



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

September 11, 2023

Regulatory Division
SAS-2022-00220

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-2022-00220

Applicant: Mr. Mark Turner
Turner Enterprises of Savannah
Post Office Box 7057
Savannah, Georgia 31418

Agent: Mr. Brett Searing
Resource and Land Consultants
41 Park of Commerce Drive, Suite 101
Savannah, Georgia 31405

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is "to construct a master planned industrial logistics center within the vicinity of the Interstate 95/Highway 16 to accommodate regional supply-chain requirements for Class A distribution and support warehousing needs associated with the current and anticipated growth of the region."

Location of Proposed Work: The project site is located approximately 3.0 miles west of the intersection of I-95 and Interstate 16. The project site is adjacent to and north of Interstate 16 and adjacent to and south of Pine Barren Road in Pooler, Chatham County, Georgia (32.092751, -81.291821).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:

The applicant is proposing to impact aquatic resources associated with the construction of a commercial industrial park, including, roads, site access, parking, buildings and associated stormwater management facilities. Specifically, the project would permanently fill 6.26 acres of non-tidal wetland. As proposed, the applicant would construct three warehouse buildings ranging from 21, 875 square feet, 65,000 square feet and 251,100 square feet with a total building square footage of 337, 875 square feet. Truck parking and employee parking are provided at the rear of the

buildings. Five ponds designed to satisfy the stormwater management needs of the site are positioned at various locations throughout the property.

To offset the loss in aquatic function associated with the above freshwater impacts, the applicant has proposed the purchase of 4.70 2018 wetland credits or 37.60 legacy wetland mitigation credits from a Mitigation Bank that services the Lower Ogeechee River Coastal watershed (HUC 03060202).

BACKGROUND

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. 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 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: 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. A Phase I cultural and archeological resources assessment for the project area has been completed. The Corps is currently reviewing the report with the intent to submit it to the State Historic Preservation Office and any Tribal Historic Preservation Officer as needed.

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: Wood stork (*Mycteria americana*); Eastern black rail (*Laterallus jamaicensis ssp.*); Eastern indigo snake (*Drymarchon corais couperi*) and Pondberry (*Lindera melissifolia*).

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 shawn.r.gill@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Shawn Gill, 100 West Oglethorpe Avenue Savannah, Georgia 31401, 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 Shawn Gill, Project Manager, Coastal Branch at shawn.r.gill@usace.army.mil.

Enclosures:

1. Figure 1 – Project Location
2. Wetland Impact Exhibit Sheet 1 - 4



RLC Project No.:	14-153.2
Figure No.:	1
Prepared By:	MW
Sketch Date:	5/30/2023
Map Scale :	1 inch = 4,000 feet

Simmons Cortes Industrial Park
Chatham County, Georgia

Project Location
Prepared For: Turner Enterprises of Savannah

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



SITE DATA TABLE (TOTAL TRACT):

SITE ACREAGE:	63.38 AC.
TOTAL UPLANDS:	32.48 AC.
TOTAL WETLANDS:	30.90 AC.
WETLAND IMPACTS:	6.20 AC.
DITCH IMPACTS:	0.25 AC.
STORM PONDS:	6.11 AC./12.91%



SCALE: 1"=600'



SHEET#:

1

JOB NUMBER: 21-1078

DATE: 9/6/23

DRAWN BY: JWR

CHECKED BY: DLF

SCALE: AS SHOWN

WETLAND IMPACT EXHIBIT FOR
SIMMONS CORTES TRACT

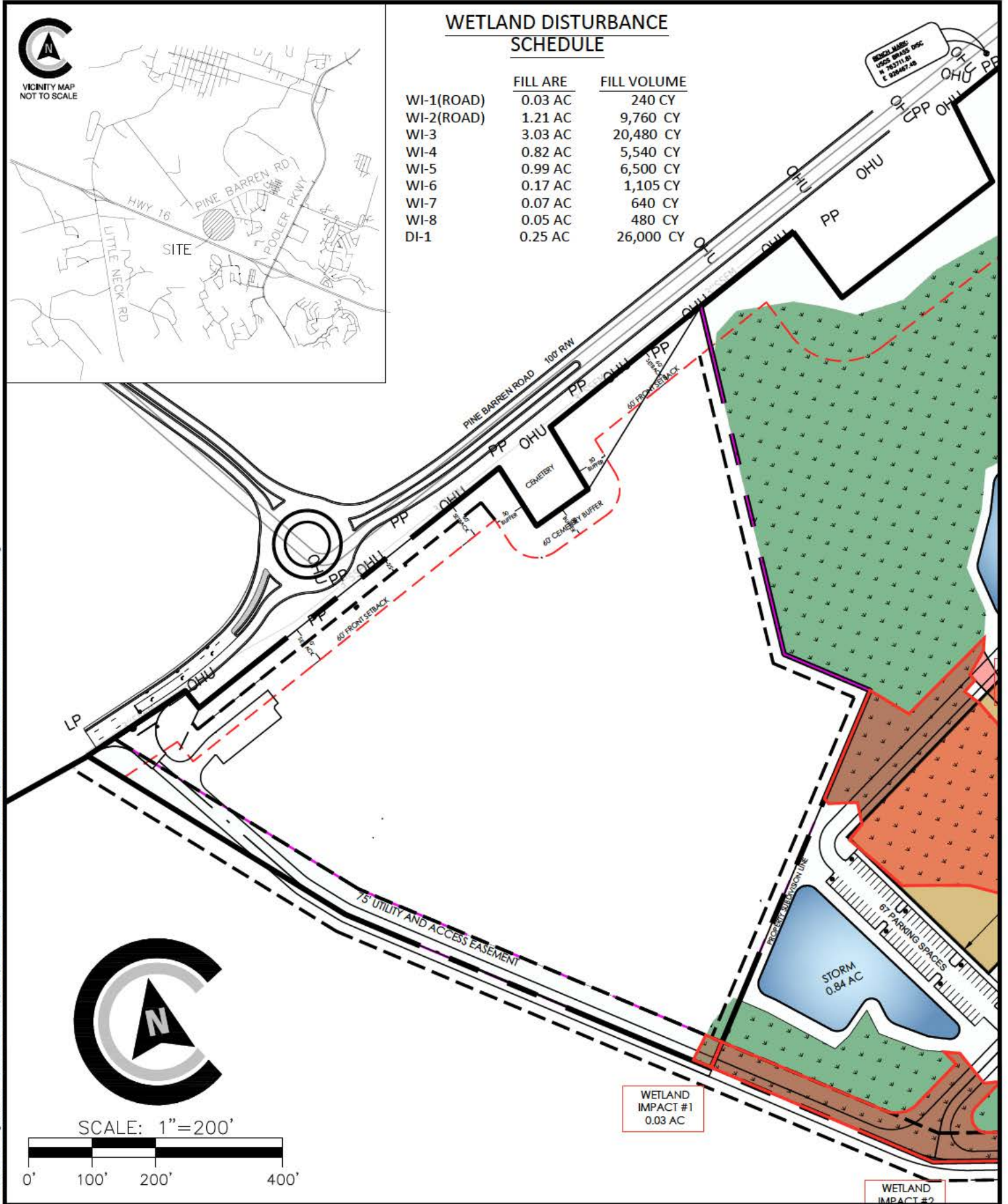
LOCATED IN POOLER GEORGIA

PREPARED FOR TURNER ENTERPRISES OF SAVANNAH



WETLAND DISTURBANCE SCHEDULE

	FILL ARE	FILL VOLUME
WI-1(ROAD)	0.03 AC	240 CY
WI-2(ROAD)	1.21 AC	9,760 CY
WI-3	3.03 AC	20,480 CY
WI-4	0.82 AC	5,540 CY
WI-5	0.99 AC	6,500 CY
WI-6	0.17 AC	1,105 CY
WI-7	0.07 AC	640 CY
WI-8	0.05 AC	480 CY
DI-1	0.25 AC	26,000 CY



