



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT  
4751 BEST ROAD, SUITE 140  
COLLEGE PARK, GEORGIA 30337-5600

September 10, 2021

Regulatory Division  
SAS-2015-00171

**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:

The comment period for the Department of the Army Permit application will close 30 days from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit, and must be submitted so as to be received on or before the last day of the comment period. Written comments concerning the Department of the Army Permit application must reference the Applicant's name and the Permit Application Number and be forwarded to the US Army Corps of Engineers (Corps) at the above address.

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The Applicant's proposed work may also require local governmental approval.

Application Number: SAS-2015-00171

Applicant: Mr. Ryan Waldrep  
Dublin-Laurens County Development Authority  
1200 Bellevue Avenue  
Dublin, Georgia 31040

Agent: Mr. Joel Price  
Sligh Environmental Consultants, Inc.  
31 Park of Commerce Way  
Suite 200B  
Savannah, Georgia 31405

Location of Proposed Work: The proposed project site is an approximately 330-acre tract of land located on Highway 257 adjacent to the 441 Highway Bypass in Dublin, Laurens County, Georgia. The central coordinates of the site are latitude 32.517909 north and longitude -82.966424 west.

Description of Work Subject to the Jurisdiction of the Corps: The project involves the construction of a total of eleven (11) buildings (totaling 4,510,000 square feet) for the

establishment of an industrial warehouse development, and associated infrastructure, including access roads, stormwater controls, lighting, signage, and pavement markings. The Applicant's preferred site plan would result in the loss of 2.1 acres of wetland in conjunction with site mass grading to accommodate the construction of building pads and parking areas. The Applicant proposes to off-set project impacts to aquatic resources through the purchase of 8.4 grandfathered wetland mitigation credits from Wilkinson-Oconee Mitigation Bank. An approved jurisdictional determination was previously issued to the Applicant for the project site on December 14, 2020.

## **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 requested a pre-filing meeting with the State on August 25, 2021. 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 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 another appropriate instrument.

## **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 Assessment: The Applicant contracted a Phase I cultural resource survey of the proposed project site, to assess if potential archaeological sites, historic structures, or cultural resources may be present within the general vicinity of the proposed work area. The Corps is presently reviewing the accompanying report in conjunction with the current application submittal. Presently unknown archaeological, scientific, prehistorical or historical data may also be located at the site and could be affected by the proposed work.

Endangered Species: 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. Based on the submitted *IPaC Trust Resource Report* for the project site, the relict trillium (*Trillium reliquens*), eastern indigo snake (*Drymarchon corais couperi*) and the gopher tortoise (*Gopherus polyphemus*) resources have the potential to occur on the subject property.

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, floodplain 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 U.S. Army Corps of Engineers 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 U.S. Army Corps of Engineers 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, including an evaluation of practicable alternatives. In the Applicant's current proposal, three off-site alternatives and two on-site alternatives (including the preferred alternative layout) have been proposed.

