



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

January 31, 2024

Regulatory Division  
SAS-2015-00235

**JOINT PUBLIC NOTICE**  
**Savannah District/State of Georgia**

The Savannah District has received a request to modify a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

Permit Number: SAS-2015-00235

Permittee: Mr. Hugh "Trip" Tollison  
Savannah Harbor - Interstate 16 Corridor Joint Development Authority  
131 Hutchinson Island Road, 4th Floor  
Savannah, Georgia 31421

Co-Permittee: Mr. Pat Wilson, Commissioner  
Georgia Department of Economic Development  
Technology Square, 75 5th Street, N.W., Suite 1200  
Atlanta, Georgia 30308

Agent: Mr. Alton Brown, Jr.  
Resource and Land Consultants  
41 Park of Commerce Way, Suite 303  
Savannah, Georgia 31405

Location of Proposed Work: The project site is located on Osteen Road in Chatham and Effingham Counties, Georgia (Latitude 32.127141, Longitude -81.321030).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineer:  
The Permittees have requested a modification to DA permit SAS-2015-00235 to impact wetlands associated with the installation of rail sidings along the Georgia Central Railway. The proposed sidings would be located within the existing rail right-of-way and would be installed parallel to the main line. Construction activities would include depositing fill material adjacent to the existing main line to establish appropriate elevations and enable installation of the new siding. As depicted on the attached drawings, 5.38 acres of wetland impact (including 6 wetland crossings) would be required for installation of the sidings. The Permittees contend that *"due to the production volume associated with the EVOEM facility, it was determined that rail siding would need to be installed along the existing line to accommodate the large increase in*

*the number of rail cars. The rail siding will provide needed space for rail cars specifically servicing the EVOEM facility while maintaining an open and operational main line.”*

Regarding compensatory mitigation, 21.52 legacy wetland credits (2.69 2018 SOP wetland credits) are required to offset the functional loss associated with the proposed impacts. The Permittees have proposed to satisfy this requirement via the JDA and State In Lieu Fee Credits that were acquired for the original electric vehicle original equipment manufacturing (EVOEM) project.

## **BACKGROUND**

On October 4, 2022, the Corps issued DA permit SAS-2015-00235 to the Permittees for the construction of an EVOEM facility. Specifically, this permit authorized impacts to 221.36 acres of wetland, 763 linear feet of intermittent stream and 1.58 acres of ditch associated with the construction of the EVOEM assembly facility's vehicle production components. These components included various processes, such as form pressing, fabrication, painting, product completion/assembly, quality control and special products production. The required distribution components included a train yard, truck yard, and finished product yard. The EVOEM complex also included employee services components supporting the large workforce (e.g., food services, medical facilities, employee parking, training facilities, and administrative workspaces).

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 yet to request 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. This public notice serves as notification to the Administrator of the U.S. Environmental Protection Agency (USEPA) pursuant to section 401(a)(2) of the Clean Water Act for neighboring jurisdiction review and begins the 30-day clock for USEPA to notify affected states.

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 modification, 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 Phase I cultural resource survey and assessment of effects was completed for the project and is currently under review by the Corps and Georgia State Historic Preservation Office.

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*), the Monarch butterfly (*Danaus plexippus*) 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 modify the 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.

