



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

**3 January 2023**

Regulatory Division  
SAS-2006-00128

**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-2006-00128

Applicant: Mr. Zach Riddle  
Riddle Developments, LLC  
528 E 45th St.  
Savannah, Georgia 31405

Agent: Mr. Jeremy Plauger.  
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 construct a logistical support facility to support warehousing and supply-chain distribution space and to service the long-term needs of businesses operating within the Port of Savannah. Specifically, the purpose of the proposed project is to construct a 29.09-acre truck and trailer parking facility to include an office and employee parking.

Location of Proposed Work: The project site is located on the south side of Jimmy Deloach Parkway, approximately 1.9 miles west of Interstate 95, within Chatham County, Georgia (32.162131°, -81.247012°). The aquatic resources located on-site drains to an un-named tributary of the Savannah River.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant is proposing to impact 5.0 acres of wetland associated with the construction of one administration office (totaling 2,000 square feet), an employee parking area adjacent to the administration office, 310 fifty-two-foot trailer spaces located throughout the property and two stormwater detention ponds on the southern portion of the facility. The proposed project site design includes access directly from Jimmy Deloach Parkway. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 3.75 (2018) or 30 (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.

## BACKGROUND

According to the applicant, at the State of the Port on 24 February 2022, Griff Lynch, Georgia Ports Authority's (GPA) executive director, unveiled plans to expand GPA's container capacity by 60 percent and increase the Port of Savannah's annual capacity from 6 million twenty-foot equivalent container units to 9.5 million TEUs by 2025. Savannah has become a national leader in supply chain solutions and effectively eliminated its backlog, while accommodating 18 consecutive months of growth. In Calendar Year 2021 alone, the GPA moved a record 5.6 million TEUs, for an unprecedented expansion of nearly a million TEUs, or 20 percent, compared to 2020. Executive Director Lynch addressed a series of key logistics solutions, including growing manufacturing, distribution and retail sectors which will mean additional cargo through the Port of Savannah and need for increased container handling capacity. The Savannah market added 6.5 million square feet of industrial space in 2021, for a total of 84 million. Savannah led the nation in terms of net absorption of overall inventory and as of February 2022, the current Savannah Regional Market vacancy is less than 1% and the current Highway 21 Corridor Submarket (location of proposed project) vacancy rate is 0%. The market contains zero available space due to pre-leasing activity and ever-increasing demand from tenants needing to expand as well as new entrants into the market from LA/Long Beach and NY/NJ seeking a more reliable and efficient port driven import option. With the record setting trends discussed above, increased demands on existing operations and facilities continuing to operate at above maximum capacity, truck and trailer storage has become a logistics obstacle for operational efficiency. Riddle Developments, LLC has proposed this project to provide support to existing tenants within the community and businesses along the Jimmy Deloach Parkway Corridor such as Port City Logistics. The basic project purpose is to construct a truck/trailer parking facility. The overall project purpose is to provide trailer/truck parking and attendant features including office and employee parking along the Jimmy Deloach Parkway Corridor.

The project site totals 29.09 acres and consists of habitat typical for developed areas of Chatham County. The project area contains 6.56 acres of upland and 22.53 acres of wetland. The site has been managed for timber production. The uplands were clearcut in 2005 and the wetland area was clearcut in 2006. The site has been allowed to naturally regenerate since that time. The following provides a brief habitat description:

**Upland:** This habitat includes naturally regenerating upland whose species composition generally includes the following:

- Overstory: Loblolly Pine (*Pinus taeda*), Sweet Gum (*Liquidambar styraciflua*), Water Oak (*Quercus nigra*)
- Midstory: Live Oak (*Quercus virginiana*), Sweet Gum, Wax Myrtle (*Morella cerifera*)
- Understory: Blackberry (*Rubus spp.*), Bracken Fern (*Pteridium aquilinum*), Dogfennel (*Eupatorium capillifolium*)

**Wetland:** This habitat consists naturally regenerating slope wetland areas dominated by hardwood species. Vegetative composition generally includes the following:

- Overstory: Sweet-bay Magnolia (*Magnolia virginiana*), Sweet-Gum, Red Maple (*Acer rubrum*)
- Midstory: Chinese tallow (*Triadica sebifera*), Sweet-bay Magnolia, Sweet-Gum, Red Maple
- Understory: Fetterbush (*Lyonia lucida*), Sedges (*Carex spp.*), Soft Rush (*Juncus effusus*), Virginia Chain-fern (*Woodwardia virginica*), Netted Chain-fern (*Woodwardia areolata*), Greenbrier (*Smilax spp.*), Blue Maiden Cane (*Amphicarpum amphicarpon*)

An Aquatic Resources Delineation Review was completed for the project site on April 17, 2019.