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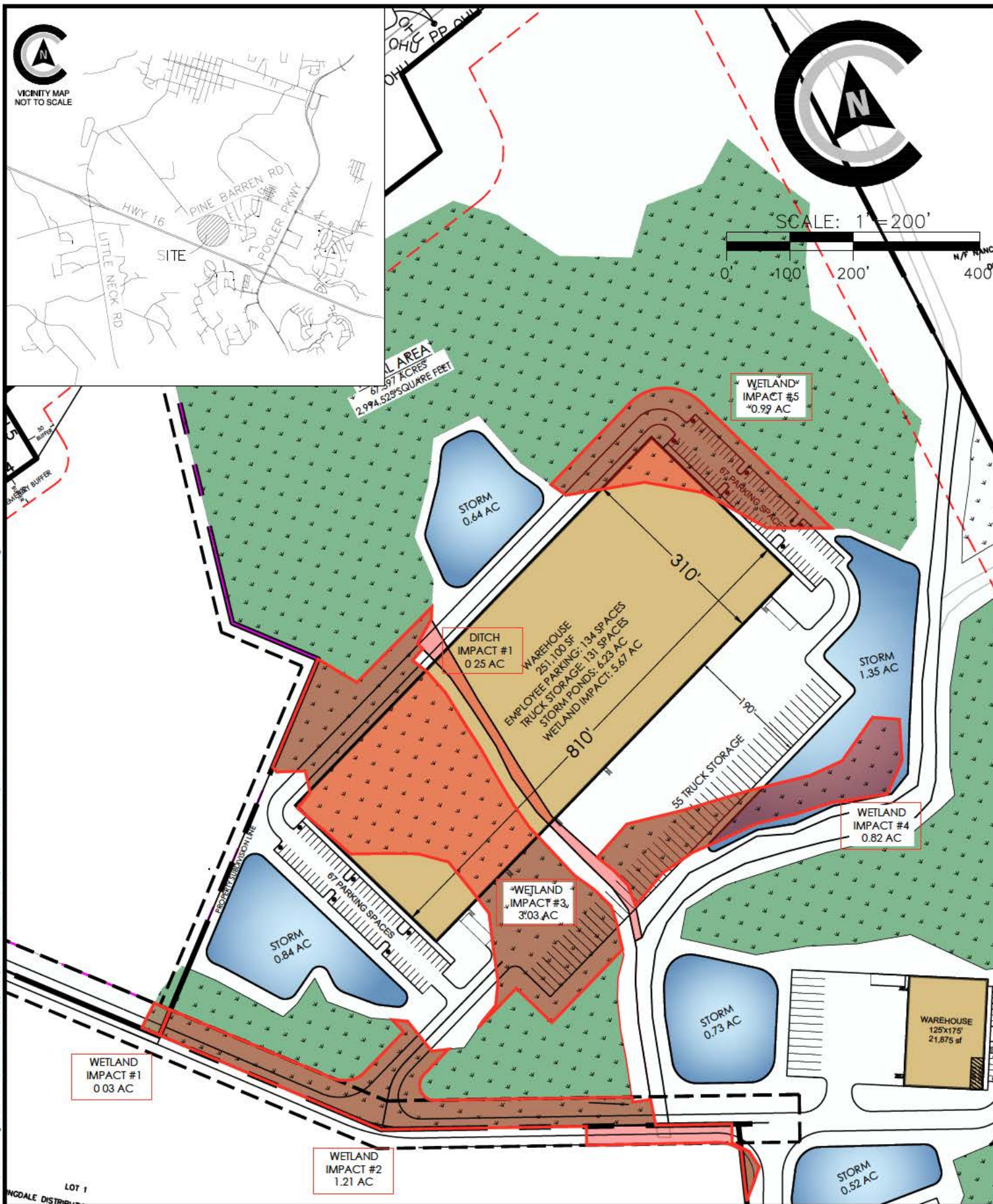
SHEET#:

2

JOB NUMBER: 21-1078
DATE: 9/6/23
DRAWN BY: JWR
CHECKED BY: DLF
SCALE: AS SHOWN

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SHEET#:

3

JOB NUMBER: 21-1078
DATE: 9/6/23
DRAWN BY: JWR
CHECKED BY: DLF
SCALE: AS SHOWN

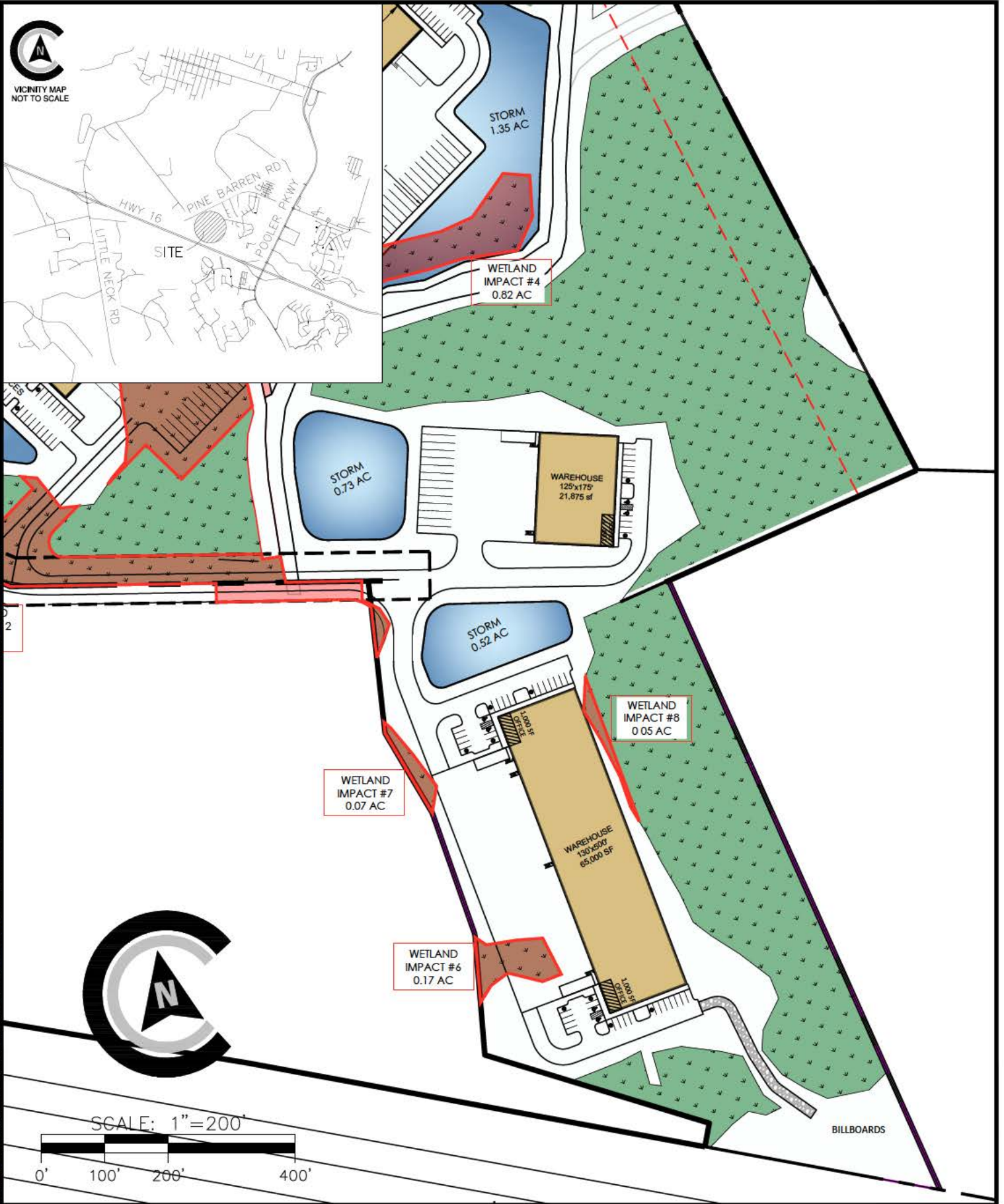
WETLAND IMPACT EXHIBIT FOR
SIMMONS CORTES TRACT

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VICINITY MAP
NOT TO SCALE



DATE PLOTTED: 9/6/2023 12:59 PM BY: Doug Faircloth DRAWING PATH: Q:\2021\21-1078 SIMMONS CORTES WETLAND PERMITS\21-1078 SIMMONS CORTES WETLAND PERMITS 8.9.23.dwg