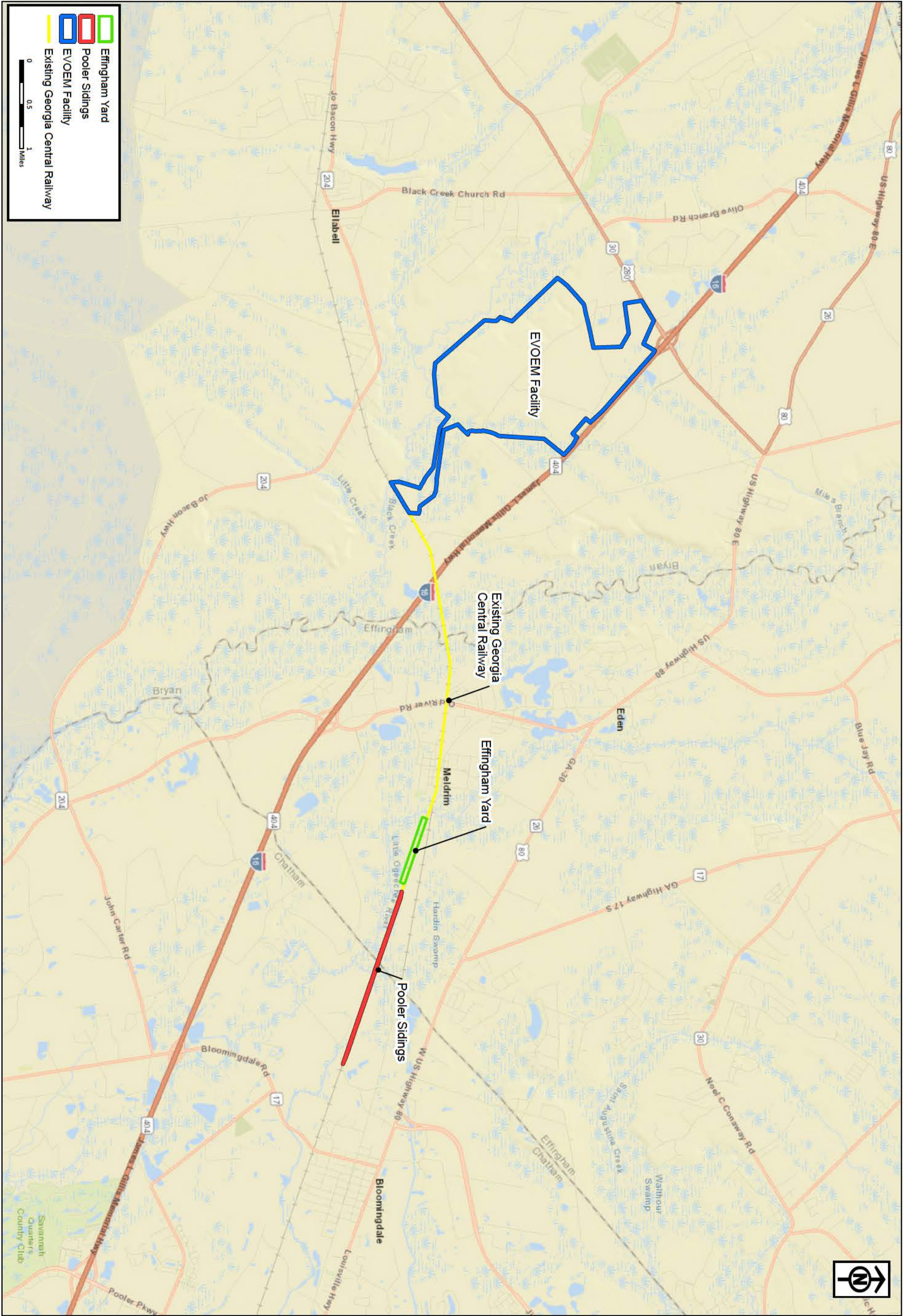
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 [sarah.e.wise@usace.army.mil](mailto:sarah.e.wise@usace.army.mil). Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mrs. Sarah Wise, 100 West Oglethorpe Avenue, Savannah, Georgia 31401, no later than 15 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 Mrs. Sarah Wise, Lead Biologist, Coastal Branch at 912-652-5550.

Enclosures





RLC Project No.:	14-225.9
Figure No.:	1
Prepared By:	ZM
Sketch Date:	10/21/2023
Map Scale :	1 inch = 1 miles