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 requested 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 there is an Old Railroad Grade that may be impacted. The property does not contain any known cultural or archaeological sites. The Corps is currently reviewing the applicant's submittal.

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*), Pondberry (*Lindera melissifolia*), Eastern Back Rail (*Laterallus jamaicensis*), and 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.

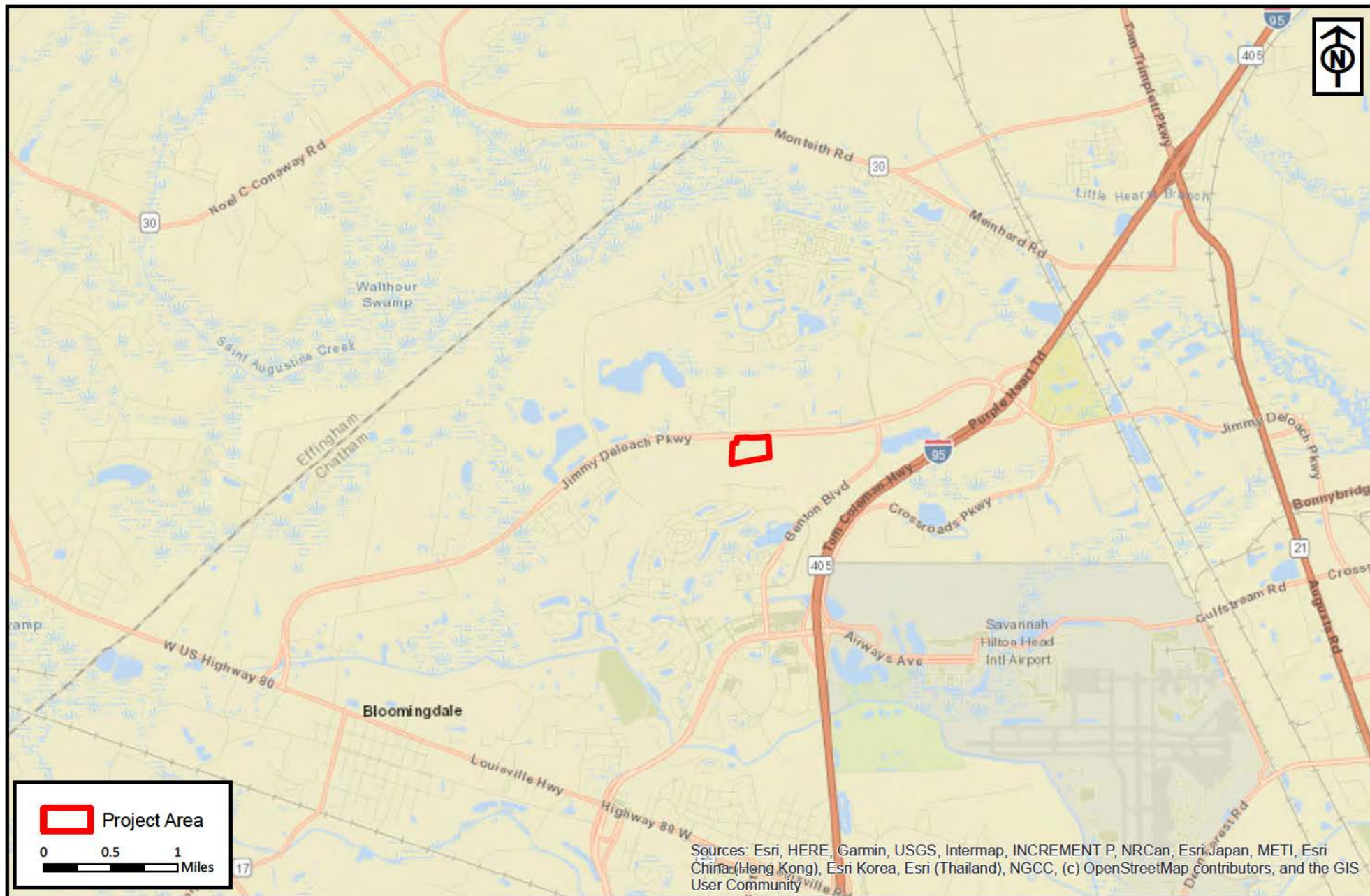
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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@usace.army.mil](mailto:Nicole.m.liette@usace.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 2 - Preferred Site
3. Figure 5 – Preferred Site
4. Jimmy Deloach Logistics Support Facility, Sheet 1, 2 and 3



