



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

January 14, 2021

Regulatory Division
SAS-2005-01056

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District (Corps) 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-2005-01056

Applicant: Mr. Wilson H. Burns
Greenland Developers, LLC
Post Office Box 1628
Springfield, Georgia 31329

Agent: Mr. Troy N. Smith
Resource and 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 as follows:

to construct an industrial warehouse development in the immediate vicinity of the Port of Savannah. To support the need of the region, the applicant is proposing to construct 1,200,000 to 1,400,000 square feet of warehousing facilities within a six-mile radius of the port's main entrance. This project alone will not satisfy all regional market needs but will assist with maintaining a healthy regional market required to support the continued growth of the Savannah Port.

Location of Proposed Work: The project site is located along both sides of Hendley Road north of Monteith Road in Port Wentworth, Chatham County, Georgia (Latitude 32.1839 and Longitude -81.1949). 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 permanently impact 4.52 acres of forested wetland to construct an industrial warehouse facility with supporting amenities such as an internal road network, truck court, passenger car parking, utility construction, and stormwater

management. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 3.22 wetland mitigation credits (or 25.67 grandfathered wetland mitigation credits) from a Corps approved mitigation bank servicing the project area. The project is hydrologically connected to the Savannah River.

BACKGROUND

The Corps has historically issued two Nationwide Permits, two preliminary jurisdictional determinations (JDs), and one approved JD for the project site. Table 1 below outlines the relevant permitting history of the project site:

Table 1. Relevant Corps Permitting History for Project Site.

Corps Action ID	Action Type	Date Issued	Comments	Proposed Impacts	Actual Impacts
SAS-2005-01056	NWP 39	2/3/2006	NWP issued for a proposed commercial warehouse development. This project was not constructed prior to permit expiration.	0.125	0
SAS-2005-01056	NWP 39	1/3/2008	NWP issued for a proposed commercial business park development. This project was not constructed prior to permit expiration.	0.163	0
SAS-2005-01056	Preliminary JD	2/19/2013			
SAS-2005-01056	Preliminary JD	7/8/2020			
SAS-2005-01056	Approved JD	12/18/2020			

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 (EPD) 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's agent indicated via email on January 4, 2021, that they submitted a pre-certification meeting request to EPD on December 23, 2020.

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 Corps 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 Corps 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: The applicant indicated that Brockington and Associates has conducted the field work associated with and necessary to complete a Phase I cultural resources survey of the proposed project area in the Fall of 2020. Further, the applicant stated that a copy of the cultural resources report will be provided to the Corps upon its completion. Upon receipt of the report, the Corps will review the findings and, if necessary, initiate consultation under Section 106 of the National Heritage Preservation Act (NHPA) with the Georgia Department of Natural Resources, Historic Preservation Office (GASHPO) and Federally Recognized Tribes.

Endangered Species: A review of the U.S. Fish and Wildlife Service (FWS) Information for Planning and Consultation (IPaC) project planning tool indicates the following federally-listed threatened or endangered species may occur in the project area: Eastern black rail (*Laterallus jamaicensis ssp. jamaicensis*), wood stork (*Mycteria americana*), Eastern indigo snake (*Drymarchon corais couperi*), frosted flatwoods salamander (*Ambystoma cingulatum*) and pondberry (*Lindera melissifolia*).

Per the Effects Determination Guidance for Endangered and Threatened Species (EDGES), the Corps has determined that the proposed project may affect, but is not likely to adversely affect the Eastern indigo snake and the frosted flatwoods salamander and would have no effect on the Eastern black rail. The applicant's agent did not observe any individual occurrences of pondberry or suitable habitat for this species during numerous site visits between May 2019 and November 2020 and during a field survey on August 2, 2020.

With regards to the wood stork, the Corps requests that the FWS confirm if the proposed project site is within 2,500 feet of an active wood stork nesting colony. The Corps will make an effects determination for the wood stork upon receipt of the requested information.