**GC Pooler Sidings & Effingham Yard**

Effingham County, Georgia

**Location Map**

Prepared For: Georgia Central Railway, LP

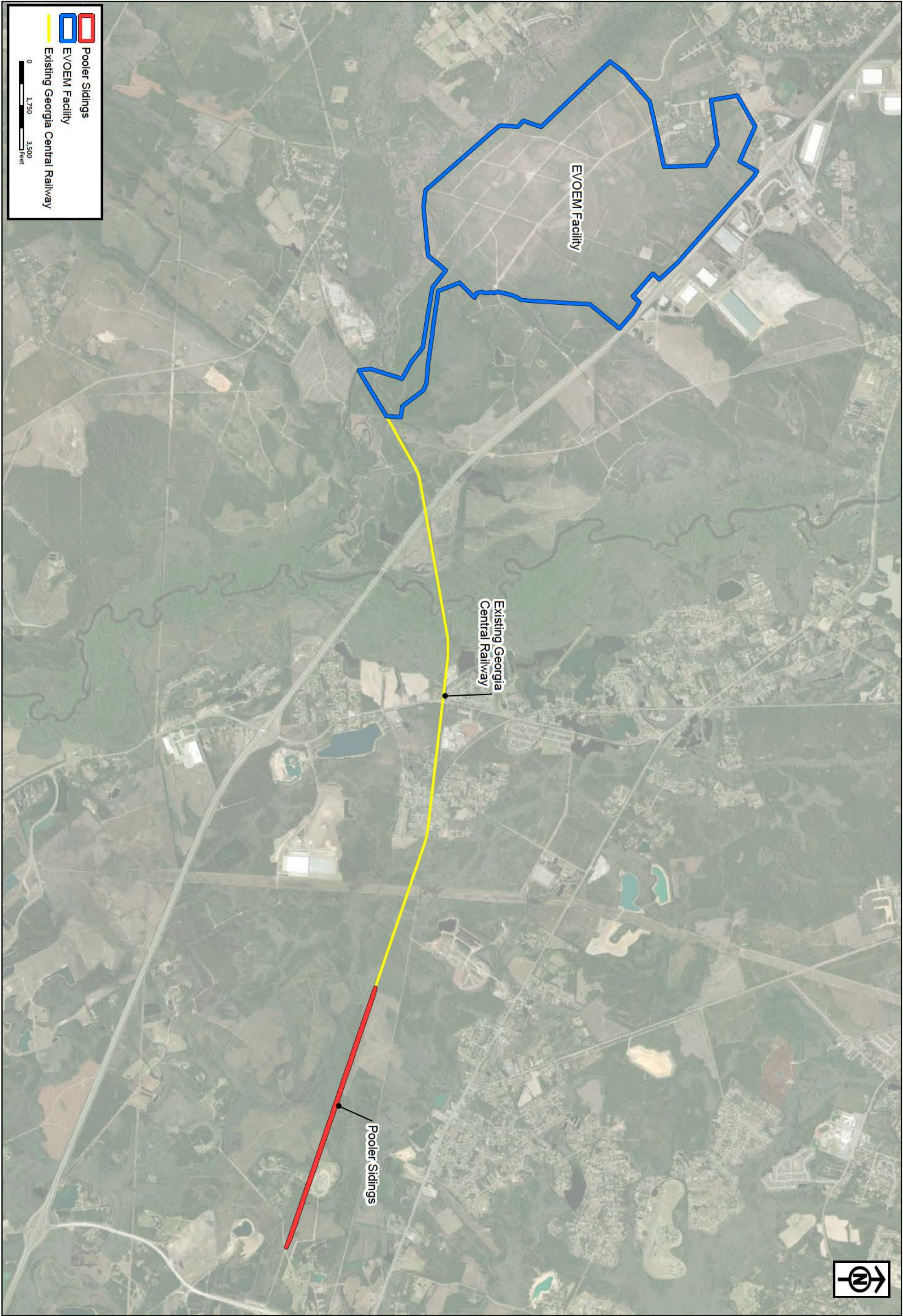


**RESOURCE+LAND**  
CONSULTANTS  
41 Park of Commerce Way, Ste 101  
Savannah, GA 31405  
tel 912.443.5896 fax 912.443.5898









RLC Project No.:	14-225.9
Figure No.:	3
Prepared By:	ZM
Sketch Date:	10/21/2023
Map Scale :	1 inch = 3,500 feet

