



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
SAVANNAH DISTRICT
1104 NORTH WESTOVER BOULEVARD, UNIT 109
ALBANY, GEORGIA 31707

January 18, 2023

Regulatory Division
SAS-2022-00894

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-2022-00894

Applicant: Mr. Dan Lacz
QTR Harriets Bluff LLC
120 Village Road
Green Village, New Jersey 07935

Agent: Ms. Jennifer Robertson
Atlas Environmental, Inc.
338 S. Sharon Amity Road, #411
Charlotte, North Carolina 28211

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is "to construct a high-quality, light industrial center to support high-volume logistics for warehouse and distribution facilities that supply goods and services to transportation hubs in Southern Georgia, Northern Florida, and surrounding areas. Ideally, the project site would be near major transportation corridors (e.g., Interstate Highway) with easy ingress and egress of the corridors and the project site. Proximity to a transportation corridor helps ensure a greater capability of the road system handling increased volume of traffic without major roadway improvements or changes. The proximity to airports, seaports, and intermodal also is of foremost importance".

Location of Proposed Work: The project site is located at 1 Commercial Drive, in Woodbine, Camden County, Georgia (Latitude 30.8505 and Longitude -81.6812). The aquatic resources located on-site drain to the Crooked River, a Traditional Navigable Waterway (TNW).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant is proposing to permanently fill 20.23 acres of wetland and 22.1 acres of open waters, temporary fill 0.052 acre of wetland, and excavate 5.65 acres of wetland and 4.62 acres of open water during the development of a warehouse/distribution facility

and associated infrastructure. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 99.18 wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area. In addition to the purchase of wetland credits the applicant is proposing the preservation of 138.92 acres of onsite wetlands outside of the proposed impact area. The project is hydrologically connected to the Crooked River.

BACKGROUND

A review of available historical aerial imagery (1951 to 2019) shows that the proposed project site has been undeveloped and predominantly forested since at least the 1950s. The property has been logged and replanted twice, once about 1988 and a second time about 2007. After the most recent logging the property was re-planted in pine in bedded rows. The two open water areas appear to have been constructed as borrow pits during the development of the adjacent I-95.

The Corps is currently reviewing a Jurisdictional Determination for the subject site. A site visit was conducted in October 2022 to verify the information provided by the applicant.

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 did not request a pre-certification meeting with Georgia EPD prior to submitting their application for a permit under Section 404 of the Clean Water Act. The applicant must still request a meeting with EPD at least 30 days prior to any request they make for 401 Water Quality Certification.

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: Based on information provided by the applicant, "According to GNAHRGIS there are three previously recorded archaeological sites within the project area. There has been one previous cultural resources study performed within the boundaries of the Project site. In 2006, Brockington and Associates, Inc. surveyed a 297 acre "Kingsland Tract". The Kingsland Tract is essentially the southern half of the proposed Project Unicorn site. It is made up of parcels 093 001H and 080 049 which are currently owned by Fresh Ideas, LLC. This study Identified one site. 9CM402 is a scatter of historic artifacts located in a transmission line corridor near the western boundary of the Project. The site is not significant and no additional work was recommended.

Two other sites were identified in the project area. Both of these sites (9CM554 and 9CM555) were identified in the vicinity of where structures are depicted on the 1918 Kingsland, GA USGS topographic quadrangle. According to the site forms, the structures that were once at these site locations have been completely removed. No chimney fall or evidence of house foundations were identified during the delineation of 9CM554 and 9CM555. The sites were determined "Not Eligible" for inclusion in the National Register of Historic Places. No further work was recommended. In addition to the previously recorded archaeological sites background research identified the presence of an historic Rosenwald School. Rosenwald Schools were designed for "rural southern African Americans and to provide black children with safe, purpose-built school buildings" (National Trust 2006). According to the 2006 Brockington report "the Kinlaw Rosenwald School is significant in the history of Camden County and the State of Georgia:" (pg. 31). The school was funded by the African American community of Kinlaw with additional money coming from the Julius Rosenwald Fund. The school was constructed in 1921 and is the last surviving segregated black school in Camden County

(<https://kinlawrosenwald.wixsite.com/school>). The school has been restored and is still standing. It is approximately 0.5-mile west of the project area.”

The Corps records do not indicate that the referenced cultural resources study was provided for review.

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

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.