RLC Project No.: 18-318.1  
 Figure No.: 1  
 Prepared By: RL  
 Sketch Date: 7/14/2022  
 Map Scale : 1 inch = 1 miles

**Preferred Site**  
 Chatham County, Georgia

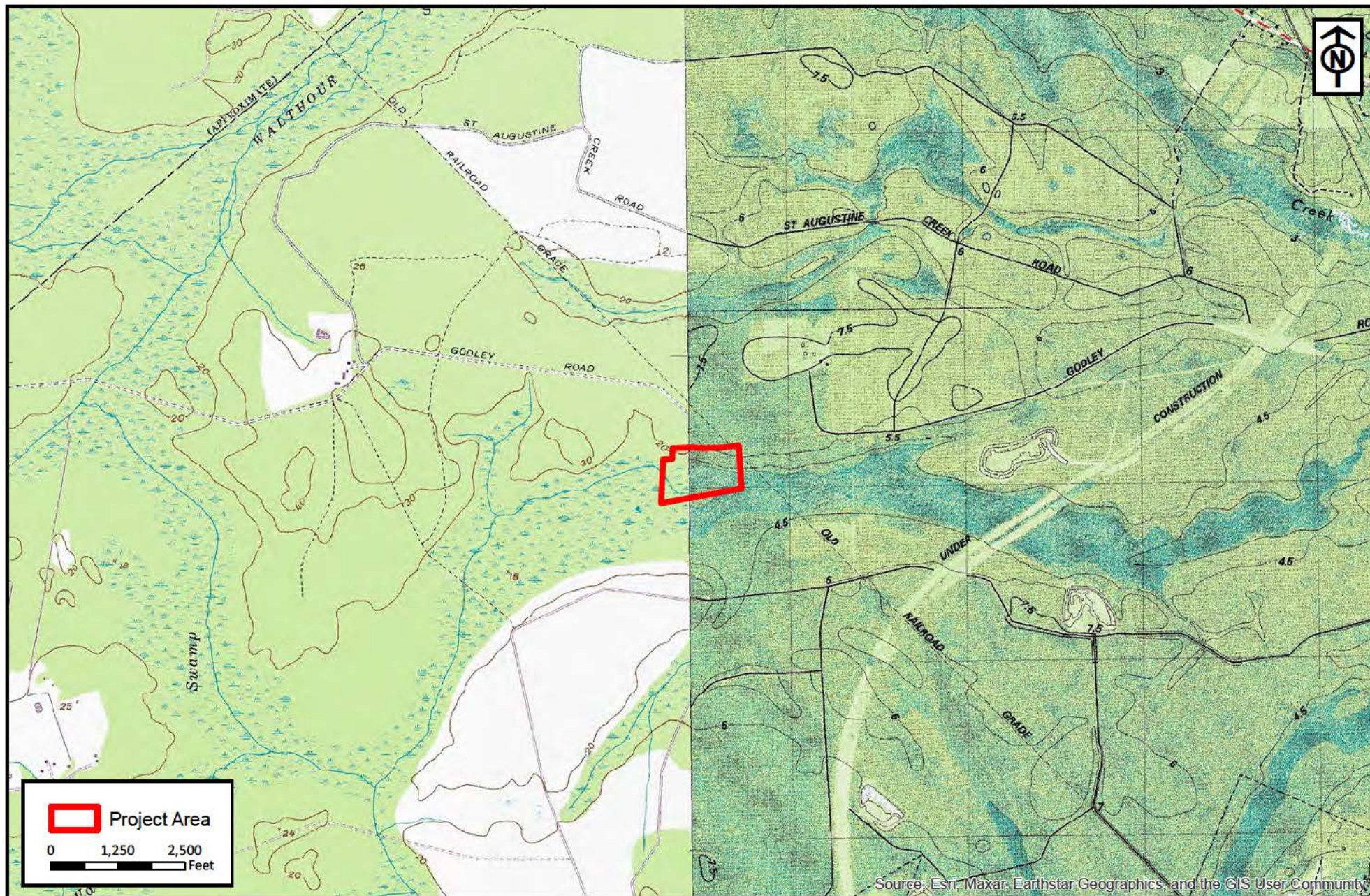
**Project Location**  
 Prepared For: Riddle Developments, LLC