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

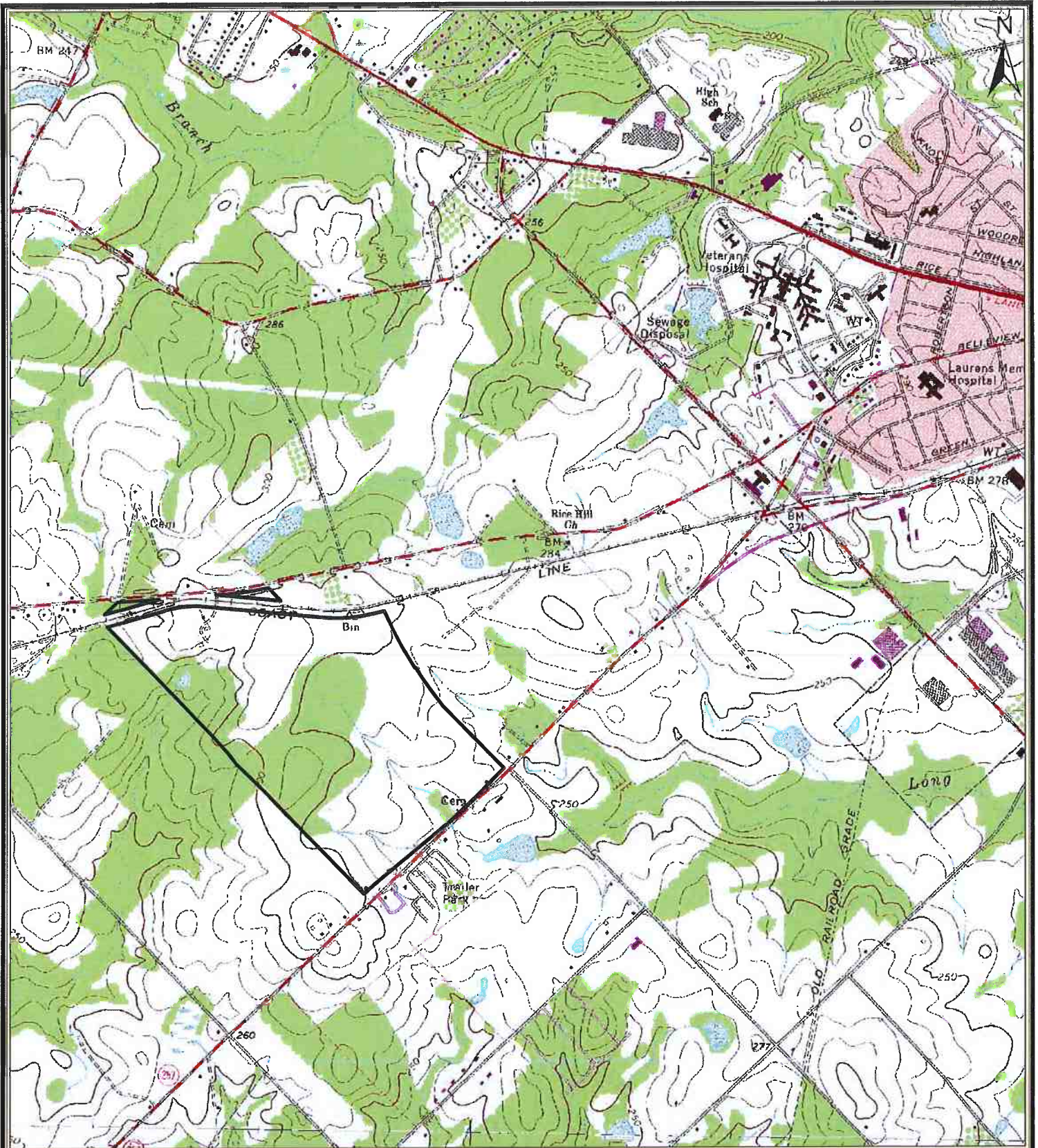
Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial 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 via email to [amy.k.egoroff@usace.army.mil](mailto:amy.k.egoroff@usace.army.mil) or in writing to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Amy Egoroff, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 days** from the date of this notice. Submittal of comments via email, to the address listed below, is also acceptable. Please refer to the Applicant's name (Dublin-Laurens County Development Authority) and the assigned Regulatory file number (SAS-2015-00171) in your comments.

If you have any further questions concerning this public notice, please contact Amy K. Egoroff, Project Manager, Piedmont Branch at 678-422-6571, or [amy.k.egoroff@usace.army.mil](mailto:amy.k.egoroff@usace.army.mil).

Encls

1. U.S.G.S. Dublin Quadrangle Dublin Laurens County Development Authority Tract
2. 2015 NAIP Aerial Dublin Laurens County Development Authority Tract
3. Wetlands Exhibit
4. Preferred Site Layout



Project Boundary

Prepared By:  
**sligh** environmental consultants, inc.  
 31 Park of Commerce Way, Suite 200B  
 Savannah, Georgia 31405  
 phone (912) 232-0451  
 fax (912) 232-0453

U.S. Geological Survey  
 Dublin Quadrangle  
 Dublin Laurens County  
 Development Authority Tract  
 Laurens County, Georgia

0 500 1,000 2,000  
 Feet  
 Scale: 1 inch = 2,000 feet


Job Number: 01-17-096

Drawn By: DJP

Reviewed By: SFS

Exhibit Date: December 20, 2017



 Project Boundary

Prepared By:  
**sligh** environmental consultants, inc.  
31 Park of Commerce Way, Suite 2008  
Savannah, Georgia 31405  
phone (912) 232-0451  
fax (912) 232-0453