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

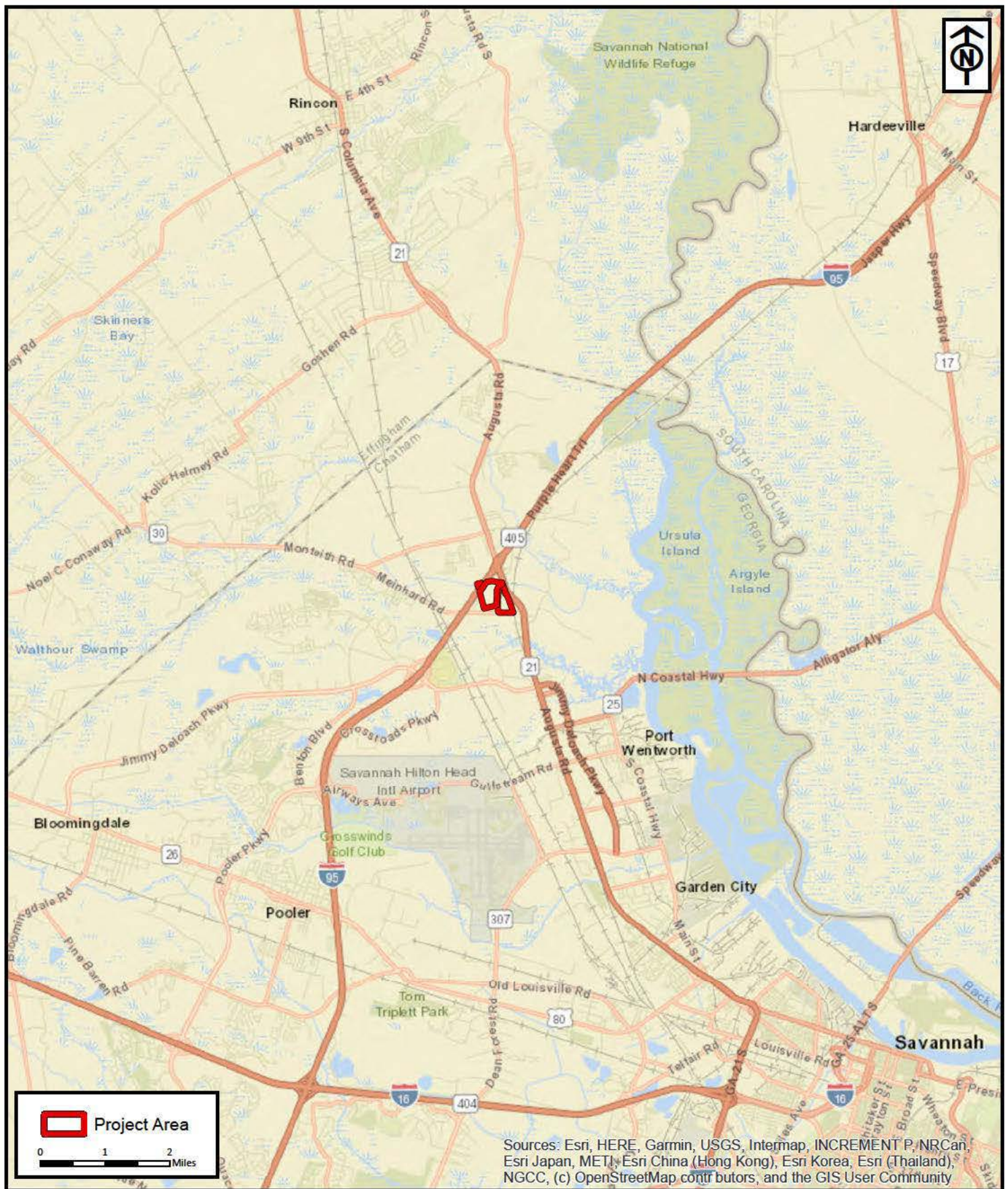
a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army permit should submit comments by email to roscoe.l.sullivan@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. Roscoe L. Sullivan, III, 100 West Oglethorpe Avenue, Savannah, Georgia 31401-3604, 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. Roscoe L. Sullivan, III, Project Manager, Coastal Branch via email at roscoe.l.sullivan@usace.army.mil or via phone at (912) 652-5618.