**RESOURCE+LAND  
 CONSULTANTS**

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





RLC Project No.: 18-318.1  
 Figure No.: 2  
 Prepared By: RL  
 Sketch Date: 7/14/2022  
 Map Scale : 1 inch = 2,500 feet

**Preferred Site**  
 Chatham County, Georgia

**USGS Topographic Map**  
 Prepared For: Riddle Developments, LLC



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 Savannah, GA 31405  
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RLC Project No.:	18-318.1
Figure No.:	5
Prepared By:	RL
Sketch Date:	7/14/2022
Map Scale :	1 inch = 250 feet

**Preferred Site**  
Chatham County, Georgia

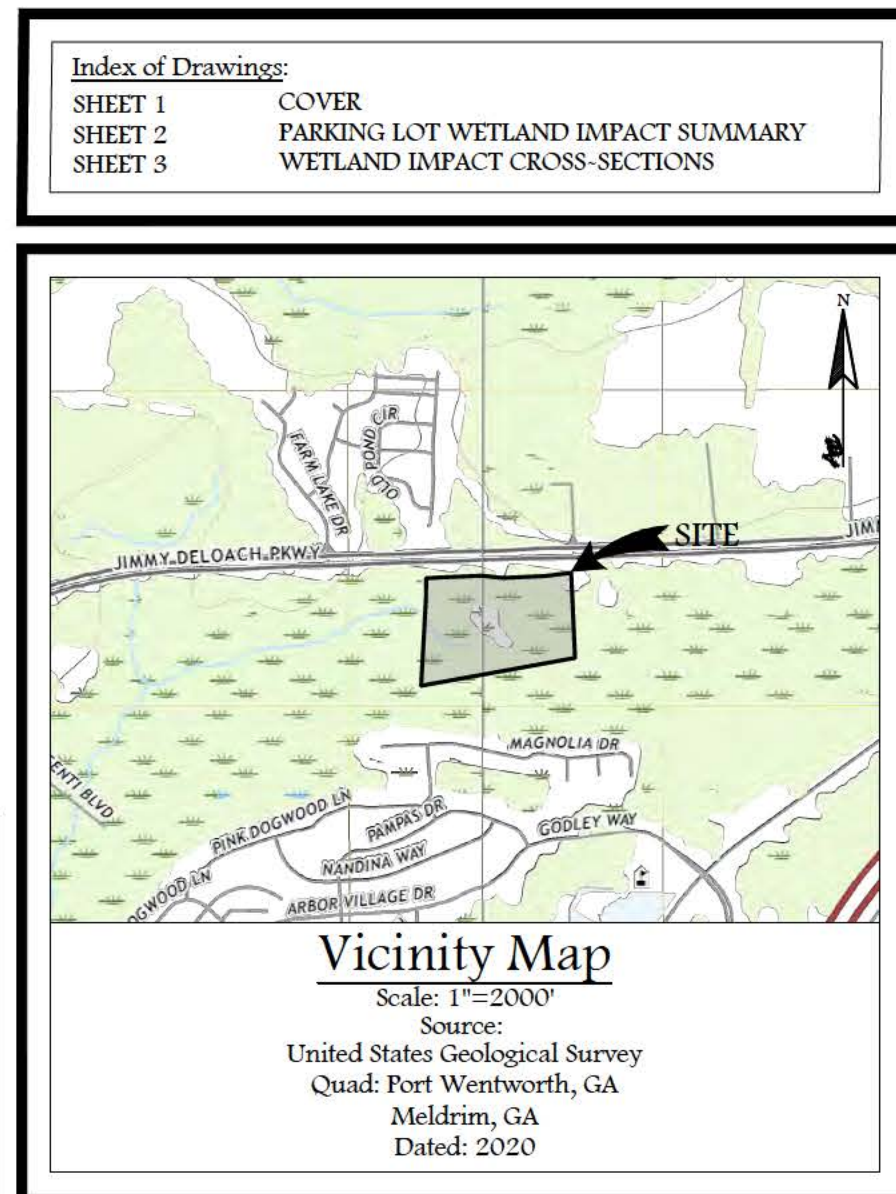
**Ortho Imagery**  
Prepared For: Riddle Developments, LLC