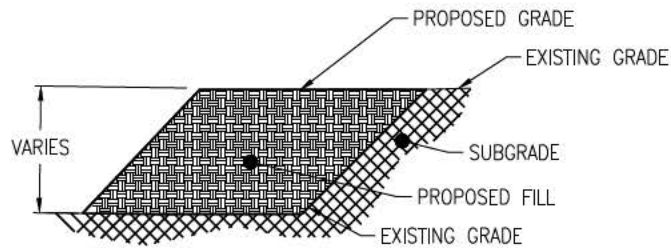
SHEET#:
4

JOB NUMBER: 21-1078
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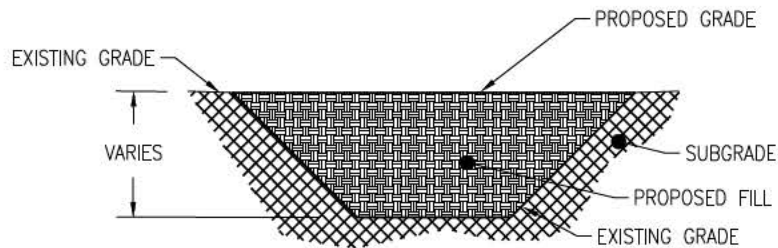
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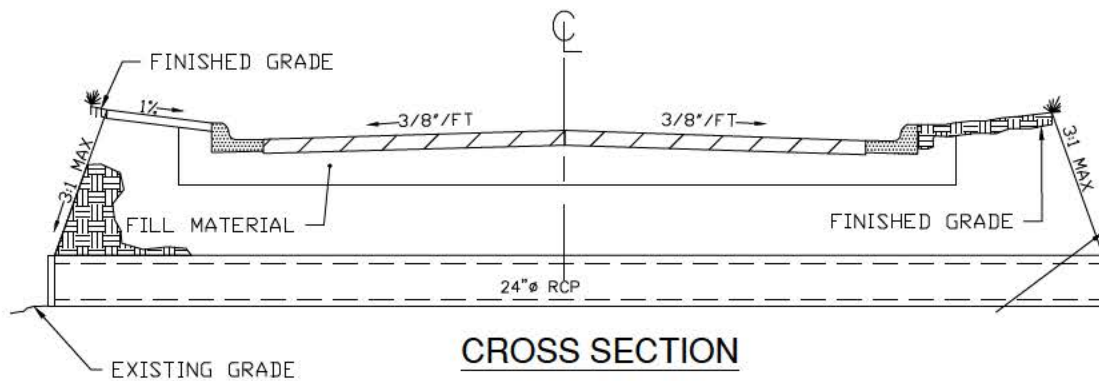
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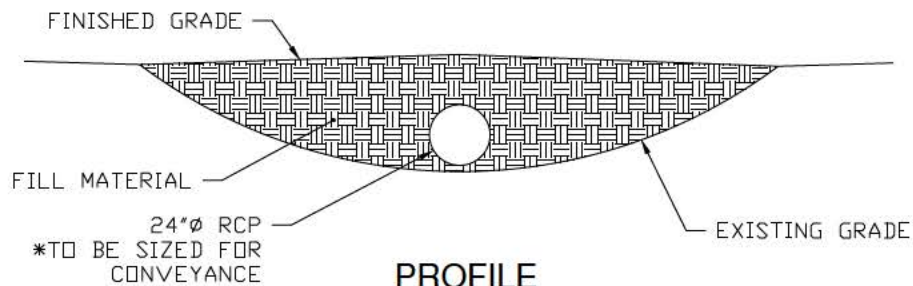
TYPICAL IMPACT SECTION #1
(WETLAND FILL)



TYPICAL IMPACT SECTION #2
(DITCH FILL)



CROSS SECTION



PROFILE

TYPICAL IMPACT SECTION #3
(ROAD CROSSING)

NOT TO SCALE

SHEET#:

JOB NUMBER: 21-1078

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SCALE: AS SHOWN

**WETLAND IMPACT EXHIBIT FOR
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DETAILS