Enclosures:

1. Figure No. 1 – Project Location Map (1 page)
2. Figure No. 8 – NRCS Soil Map (1 page)
3. Figure No. 9 – NOAA LiDAR (1 page)
2. Wetland Impact Exhibits Sheet Nos EX-1 and EX-2 (2 pages)



RLC Project No.:	19-107.3
Figure No.:	1
Prepared By:	TS
Sketch Date:	12/23/2020
Map Scale :	1 inch = 2 miles

Montie Industrial Development
Chatham County, Georgia

Project Location Map
Prepared For: Greenland Developers LLC

RLC
RESOURCE+LAND
CONSULTANTS
11 Parks of Commerce Way, Ste. 303
Savannah, Georgia 31402
912.413.5876 www.rland.com



	Project Area
	Cape Fear
	Craven
	Ocilla
	Ogeechee
	Olustee
	Pelham
	Pooler

0 200 400 Feet


RLC Project No.:	19-107.3
Figure No.:	8
Prepared By:	TS
Sketch Date:	12/23/2020
Map Scale :	1 inch = 400 feet

**Montieth
Industrial Development**
Chatham County, Georgia


NRCS Soil Map
Prepared For: Greenland Developer, LLC

RLC
RESOURCE+LAND CONSULTANTS
<small>11 Parkside Commerce Way, Ste. 303 Savannah, Georgia 31402 912-433-6699 www.rlcinc.com</small>



 Project Area

2009 Chatham Lidar

 High : 35.1

Low : 4.6

0 200 400 Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RLC Project No.:	19-107.3
Figure No.:	9
Prepared By:	TS
Sketch Date:	12/23/2020
Map Scale :	1 inch = 400 feet

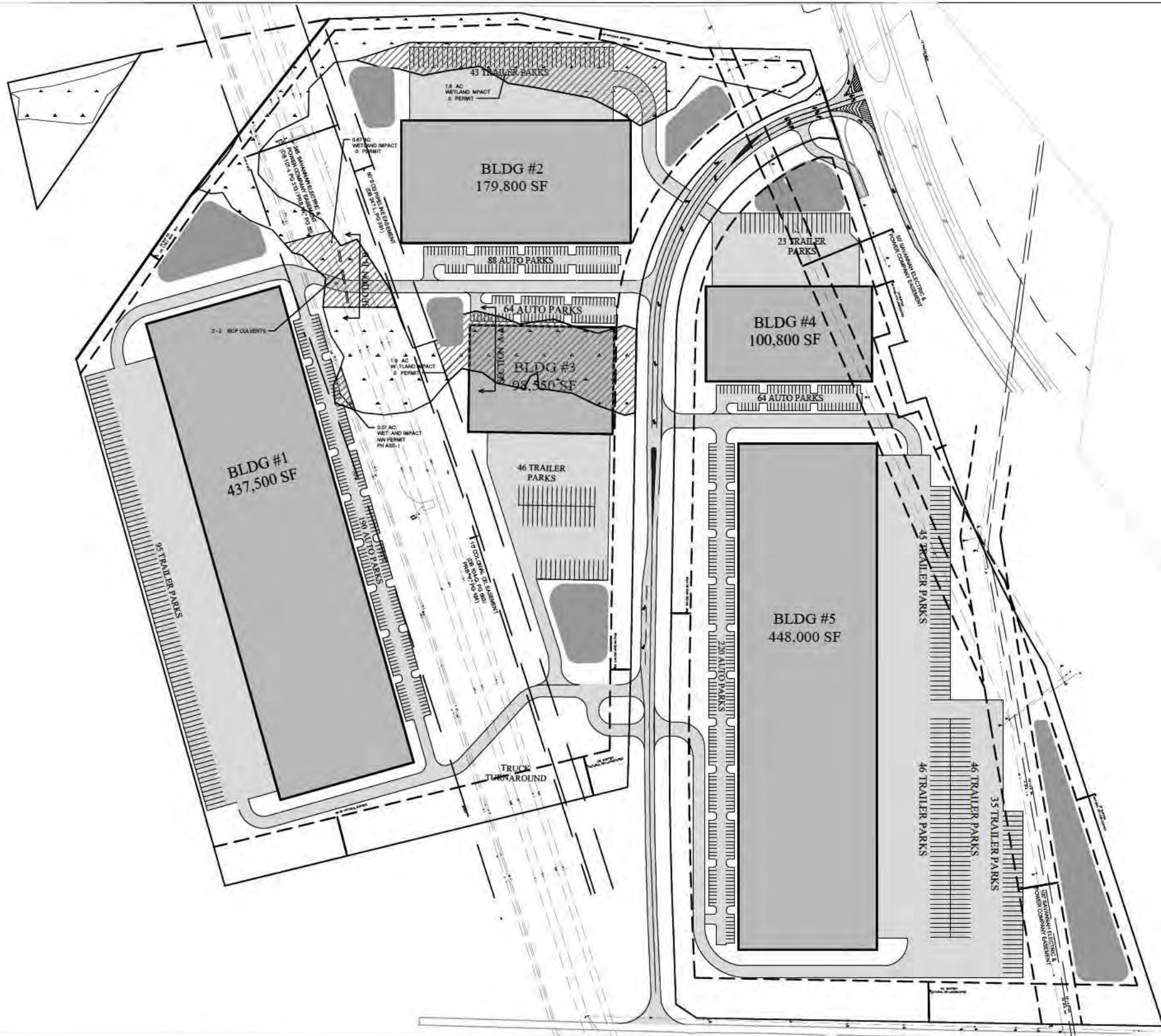
**Montieth
Industrial Development**
Chatham County, Georgia