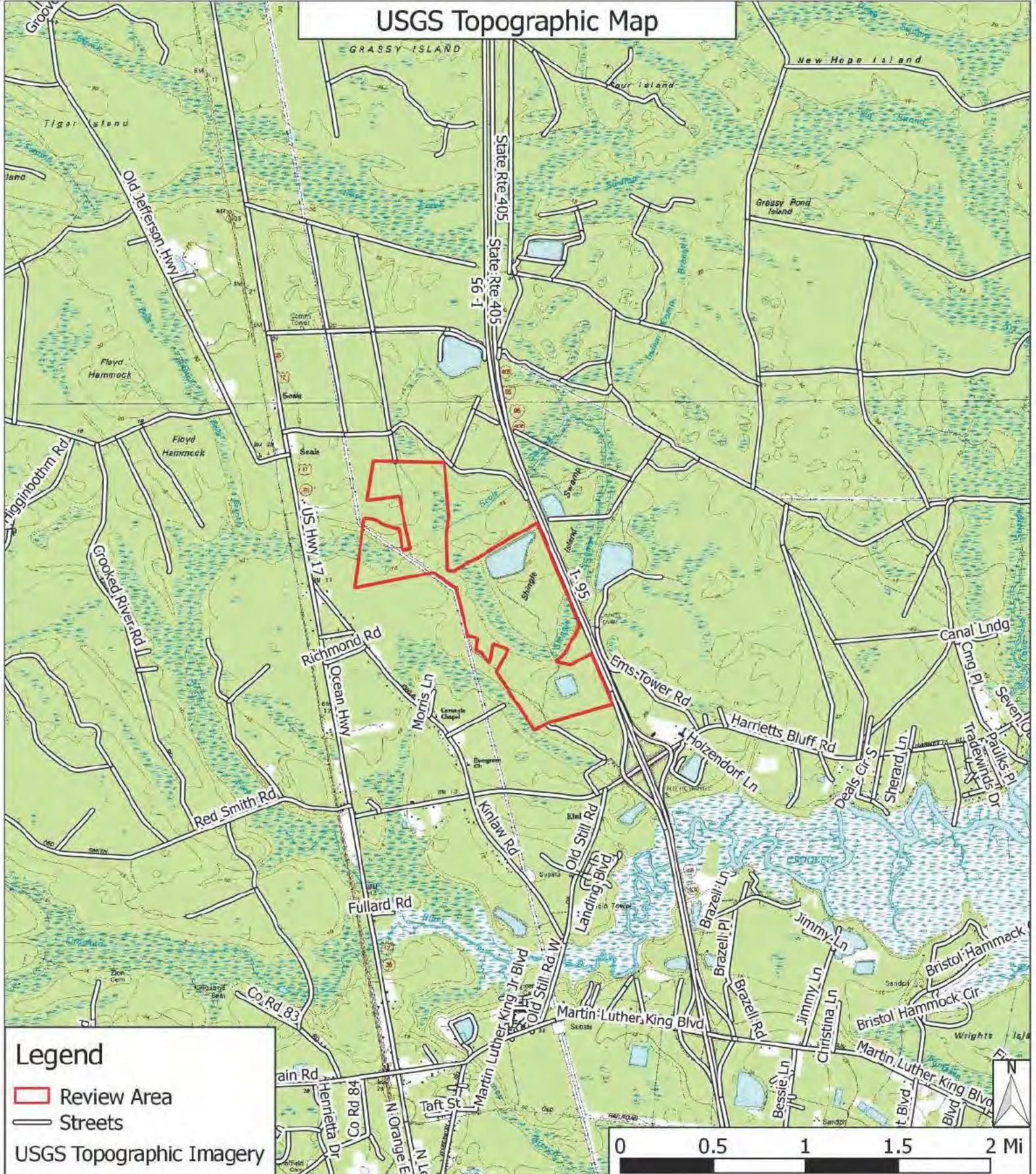
Comment Period: Anyone wishing to comment on this application for a Department of the Army permit should submit comments by email to terry.c.kobs@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Terry C. Kobs, 1104 North Westover Boulevard, Unit 109, Albany, Georgia 31707, 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 Mr. Terry Kobs, terry.c.kobs@usace.army.mil or (229) 430-8567.

