



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

11 March 2022

Regulatory Division
SAS-2007-01659

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-2007-01659

Applicant: Mr. Dozier Cook
Dozier Enterprises, LLC
155 Pine Barren Road
Pooler, Georgia 31322

Agent: Mr. Troy N. Smith
Resource & 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 to provide additional yard space for Dozier Crane & Machinery to service the long-term needs of an established locally owned business. Specifically, the purpose of the project is to expand the capacity of an existing storage yard by approximately 2 acres.

Location of Proposed Work: The project site is located approximately 0.5 mile west of 155 Pine Barren Road, in the City of Pooler, Chatham County, Georgia (Latitude 32.0967 and Longitude -81.2315). The aquatic resources located on-site drain to the Little Ogeechee 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 1.56 acres of wetland associated with the expansion of an existing equipment storage and laydown yard. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 6.16 compensatory wetland mitigation credits from a U.S. Army Corps of

Engineers approved mitigation bank servicing the project area. The project is hydrologically connected to the Little Ogeechee River.

BACKGROUND

Dozier Enterprises is a landholding entity for Dozier Crane & Machinery, Inc. Dozier Crane & Machinery is a 37-year-old crane sales and rental company based in the Savannah, Georgia area. Their services include new and used crane sales, crane rentals, boom sales, OEM crane parts, crane transportation, crane repairs, and mechanical services.

Dozier Crane Savannah and Dozier Worldwide Crane (subsidiaries of Dozier Crane & Machinery) are headquartered at 155 Pine Barren Road, in Pooler, Georgia. Dozier Crane & Machinery occupies a six-acre parcel housing the corporate offices, a sales floor, repair shop, machine shop, and yard storage. Dozier Crane & Machinery also utilizes a 3-acre parcel located at 156 Pine Barren Road (directly adjacent to 155 Pine Barren Road) for additional shop space and a storage yard. These two facilities are located approximately 0.5 miles east of the equipment yard that is intended to be expanded through this application. The equipment yard was purchased by Dozier Enterprises in 2018 and became operational in mid-2020. This yard is used to store, maintain, and market new, used, and rental cranes and booms.

As with many companies that support infrastructure and industrial construction, Dozier Crane has experienced exponential growth in the last decade. Since opening the new yard in May of 2020, Dozier Crane has expanded beyond the capacity of the current 3.6-acre facility.

A Department of the Army Permit was previously issued to the applicant on 27 January 2017, under SAS-2007-01659, to impact 2.35 acres of wetlands to expand an existing facility. The permit expired on 27 January 2022. The impacts authorized under the previous permit have been completed.

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 no registered properties or properties listed as eligible for inclusion are located on the project site. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

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: Pondberry (*Lindera melissifolia*), Wood Stork (*Mycteria americana*), Eastern Indigo Snake (*Drymarchon corais couperi*), Frosted Flatwoods Salamander (*Ambystoma cingulatum*), and Eastern black rail (*Laterallus jamaicensis ssp.*).

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.

