



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT  
1025 BUFORD DAM ROAD  
BUFORD, GEORGIA 30518

December 18, 2023

Regulatory Division  
SAS-2022-00097

**PUBLIC NOTICE**  
**Savannah District**

The Savannah District has received a Prospectus describing the establishment and operation of a proposed wetland compensatory mitigation bank (Hart Mitigation Bank) for Federal and State permits as described below:

The comment period for the proposal 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 proposal, and must be submitted to be received on or before the last day of the comment period. Written comments concerning this proposed mitigation bank and Department of the Army Permit Application must reference the Sponsor's name and the Permit Application Number and be forwarded to the US Army Corps of Engineers (Corps) at the above address, or via the email listed at the end of this notice.

This public notice does not imply, on the parts of the Corps or other agencies, either favorable or unfavorable opinion of the work to be performed but is issued to solicit comments regarding the factors on which final decisions will be based.

Application Number: SAS-2022-00097

Bank Sponsor: Mr. Mark Corr  
Hart Mitigation Services, LLC  
101 Church Street #B  
Selma, Alabama 36701

Project Agent: Mr. David Vance  
Geosyntec Consultants, Inc.  
1255 Roberts Blvd NW, Suite 200  
Kennesaw, Georgia 30114

Location of Proposed Work: The proposed Hart Mitigation Bank (HMB) is situated on a 1,663-acre parcel, of which approximately 693.10 acres would comprise the proposed project. The HMB is located approximately 0.10-mile southeast of the intersection of Arcola Road and Rozier Road, approximately 2.25 miles southeast of the City of Akin, Bulloch County, Georgia (centered at approximately latitude 32.2646,

longitude 81.6034). The project is located within the Lower Ogeechee River sub-basin (8-digit hydrologic unit code (HUC) 03060202), and the Black Creek watershed (12-digit HUC 0306020205). Please refer to the enclosed exhibits: Proposed Hart Mitigation Bank with June 2023 SkySat Imagery (Figure 1), Location Map (Figure 2), HMB Project HUCs and Proposed Service Area (Figure 3), and USGS Topography Map (Figure 4) for more detailed information concerning the location and existing conditions of the proposed mitigation bank.

Geographic Service Area: The Geographic Service Area (GSA) is the defined area within which this mitigation bank can reasonably be expected to provide appropriate compensation for impacts to aquatic resources.

The proposed primary service area (Ogeechee River Basin and the Ochoopee River sub-basin) would serve the following 8-digit HUCs and portions of the listed counties:

- *Upper Ogeechee (03060201):* Burke, Emanuel, Glascock, Greene, Hancock, Jefferson, Jenkins, Taliaferro, Warren, and Washington Counties;
- *Lower Ogeechee (03060202):* Bryan, Chatham, Effingham, Emanuel, Bulloch, Screven, and Jenkins Counties;
- *Canoochee (03060203):* Bryan, Bulloch, Candler, Emanuel, Evans, Liberty, Long, and Tattnall Counties; and
- *Newport River (03060204):* Bryan, Chatham, Liberty, Long, and McIntosh Counties; and
- *Ochoopee River (03070107):* Candler, Emmanuel, Johnson, Laurens, Montgomery, Truetlen, Toombs, Tattnall, and Washington Counties.

The proposed secondary service areas (portions of the Lower Savannah River Basin within Georgia and portions of the Altamaha River Basin) would serve the following 8-digit HUCs and portions of the listed counties:

- *Middle Savannah (03060106):* Burke, Columbia, McDuffie, Richmond, and Screven Counties;
- *Brier Creek (03060108):* Burke, Columbia, Glascock, Jefferson, Jenkins, McDuffie, Richmond, Screven, and Warren Counties;
- *Lower Savannah (03060109):* Chatham, Effingham, and Screven Counties;
- *Oconee River (03070102):* Baldwin, Hancock, Jones, Washington, Wilkinson, Johnson, Bleckley, Laurens, Treutlen, Wheeler, and Montgomery Counties;
- *Altamaha (03070106):* Appling, Glynn, Jeff Davis, Long, McIntosh, Montgomery, Tattnall, Toombs, and Wayne Counties; and
- *Turtle River (03070203):* Brantley, Camden, Glynn and Wayne Counties.