<b>RLC</b>	<b>RESOURCE+LAND CONSULTANTS</b>
	41 Park of Commerce Way, Ste 101
	Savannah, GA 31405
	tel 912.443.5896 fax 912.443.5898



RIDDLE DEVELOPMENTS, LLC

WETLAND IMPACT SUMMARY	
ACTIVITY	ACERAGE
CLEARING	5.0 ACRES
TOTAL FILL FOR WETLAND IMPACT	17,683 CY
TOTAL IMPACT	5.0 ACRES
TOTAL FILL FOR PARKING LOT	33,432 CY



COVER

SHEET 1



P:\Users\jv101-1883\Projects\107-Jimmy DeLoach\107-Jimmy DeLoach\Drawings\107-C-001.dwg 7/1/22 ARTURUS K240

TAX PARCEL 51015 01035  
NOW OR FORMERLY  
605 JIMMY DELOACH, LLC  
JIMMY DELOACH PKWY  
DB. 1173 PG 219  
(ZONED PUD)

TAX PARCEL 51015 01017  
NOW OR FORMERLY  
AMERICAN TOWERS (DELAWARE) INC  
JIMMY DELOACH PARKWAY  
DB. 2290 PG 0289  
(ZONED C-2)

TAX PARCEL 21016 02033  
NOW OR FORMERLY  
CATHOLIC BISHOP OF THE DIOCESE OF SAVANNAH  
1745 BENTON BLVD  
DB. 2760 PG 0112  
(ZONED PD)

TAX PARCEL 51015 01024  
NOW OR FORMERLY  
JAMES T ROYAL & JAMES W ROBERTS  
O JIMMY DELOACH PKWY  
DB. 1506 PG 491  
(ZONED C-2)

JIMMY DELOACH PARKWAY (RIGHT OF WAY VARIES)

DECEL LANE

ENTRANCE

ADMIN. BUILDING

SEPTIC SYSTEM AREA

25' WOODED/LANDSCAPE BUFFER

40' TRUCK/CHASSIS PARKING SPOT (TYP.)

9.9 ACRES ASPHALT MILLING SURFACE

±190' WOODED BUFFER

DETENTION POND A

DETENTION POND B

EXISTING PROPERTY LINE

±106' WOODED BUFFER

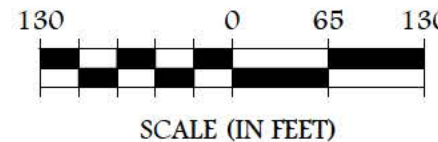
WOODED BUFFER  
(WIDTH VARIES)

### WETLAND IMPACT SUMMARY

ACTIVITY	ACERAGE
CLEARING	5.0 ACRES
TOTAL FILL FOR WETLAND IMPACT	17,683 CY
TOTAL IMPACT	5.0 ACRES
TOTAL FILL FOR PARKING LOT	33,432 CY