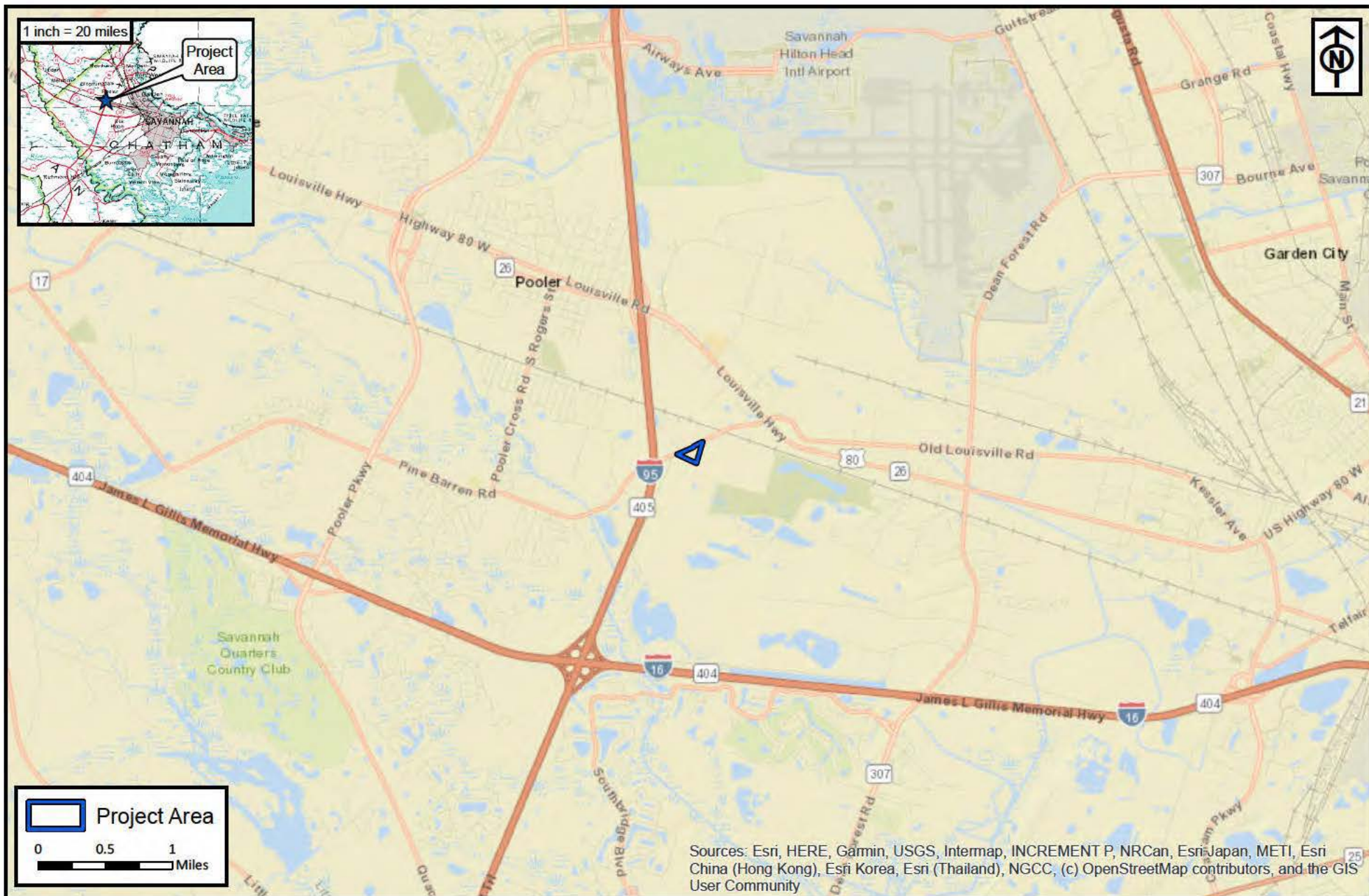
Comment Period: Anyone wishing to comment on this application for a Department of the Army permit should submit comments by email to Keary.b.moore@usae.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. Brian Moore, 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 Mr. Brian Moore, Team Lead, Management Branch at 912-652-5349.

Enclosures:

1. Figure 1 – Project Location Map
2. Figure 2 – Existing Dozier Facilities
3. Figure 9 – USGS Topographic Map
4. Project Wetland and Design Exhibits (5 Pages)