**Bryan County Mega Site  
Pooler Sidings**

Bryan County, Georgia

**2022 Aerial Imagery**

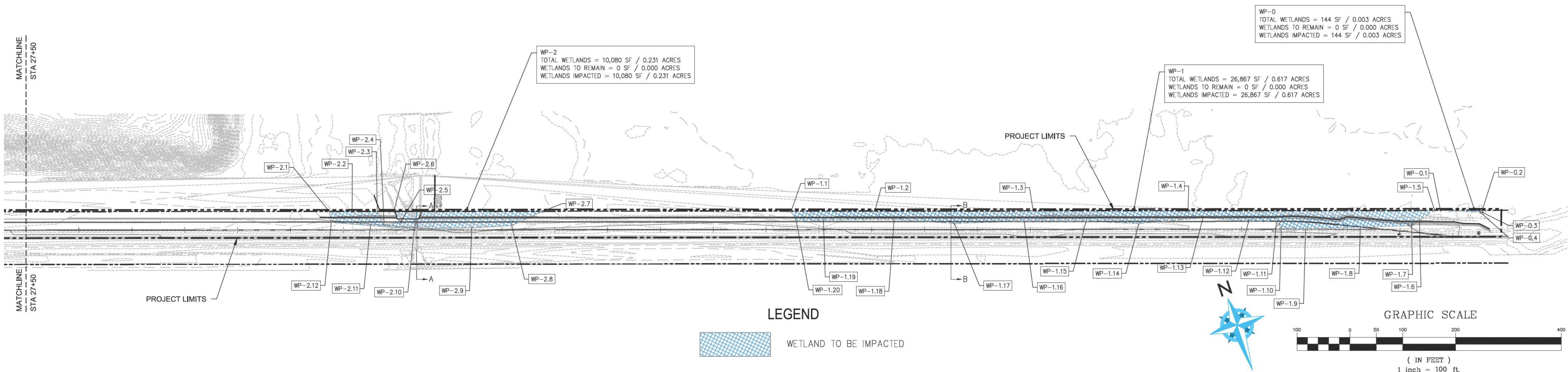
Prepared For: GDED & Savannah Harbor-  
Interstate16 Corridor Joint Development Authority