Enclosures:

1. Figure 5 – USGS Topographic Map (Location Map)
2. Project Unicorn Version 4.1, Site Specifications (pages 1-3)

USGS Topographic Map



Legend

- Review Area
- Streets
- USGS Topographic Imagery

Project Name: Project Unicorn

Location: 1 Commercial Drive Woodbine, GA 31569

For: QTR Harriets Bluff LLC Attn: Mr. Dan Lacz

Coordinates: 30.85050, -81.68126

Date: June 13, 2022



Figure: 5

Waters Impact Map

Camden County, GA
Harrietts Bluff Road & I-95

Project Unicorn
Version 4.1



SITE SPECIFICATIONS

Parcel # 093 001H: +/-289.74 Acres*
Parcel # 080 049: +/-4.41 Acres*
Parcel # 093 007: +/-24.73 Acres*
Parcel # 093 001L: 3.00 Acres*
Parcel # 080 028: +/-75.64 Acres**
Parcel # 080 026: +/-97.00 Acres**
Total: +/-494.52 Acres

*Per Survey 06/28/22
**Per qPublic.net

Impervious Area
Impervious Total +/-134.49 AC
Impervious Coverage +/-27%

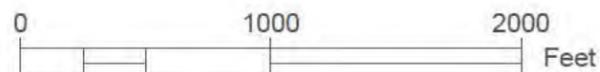
Building Coverage
Building 100 = 1,574,800 SF
Building 200 = 786,000 SF
Building 300 = 644,800 SF
Building Total
3,005,600 SF