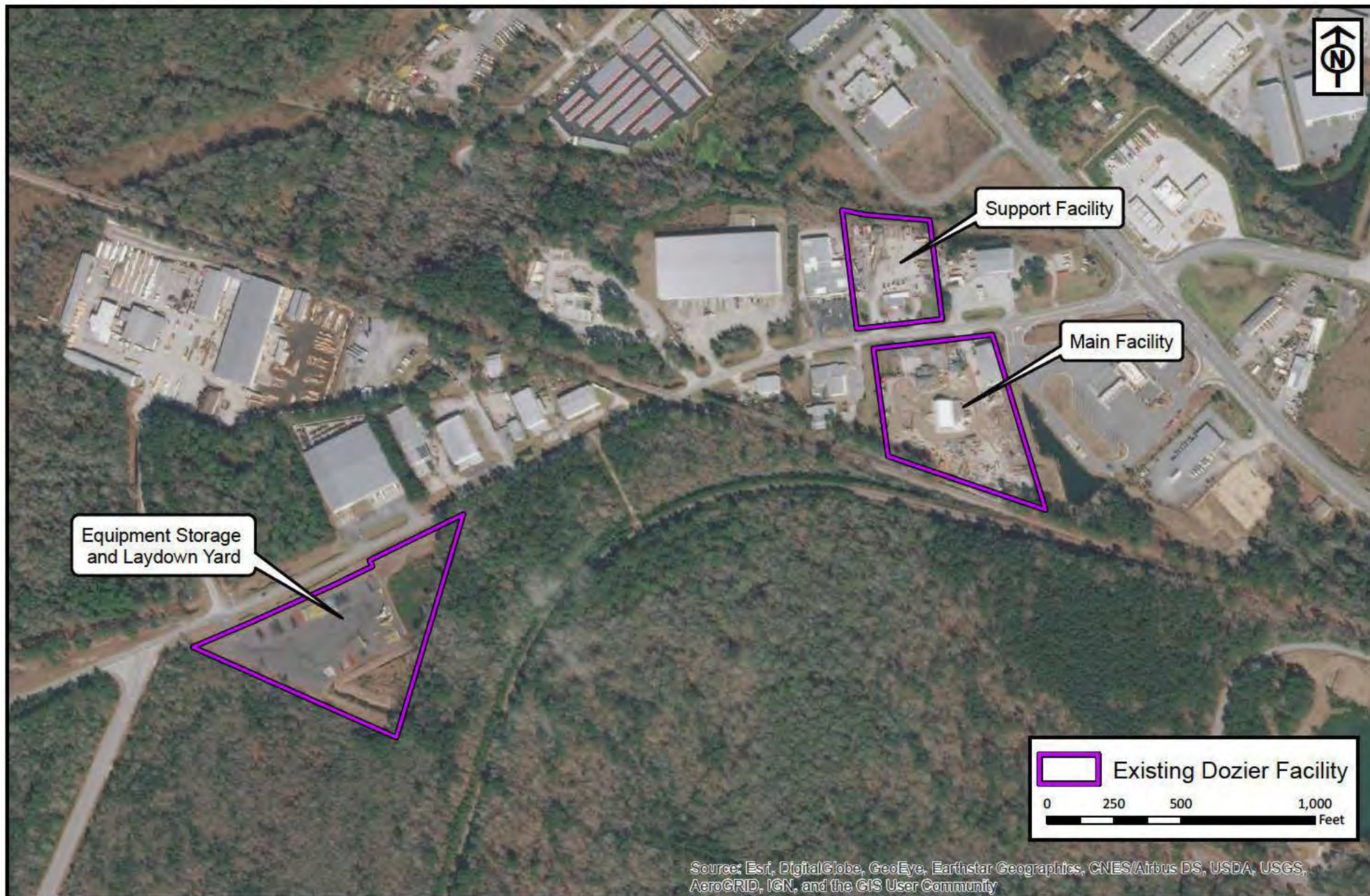


RLC Project No.: 21-217
 Figure No.: 1
 Prepared By: TS
 Sketch Date: 1/27/2022
 Map Scale : 1 inch = 1 miles