**RLC**

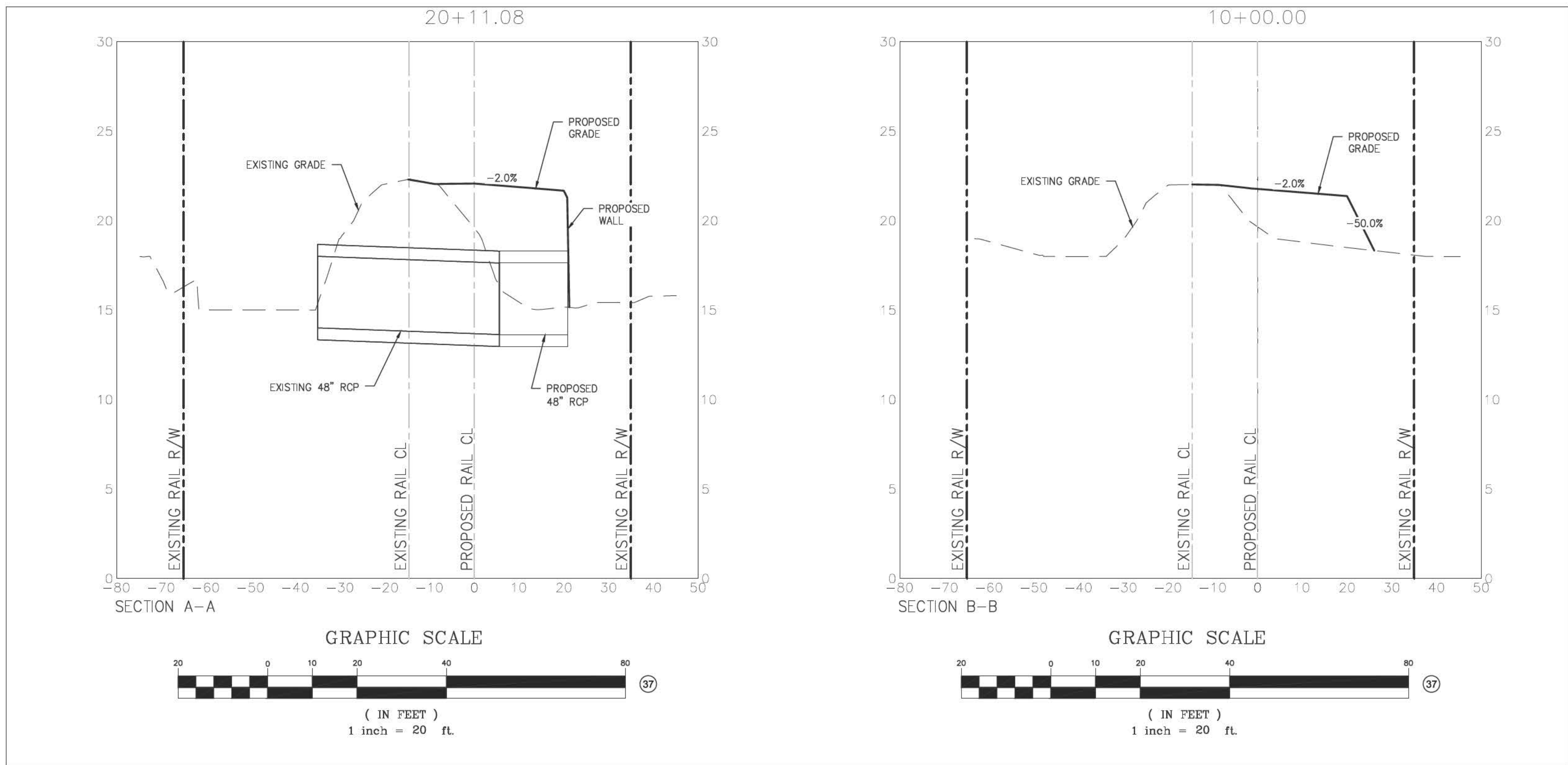
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WETLANDS IMPACT				
POINT #	WP #	LATITUDE	LONGITUDE	
1	WP-0.1	N32° 07' 37.89"	W81° 19' 16.10"	
2	WP-0.2	N32° 07' 37.63"	W81° 19' 15.24"	
3	WP-0.3	N32° 07' 37.60"	W81° 19' 15.25"	
4	WP-0.4	N32° 07' 37.61"	W81° 19' 15.29"	
101	WP-1.1	N32° 07' 41.92"	W81° 19' 29.58"	
102	WP-1.2	N32° 07' 41.40"	W81° 19' 27.84"	
103	WP-1.3	N32° 07' 40.42"	W81° 19' 24.56"	
104	WP-1.4	N32° 07' 39.46"	W81° 19' 21.34"	
105	WP-1.5	N32° 07' 37.93"	W81° 19' 16.22"	
106	WP-1.6	N32° 07' 37.84"	W81° 19' 16.61"	
107	WP-1.7	N32° 07' 37.80"	W81° 19' 16.82"	
108	WP-1.8	N32° 07' 38.09"	W81° 19' 17.89"	
109	WP-1.9	N32° 07' 38.40"	W81° 19' 19.04"	
110	WP-1.10	N32° 07' 38.57"	W81° 19' 19.54"	
111	WP-1.11	N32° 07' 38.71"	W81° 19' 19.59"	
112	WP-1.12	N32° 07' 38.89"	W81° 19' 20.16"	
113	WP-1.13	N32° 07' 39.24"	W81° 19' 21.09"	
114	WP-1.14	N32° 07' 39.53"	W81° 19' 22.46"	
115	WP-1.15	N32° 07' 39.90"	W81° 19' 23.54"	
116	WP-1.16	N32° 07' 40.29"	W81° 19' 24.82"	
117	WP-1.17	N32° 07' 40.68"	W81° 19' 26.29"	
118	WP-1.18	N32° 07' 41.13"	W81° 19' 27.51"	
119	WP-1.19	N32° 07' 41.56"	W81° 19' 28.98"	
120	WP-1.20	N32° 07' 41.69"	W81° 19' 29.55"	
201	WP-2.1	N32° 07' 44.78"	W81° 19' 39.17"	
202	WP-2.2	N32° 07' 44.64"	W81° 19' 38.70"	
203	WP-2.3	N32° 07' 44.49"	W81° 19' 38.18"	
204	WP-2.4	N32° 07' 44.21"	W81° 19' 38.13"	
205	WP-2.5	N32° 07' 44.14"	W81° 19' 37.79"	
206	WP-2.6	N32° 07' 44.38"	W81° 19' 37.83"	
207	WP-2.7	N32° 07' 43.46"	W81° 19' 34.74"	
208	WP-2.8	N32° 07' 43.40"	W81° 19' 35.49"	
209	WP-2.9	N32° 07' 43.61"	W81° 19' 36.34"	
210	WP-2.10	N32° 07' 43.94"	W81° 19' 37.54"	
211	WP-2.11	N32° 07' 44.28"	W81° 19' 38.42"	
212	WP-2.12	N32° 07' 44.58"	W81° 19' 39.21"	



EARTHWORKS VOLUME	
Cut volume (unadjusted)	215.38 Cu. Yd.
Fill volume (unadjusted)	42463.07 Cu. Yd.
Net volume (unadjusted)	42247.69 Cu. Yd. <Fill>
PROJECT LIMITS	13.303 ACRES
TOTAL UPLAND AREA	7.925 ACRES
TOTAL WETLAND AREA	5.378 ACRES
TOTAL WETLAND IMPACT	5.378 ACRES