NOAA Lidar
Prepared For: Greenland Developer, LLC

RLC

**RESOURCE+LAND
CONSULTANTS**

11 Park of Commerce Way, Ste. 303
Savannah, Georgia 31402
912-413-5876 www.rland.com



SCALE: 1"=300'
 PROJECT NO: 150110.000
 DATE: 11/25/20
 DRAWN BY: CRZ
 CHECKED BY: CRZ

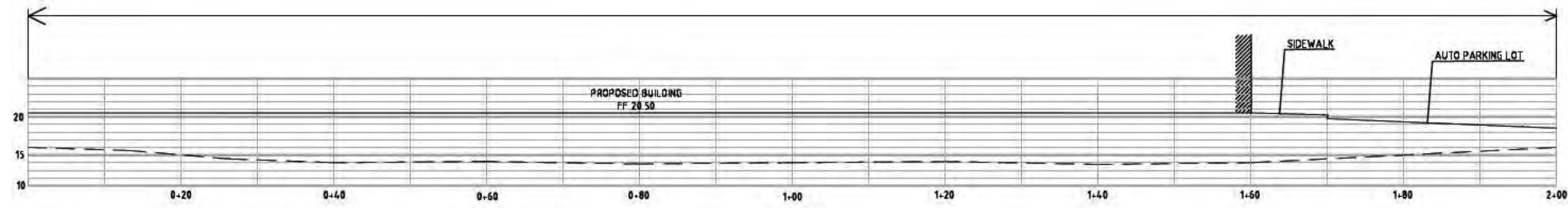
SHEET NO: EX-1

DRAWING TITLE:

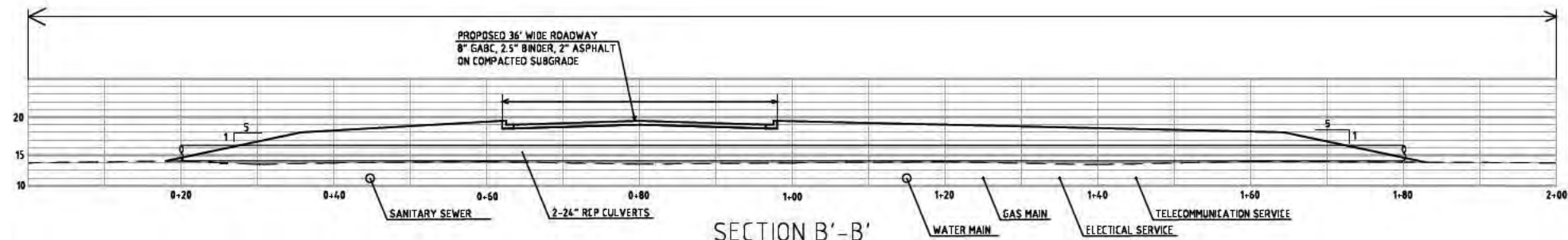
WETLAND
 IMPACT
 EXHIBIT

MONTIETH INDUSTRIAL DEVELOPMENT
 AT GA HWY 21 / HENDLEY ROAD
 PORT WENTWORTH, GA

K Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientist
 7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
 Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kccengineering.com



SECTION A'-A'



SECTION B'-B'

SCALE: 1"=20'
 PROJECT NO: 150110.000
 DATE: 11/25/20
 DRAWN BY: CRZ
 CHECKED BY: CRZ

SHEET NO: EX-2

DRAWING TITLE:

WETLAND
 IMPACT
 EXHIBIT

MONTIETH INDUSTRIAL DEVELOPMENT
 AT GA HWY 21 / HENDLEY ROAD
 PORT WENTWORTH, GA

Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientist
 7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
 Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com