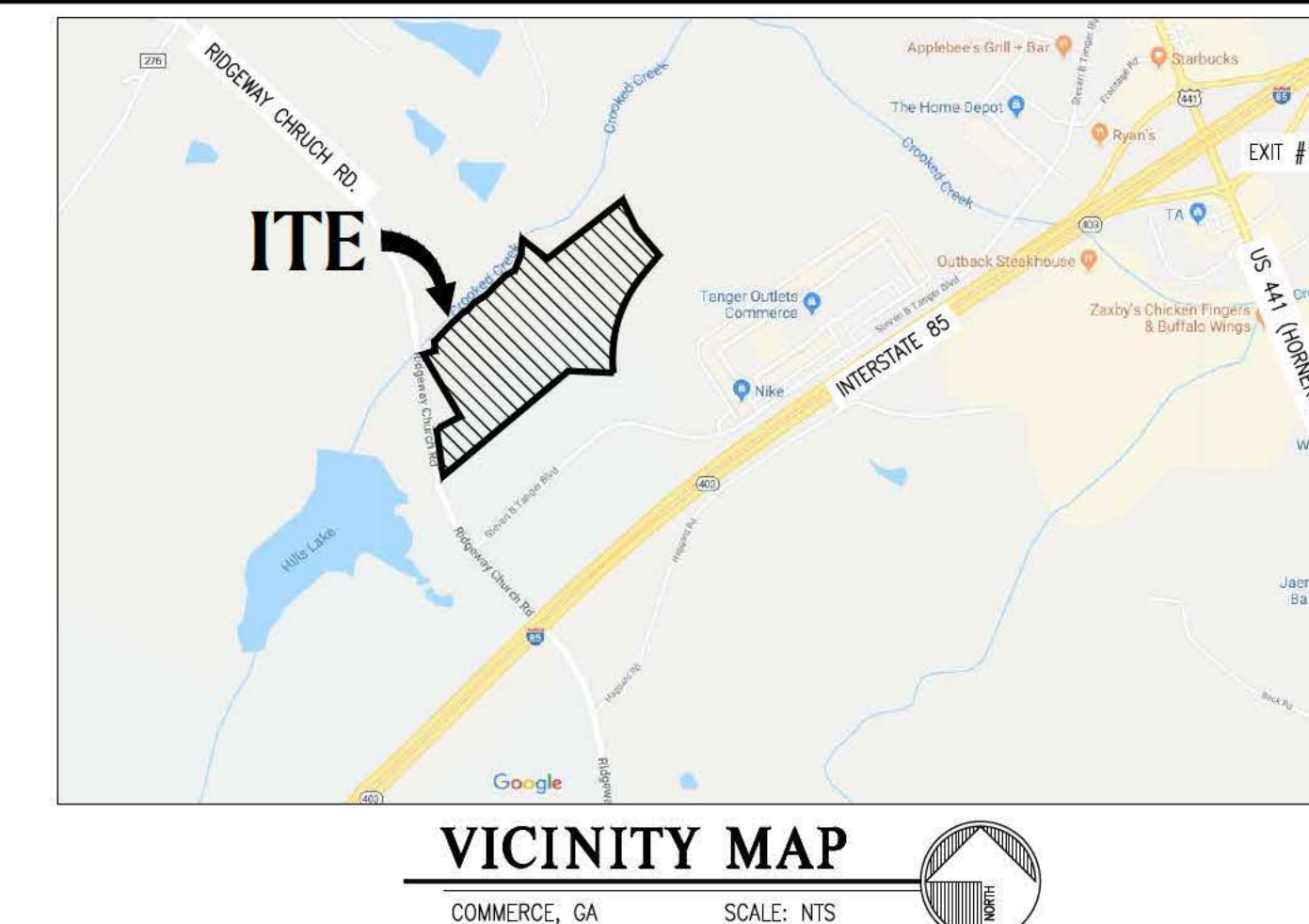
N



750



Feet



**LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS**

**85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075**

**VOICE 770.650.7685
FAX 770.650.7684
www.paulsonsmithell.com**



PAULSON MITCHELL
INCORPORATED

PROJECT:

$$\begin{array}{cc} \text{PR} & \text{P} & \text{E} \\ \text{E} & \text{E} & \text{P} & \text{E} \end{array}$$

CITY OF COMMERCE
JACKSON COUNTY, GA 30529



PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, ETC. INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/Others. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH JURISDICTION

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

ZONING INFORMATION

ZONING CLASSIFICATION

JURISDICTION: CITY OF COMMERCE

JURISDICTION: CITY OF COMMERCE, CA

EX. ZONING: C2 (GENERAL COMMERCIAL)

OVERLAY DISTRICT:

BUILDING SETBACKS

BUILDING SETBACKS

FRONT: _____

MAJOR SIDE: _____

MINOR SIDE:

BUFFERS

BUFFERS

LANDSCAPE STRIP: 25' LANDSC. STRIP

ZONING BUFFER: _____

STATE STREAM BUFFER: 2

CITY STREAM BUFFER:

CITY STREAM BUFFER: _____

PARKING SUMMARY

WAREHOUSE REQ.:	PER EMPLOY
-----------------	------------

STALL: 9' x 2'

ENVIRONMENTAL

ENVIRONMENTAL

FLOOD PLAN PRESENT (FIRM): Y

STREAMS PRESENT (NWI): Y

WETLANDS PRESENT (NW): Y

TOPOGRAPHY DATA: (

2021133 - SITE 6 ALTERNATIVE EXH.dwg
07.01.2021

NT

SHEET

EXT

SITE ALTERNATIVE XHIBIT