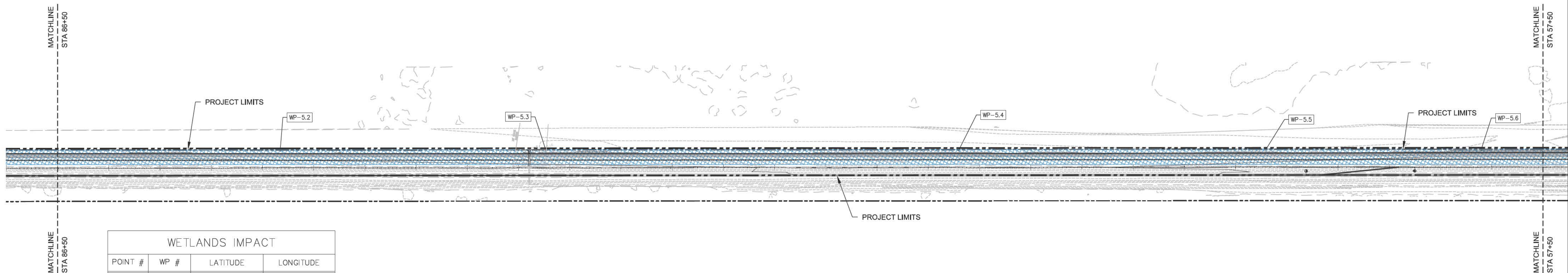
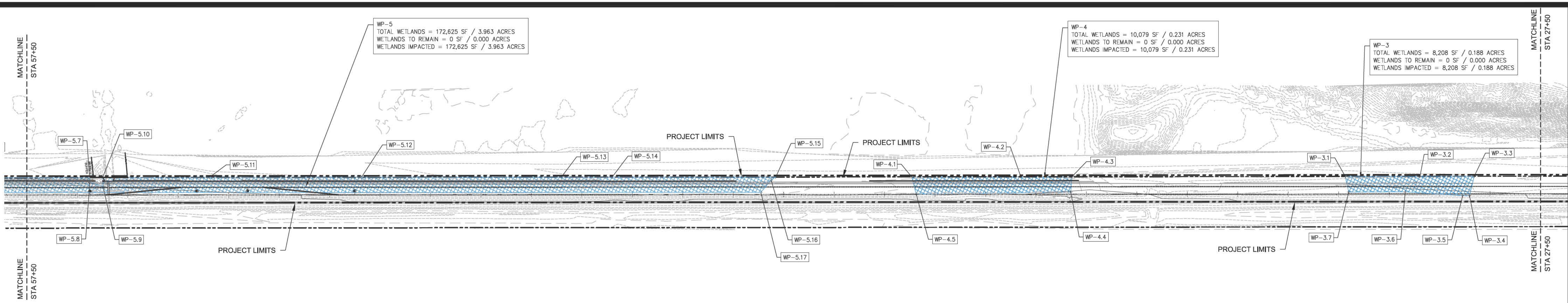
## WETLANDS EXHIBIT