PO Box 34443
Charlotte, NC 28234
Phone (704)522-1140
Fax (704)522-1324

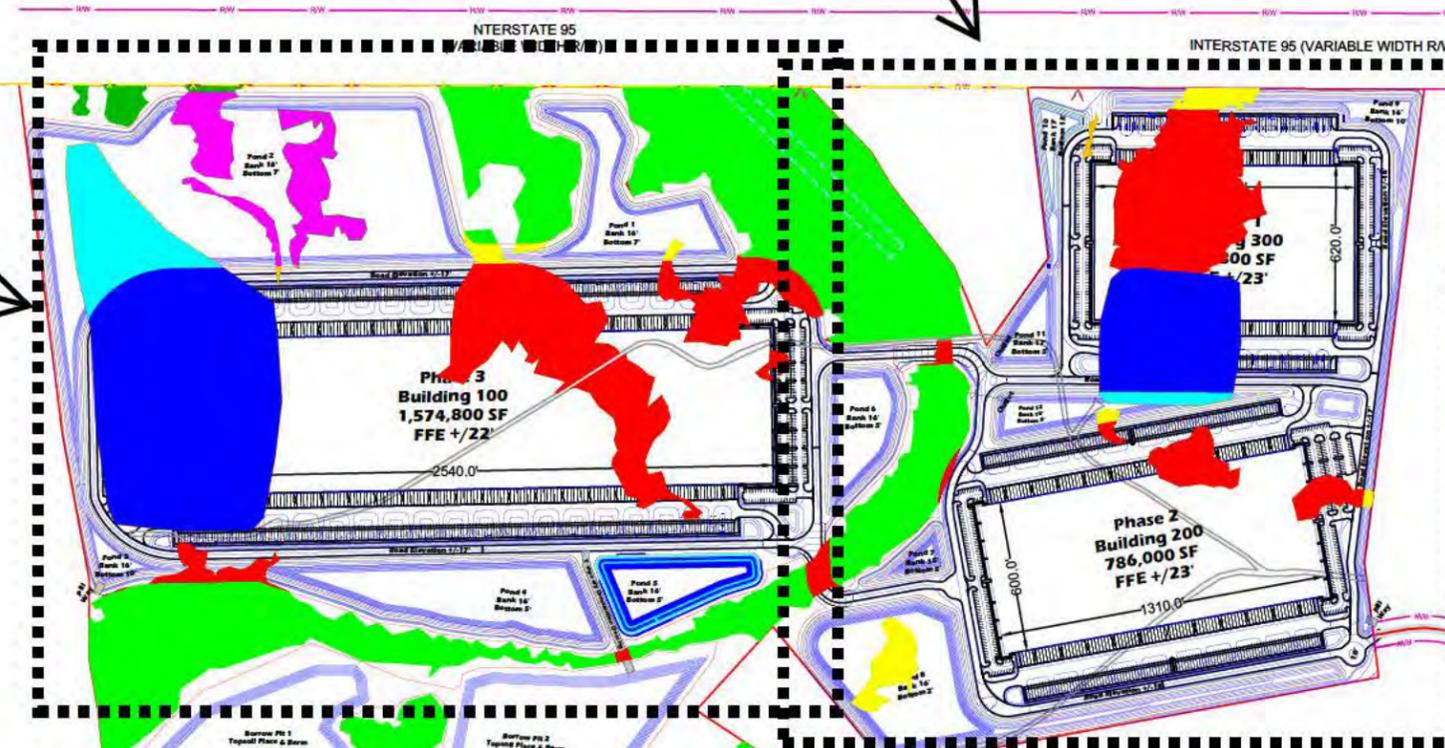
December 12, 2022

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Detail 2: Page 3

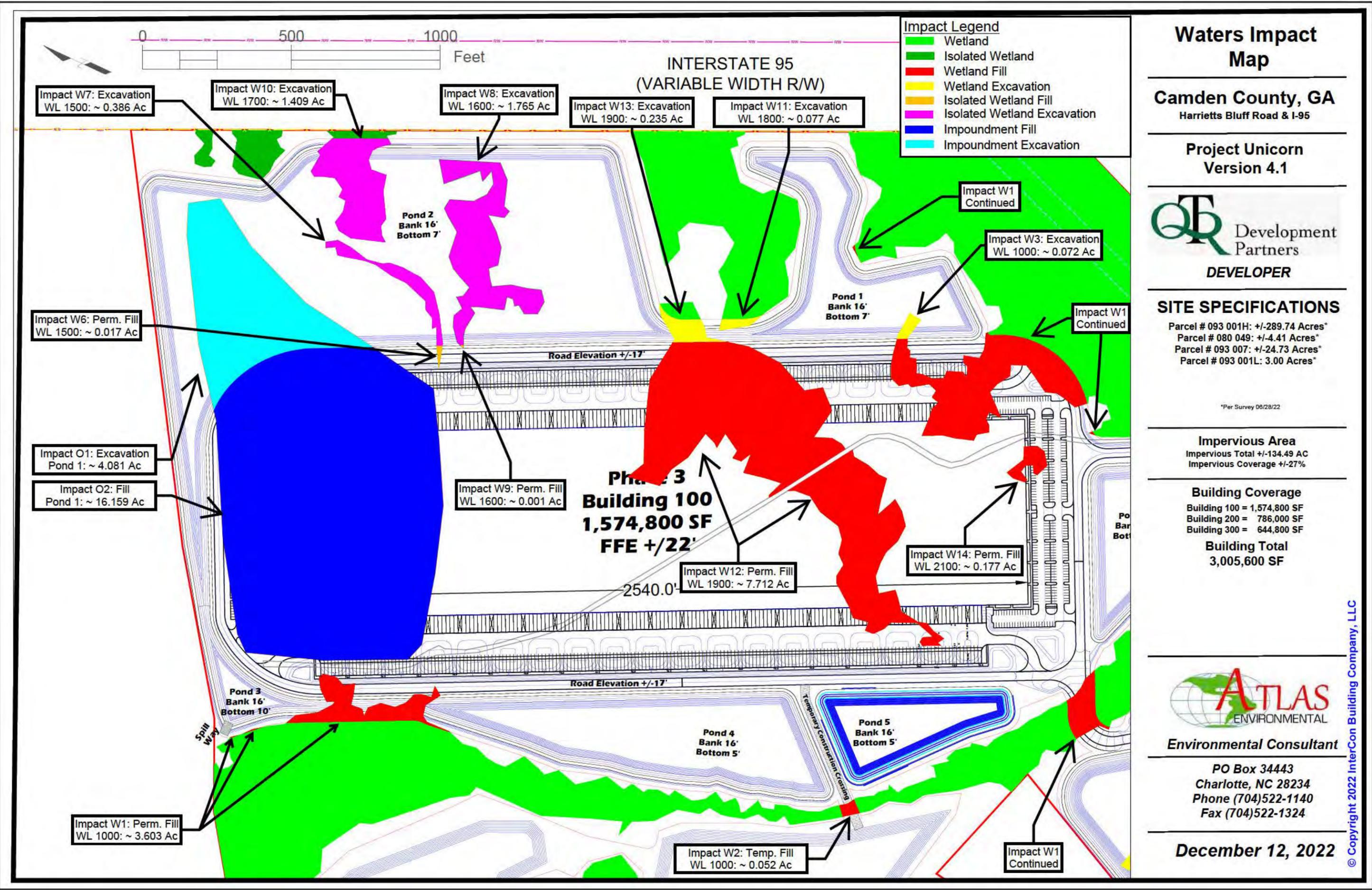
Detail 1: Page 2



Impact Legend

- Wetland
- Isolated Wetland
- Wetland Fill
- Wetland Excavation
- Isolated Wetland Fill
- Isolated Wetland Excavation
- Impoundment Fill
- Impoundment Excavation

Sketch Map provided for illustrative purposes and preliminary planning only. Not intended to be relied upon for exact location, dimension, or orientation. All findings and assessments are subject to verification from the Army Corps of Engineers, Ga EPD, and/or other appropriate local authorities. Do not reproduce map set except in its entirety.