Dozier Crane & Machinery, Inc
Storage and Laydown Yard
 Chatham County, Georgia

Project Location Map
 Prepared For: Dozier Enterprises LLC

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

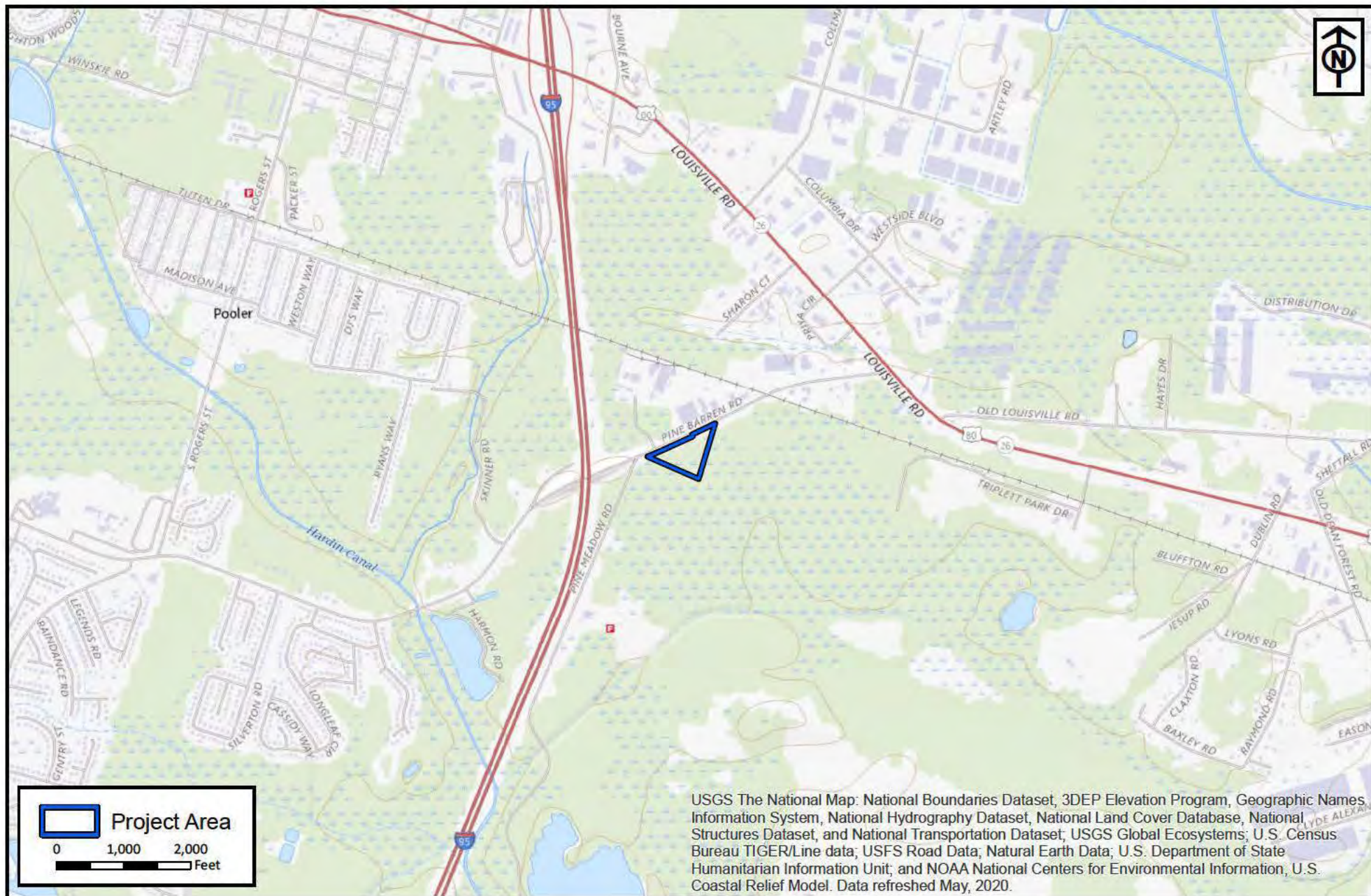


RLC Project No.: 21-217
 Figure No.: 2
 Prepared By: TS
 Sketch Date: 1/27/2022
 Map Scale : 1 inch = 500 feet

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Existing Dozier Facilities
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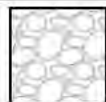