REVISIONS	BY

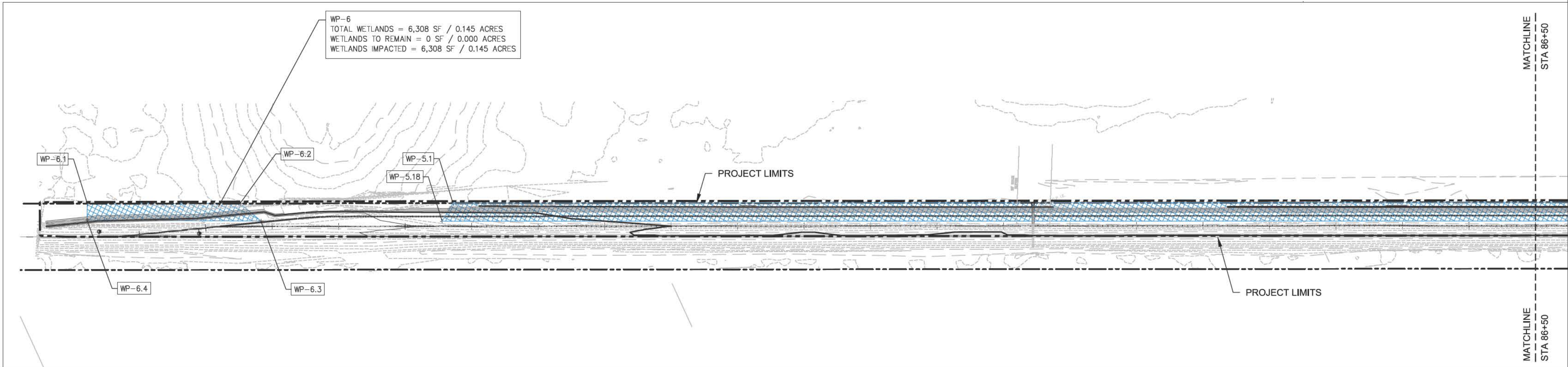
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WETLANDS IMPACT				
POINT #	WP #	LATITUDE	LONGITUDE	
301	WP-3.1	N32° 07' 47.93"	W81° 19' 49.72"	
302	WP-3.2	N32° 07' 47.45"	W81° 19' 48.09"	
303	WP-3.3	N32° 07' 47.10"	W81° 19' 46.91"	
304	WP-3.4	N32° 07' 46.77"	W81° 19' 47.16"	
305	WP-3.5	N32° 07' 46.81"	W81° 19' 47.31"	
306	WP-3.6	N32° 07' 47.26"	W81° 19' 48.53"	
307	WP-3.7	N32° 07' 47.62"	W81° 19' 49.76"	
401	WP-4.1	N32° 07' 50.75"	W81° 19' 59.14"	
402	WP-4.2	N32° 07' 50.04"	W81° 19' 56.77"	
403	WP-4.3	N32° 07' 49.71"	W81° 19' 55.66"	
404	WP-4.4	N32° 07' 49.43"	W81° 19' 55.80"	
405	WP-4.5	N32° 07' 50.40"	W81° 19' 59.18"	
501	WP-5.1	N32° 08' 11.34"	W81° 21' 08.07"	
502	WP-5.2	N32° 08' 04.58"	W81° 20' 45.44"	
503	WP-5.3	N32° 08' 02.88"	W81° 20' 39.75"	
504	WP-5.4	N32° 08' 00.24"	W81° 20' 30.90"	
505	WP-5.5	N32° 07' 58.27"	W81° 20' 24.32"	
506	WP-5.6	N32° 07' 56.89"	W81° 20' 19.71"	
507	WP-5.7	N32° 07' 56.09"	W81° 20' 17.02"	
508	WP-5.8	N32° 07' 56.00"	W81° 20' 17.06"	
509	WP-5.9	N32° 07' 55.84"	W81° 20' 16.80"	
510	WP-5.10	N32° 07' 56.00"	W81° 20' 16.74"	
511	WP-5.11	N32° 07' 55.31"	W81° 20' 14.42"	
512	WP-5.12	N32° 07' 54.32"	W81° 20' 11.11"	
513	WP-5.13	N32° 07' 53.03"	W81° 20' 06.76"	
514	WP-5.14	N32° 07' 52.69"	W81° 20' 05.66"	
515	WP-5.15	N32° 07' 51.63"	W81° 20' 02.10"	
516	WP-5.16	N32° 07' 51.61"	W81° 20' 02.22"	
517	WP-5.17	N32° 07' 51.44"	W81° 20' 02.54"	
518	WP-5.18	N32° 08' 11.14"	W81° 21' 08.36"	
601	WP-6.1	N32° 08' 13.14"	W81° 21' 14.11"	
602	WP-6.2	N32° 08' 12.39"	W81° 21' 11.59"	
603	WP-6.3	N32° 08' 12.04"	W81° 21' 11.34"	
604	WP-6.4	N32° 08' 12.91"	W81° 21' 14.21"	



LEGEND

WETLAND TO BE IMPACTED

GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft

WETLANDS EXHIBIT

6745 Sugarloaf Parkway, Suite 100  
Duluth, GA 30097  
770.447.8999 • www.clwcompanies.com

Project Title

GEORGIA CNETRAL RAILWAY, L.P. - POOLER SIDINGS  
BLOOMINGDALE, CHATHAM COUNTY, GA  
BY: GENESEE & WYOMING RAILROAD SERVICES, INC.  
JACKSONVILLE, FLORIDA

REVISIONS	BY

DRAWN BY DMN  
CHECKED BY CLM  
DATE: 10/24/2023  
SCALE: 1"= 100'  
JOB No. 082205  
SHEET NUMBER

2 of 2

OF SHEETS

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