### LEGEND

EXISTING	NEW	DESCRIPTION
---	---	PROPERTY LINE
---	---	WETLAND LIMIT
---	---	FLOOD ZONE
---	---	IMPACTED WETLANDS
---	---	WETLANDS
---	---	GRAVEL



ACC

ATLANTIC COAST  
CONSULTING, INC.  
770-594-5998  
www.atlcc.net  
Roswell, GA  
Savannah, GA  
Knoxville, TN

### PROJECT:

JIMMY DELOACH  
LOGISTICS  
SUPPORT FACILITY

7TH DISTRICT  
CHATHAM COUNTY, GA

RIDDLE  
DEVELOPMENTS,  
LLC

528 EAST 45TH ST.  
SAVANNAH, GA 31405

### REVISIONS

Drawn by: AA  
Checked by:  
QC by:

### PROJECT NUMBER:

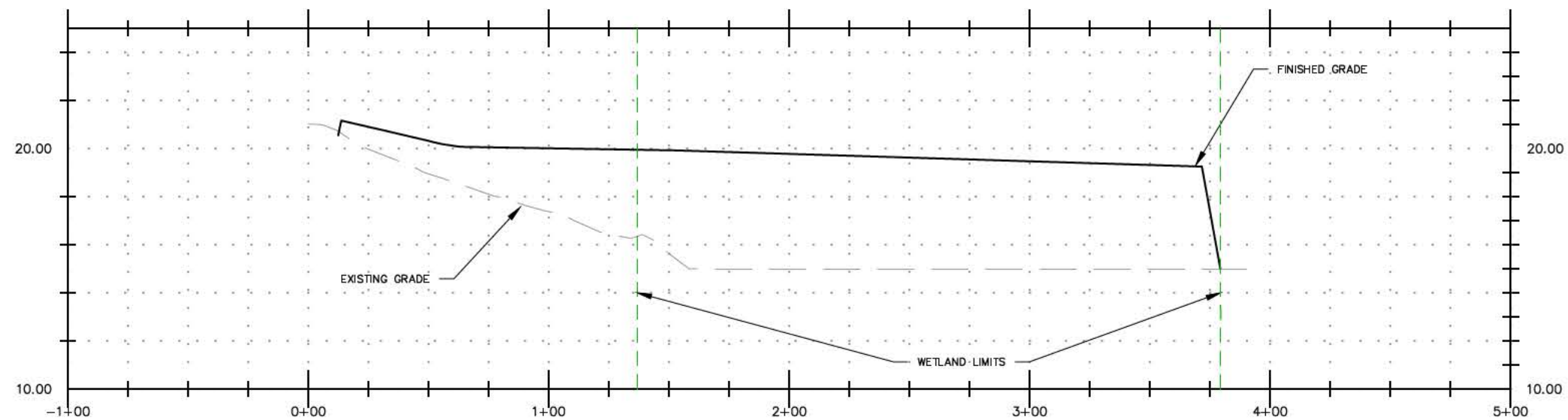
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JULY 2022