RLC Project No.: 21-217
 Figure No.: 9
 Prepared By: TS
 Sketch Date: 1/28/2022
 Map Scale : 1 inch = 2,000 feet

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USGS Topographic Map
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EXISTING GRAVEL
LAYDOWN YARD



PROPOSED GRAVEL
LAYDOWN YARD



WETLAND
IMPACT AREA

NOTES:

1. ALL ELEVATIONS BASED ON NAVD 88.
2. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AC, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13081C0019H, EFFECTIVE DATE: 7/07/2014, BASE FLOOD ELEVATION: 19', NAVD 88.
6. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. VERIFICATION OF EXACT LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.

LOCAL SERVICE ROAD

PIKE BARREN ROAD R/W VARIES

PARCEL 1
PRB 43P, PG 50
N/F: BERNICE BEVILL HICKS
PIN: 5-0987-06-008

PARCEL 3
7.894 AC
343,871 SF

PARCEL 1
PRB 24P, PGS 21A-D
N/F: GEORGIA PORTS AUTHORITY
PIN: 5-1070-03-004

UPLAND B

WETLAND B

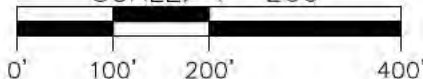
DETENTION
POND

CMF

CMF

TOTAL WETLAND AREA: 67,902 S.F.
1.56 ACRES
WETLAND IMPACT AREA: 66,797 S.F.
1.53 ACRES
98.4% OF TOTAL WETLAND AREA IMPACTED

SCALE: 1"=200'



Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION, FOR PERMITTING PURPOSES ONLY!

WETLAND EXHIBIT
DOZIER CRANE
LOCATED IN POOLER GA
PREPARED FOR DOZIER ENTERPRISES LLC.

JOB NUMBER:
DATE:
DRAWN BY:
CHECKED BY:
SCALE: AS NOTED

SHEET:





EXISTING GRAVEL
LAYDOWN YARD



PROPOSED GRAVEL
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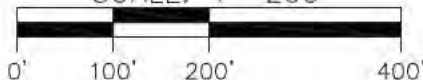
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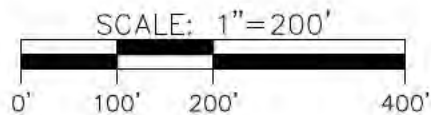
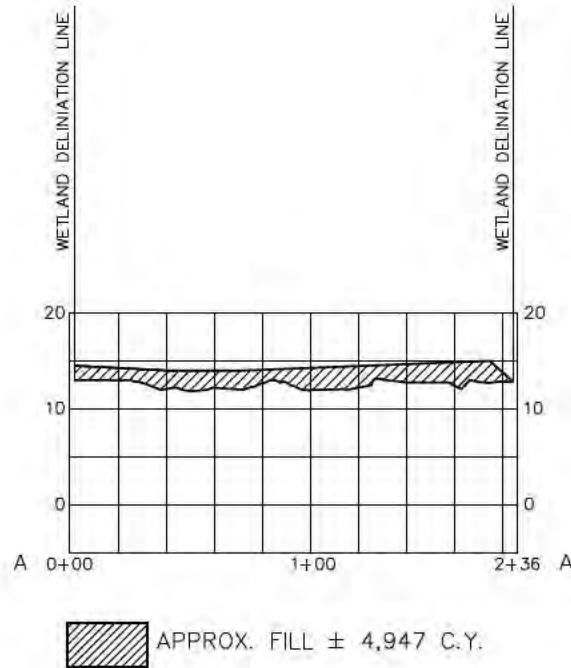
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LAYDOWN YARD

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PINE BARREN ROAD R/W VARIES

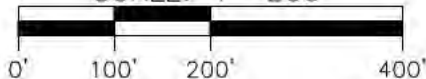
30' SETBACK

LS 30' SETBACK

PARCEL 1
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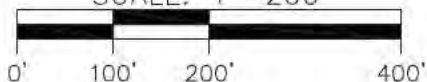
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