



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

**September 21, 2023**

Regulatory Division  
SAS-2023-00716

**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-2023-00716

Applicant: Mr. Chris Hayes  
SPH Placements, LLC  
Five Concourse Parkway, Suite 200  
Atlanta, Georgia 30328

Agent: Mr. Alton Brown  
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 provide warehousing and supply-chain distribution space to service the long-term needs of businesses operating within the Port of Savannah. Specifically, the purpose of the proposed project is to expand an existing industrial park to meet current market and client demands".

Location of Proposed Work: The approximately 41.56 - acre project site is located adjacent to and west of Highway 21 approximately 1.3 miles north of Interstate 95 within Port Wentworth, Chatham County, Georgia (Latitude 32.2150, Longitude -81.2024). The aquatic resources located on-site drain 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 is proposing to impact 7.49-acres of wetland associated with the Savannah River. Specifically, the applicant would fill 7.49-acres of wetland during the construction of site access, parking, buildings, and stormwater management facilities. The proposed site plan includes site access from Highway. One building will be

constructed ranging from approximately 576,535 square feet. Three ponds designed to satisfy the stormwater management needs of the site are positioned at various locations along the perimeter of the building and parking area. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 5.62 2018 Wetland Credits (44.96 Legacy Wetland 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**

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: 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 the entire project area has been previously surveyed for Cultural resources. No previously recorded historic resources are located within the project tract. However, the surveys identified 14 historic resources within a 0.25-mi buffer of the project tract. Both Corps and HPD (HP-201120-001 and HP-2211027-003) concurred that these resources are not eligible for listing in the National Register of Historic Places (NRHP). Therefore, additional management considerations of these 14 previously recorded historic resources are not warranted.

Endangered Species: A preliminary review the U.S. Fish and Wildlife Service (FWS) 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 couperi*).

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 comments by email to [terry.c.kobs@usace.army.mil](mailto: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 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 Terry Kobs, Project Manager, Management Branch at (229) 430-8567.

Enclosures:

1. Figure No: 1, Project Location Map
2. Plan and Profile Drawings (2 Pages)



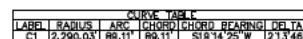
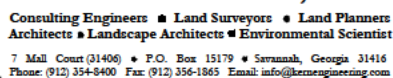
RLC Project No.:	20-350.2
Figure No.:	1
Prepared By:	HP
Sketch Date:	5/23/2023
Map Scale :	1 inch = 1 miles

**Royal Tract**  
Chatham County, Georgia

**Project Location Map**  
Prepared For: SPH Placements, LLC

**RLC**  
**RESOURCE+LAND**  
**CONSULTANTS**  
40 Park of Commerce Way, Ste. 101  
Savannah, Georgia 31405  
912.443.9996 www.rlc.com





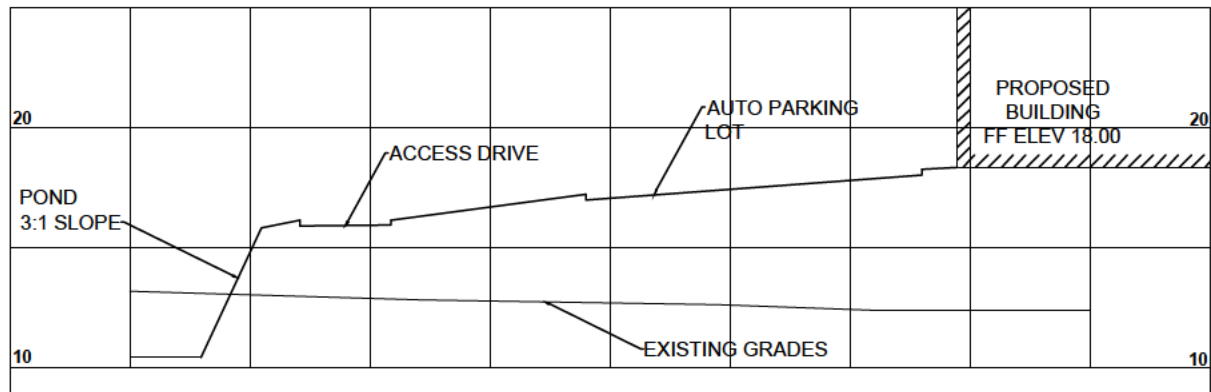
**WETLAND PERMIT DRAWINGS OF  
ROYAL TRACT  
-  
PORT WENTWORTH, GA**



**Kern & Co., LLC**

Consulting Engineers • Land Surveyors • Land Planners  
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SECTION A-A

SCALE: VARIES  
PROJECT NO: 200030.000  
DATE: 8/30/23  
DRAWN BY: CRZ  
CHECKED BY: CRZ

SHEET NO:  
**X-SECT**

DRAWING TITLE:

**CROSS-  
SECTION  
EXHIBIT**

**WETLAND PERMIT DRAWINGS OF  
ROYAL TRACT  
-  
PORT WENTWORTH, GA**