PARKING LOT  
WETLAND  
IMPACT  
SUMMARY

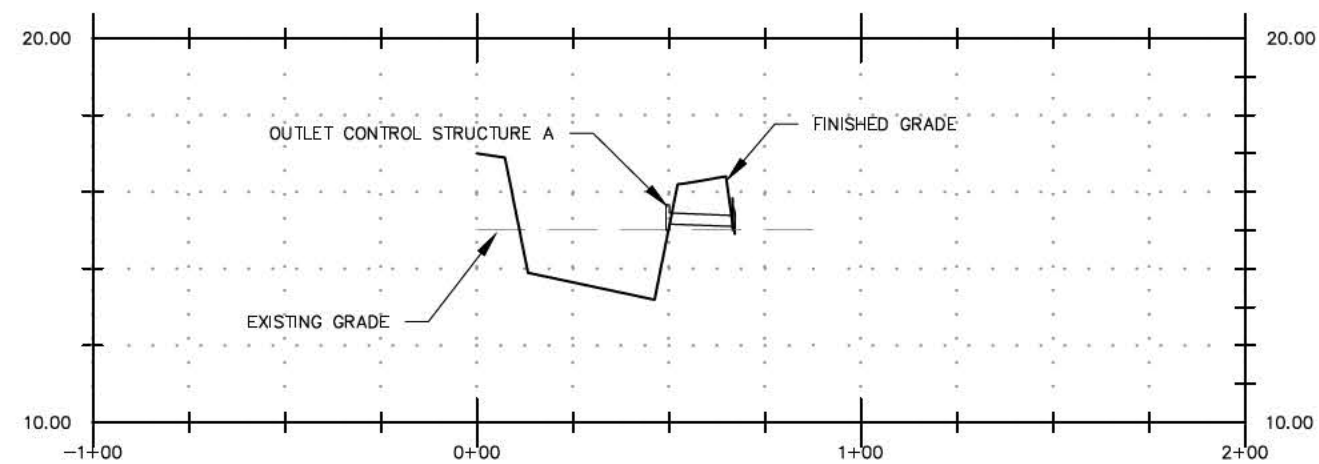
SHEET 2





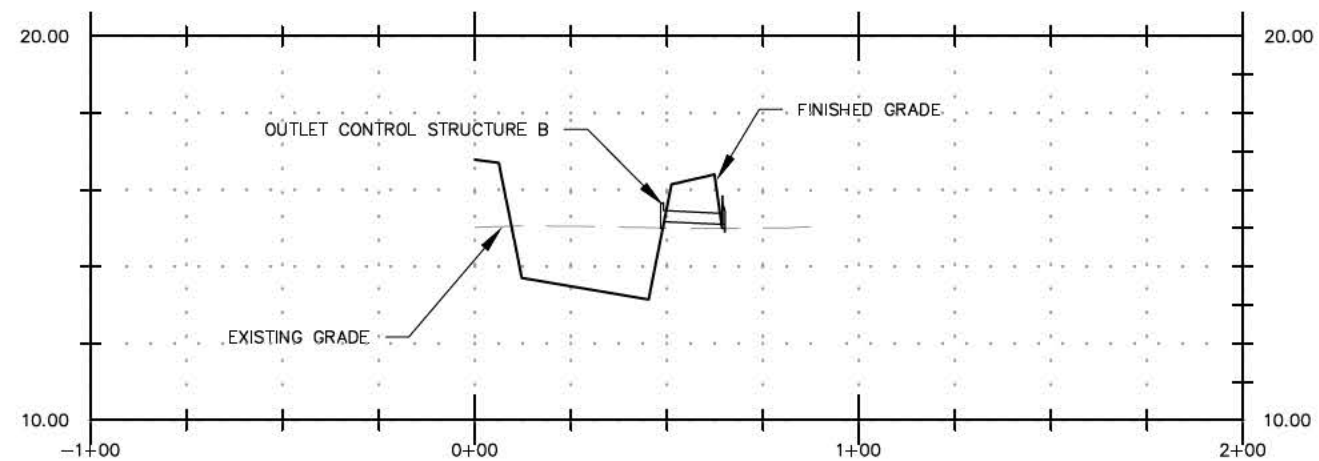
### WETLAND IMPACT AREA A CROSS-SECTION

SCALE ~ H 1" = 60'  
V 1" = 6'



WETLAND IMPACT AREA B CROSS-SECTION (DETENTION POND A)

SCALE ~ H 1" = 50'  
V 1" = 5'



WETLAND IMPACT AREA C CROSS-SECTION (DETENTION POND B)

SCALE ~ H 1" = 50'  
V 1" = 5'

Acc

ATLANTIC COAST  
CONSULTING, INC.

770~594~5998

www.atlcc.net

Roswell, GA

Savannah, GA

Knoxville, TN

PROJECT:

JIMMY DELOACH  
LOGISTICS  
SUPPORT FACILITY

7TH DISTRICT  
CHATHAM COUNTY, GA

RIDDLE  
DEVELOPMENTS,  
LLC

528 EAST 45TH ST.  
SAVANNAH, GA 31405

## REVISIONS

Drawn by: AA	Checked by:	QC by:
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PROJECT NUMBER:

I061~107

JULY 2022

## WETLAND IMPACT SUMMARY

SHEET 3