2015 NAIP Aerial  
Dublin Laurens County  
Development Authority Tract  
Laurens County, Georgia

0 500 1,000  
Feet  
Scale: 1 inch = 1,000 feet

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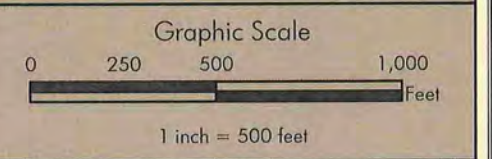
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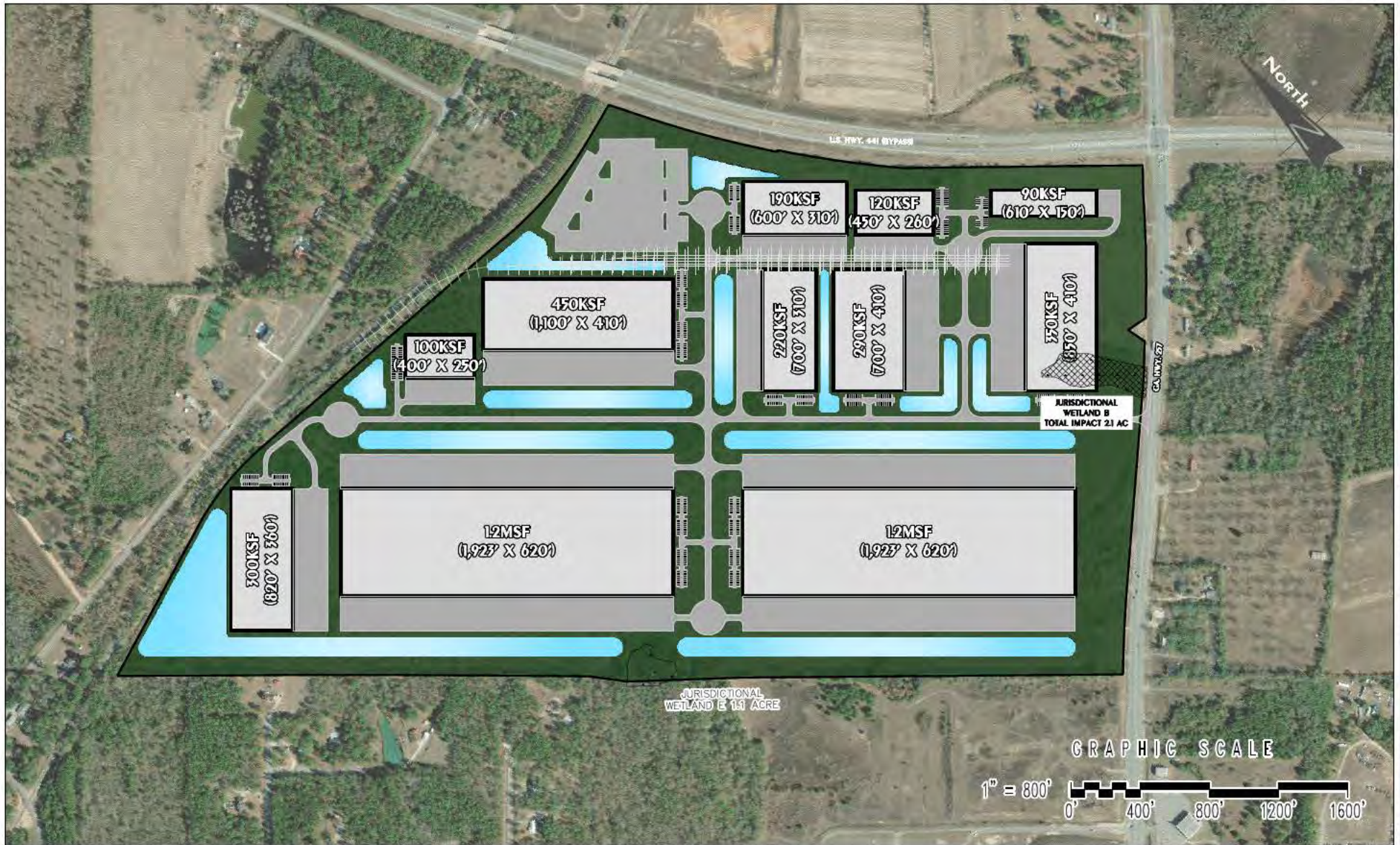
Wetland Exhibit  
 Dublin-Laurens County  
 Development Authority Tract  
 Laurens County, Georgia



- Jurisdictional Wetland - 3.2-Acres
- Project Boundary

Exhibit Date: August 26, 2021	Drawn By: DJP
Job Number : 01-17-096	Reviewed By: BWW

Prepared By:  
**sligh** environmental consultants, inc.  
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 fax (912) 232-0453



TOTAL JURISDICTIONAL WETLAND IMPACT.....2.1 ACRES  
 TOTAL JURISDICTIONAL WETLAND FILL.....10,430 CY

**PREFERRED  
 SITE LAYOUT  
 OVERALL PLAN**  
**HUSSEY GAY BELL**  
*Established 1958*  
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

PROPOSED ACTIVITY: **INDUSTRIAL DEVELOPMENT**  
 COUNTY: **LAURENS**  
 APPLICANT **D.L.C.D.A.**

SCALE: 1" = 800'	DRAWN: VRS	<b>1 OF 3</b>
DATE: 08/31/2021	CHECKED: EB	