Waters Impact Map

Camden County, GA
Harrietts Bluff Road & I-95

Project Unicorn
Version 4.1

Development Partners
DEVELOPER

SITE SPECIFICATIONS

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Parcel # 093 007: +/-24.73 Acres*
Parcel # 093 001L: 3.00 Acres*

*Per Survey 06/28/22

Impervious Area
Impervious Total +/-134.49 AC
Impervious Coverage +/-27%

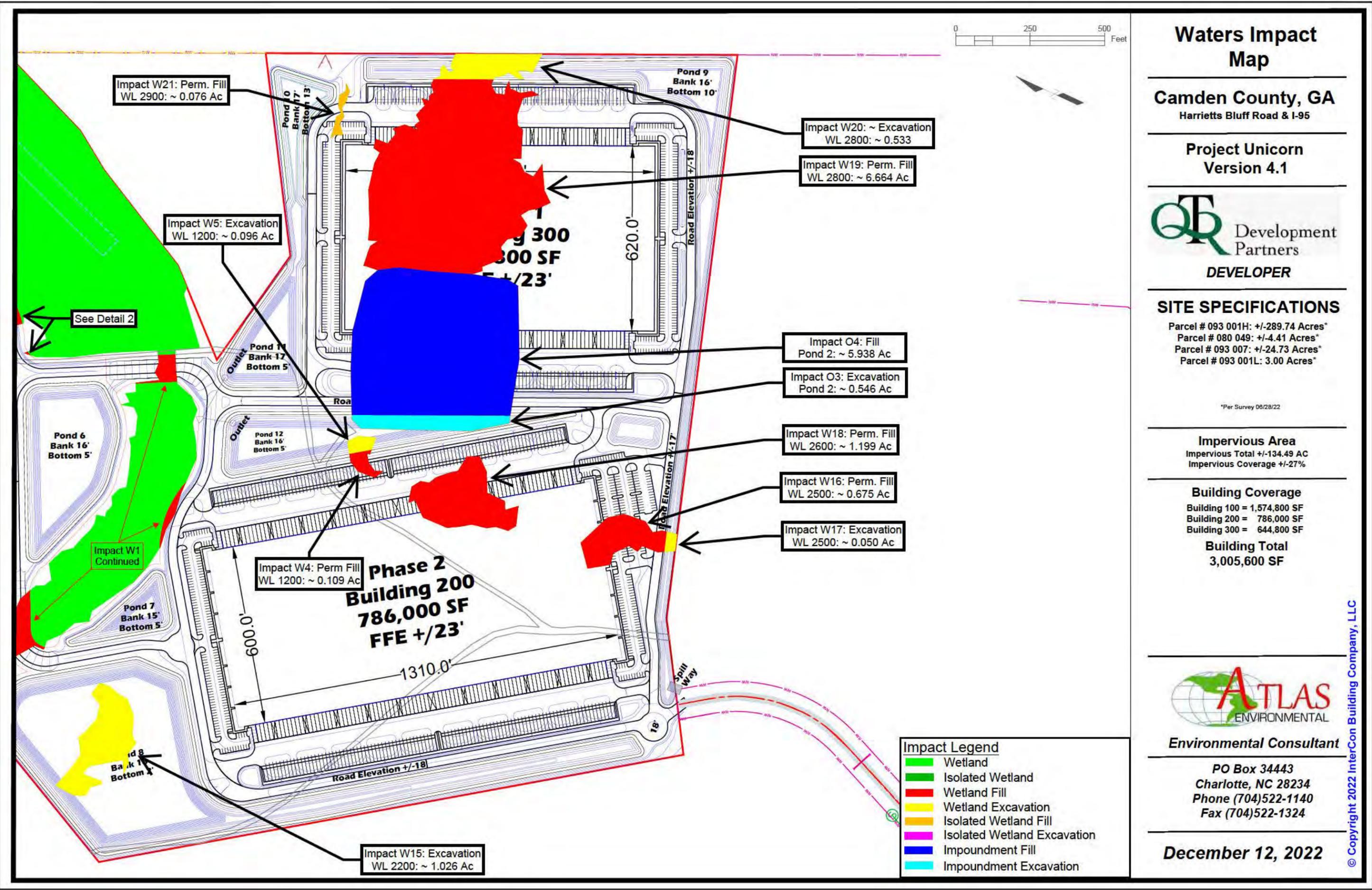
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