Description of Mitigation Bank: The Bank Sponsor has requested authorization to develop a new wetland bank mitigation to serve as compensatory wetland mitigation for the proposed primary and secondary service areas (as described above). The proposed conceptual mitigation plan for the project consists of the following actions, summarized below. Also, refer to the enclosed exhibits: Hydrogeomorphic Setting of Wetlands within the Proposed HMB and Preliminary Delineation Results (Figure 7), and Mitigation Prescription Areas (Figure 8).

<b>Proposed Wetland Mitigation Action</b>	<b>Credit Type</b>	<b>Acreage</b>
Wetland Restoration	Slope	352.7 acres
Wetland Enhancement	Slope	146.7 acres
Wetland Enhancement	Riverine	111.2 acres
Wetland Preservation	Slope	10.4 acres
Wetland Preservation	Riverine	7.9 acres

The proposed slope wetland restoration area is comprised of two primary existing land uses: pastures for cattle rearing (cow-calf pairs May to October) and pine silviculture. This treatment area is the most disturbed compartment of the HMB. Anthropogenic disturbances include the presence of extensive ditching, tile drains (according to landowner accounts), excavation of depressional features, stockpiling of spoil material, and bedding and drainage associated with pine silvicultural operations. Restoration of this area will include filling of all ditches and regrading disturbed areas to pre-existing contours, removal of spoil piles, removal of pine beds, and planting of appropriate native slope wetland vegetation.

The proposed slope wetland enhancement area has experienced numerous logging events over the past 50 years and has been extensively ditched, which has impaired wetland hydrology. The proposed enhancement prescriptions include filling ditches and regrading disturbed areas back to pre-existing contours, and planting of appropriate native slope wetland vegetation.

The proposed riverine enhancement area is situated along the southern extent of the site. In this area, there is evidence of soil disturbance (e.g., possible historical borrow pits for sand, grading, ditching, and spoil piles). Additionally, there are scattered ditches that are situated perpendicular to the river bottom. The proposed enhancement prescriptions include filling ditches and regrading disturbed areas to pre-disturbance contours, removal of spoil piles, and planting of appropriate native bottomland hardwood wetland vegetation.

The Bank Sponsor is of the opinion that the proposed slope and riverine wetland preservation areas meet the requirements for preservation and believe that real property protections are necessary to prevent the threat of future logging or development (e.g., roads, sewer and water lines, etc.).

The Project Sponsor has provided a list of project wetland objectives for the HMB, to include the following: 1) promote restoration of historical water table conditions; 2) restore wetland vegetative diversity by improving composition of forest, shrub, and/or herbaceous species of natural vegetative communities; 3) enhance landscape connectivity; 4) improve water quality (through the decrease of water temperature); 5) remove ditching and berms where hydrologic restoration is proposed; 6) restore complex topographic features to improve water retention, biogeochemical productivity, and flood attenuation; 7) control and manage invasive species; and, 8) preserve existing hardwood stands within the project site.

Oversight: This compensatory mitigation bank may be considered one of a number of practicable alternatives available to applicants to compensate for unavoidable impacts associated with permits issued under the authority of Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act for projects located within the prescribed GSA.

Oversight of this compensatory mitigation bank will be by a group of Federal and State agency representatives collectively referred to as the Interagency Review Team (IRT). The IRT is chaired by the Corps and is typically comprised of representatives from the U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and the Georgia Department of Natural Resources, Environmental Protection Division and Coastal Resources Division.

The actual approval of the use of this mitigation bank for a specific project is the decision of the Corps pursuant to Section 10 of the Rivers and Harbors Act and/or Section 404 of the Clean Water Act. The Corps provides no guarantee that any particular individual or general permit will be granted authorization to use this compensatory mitigation bank to compensate for unavoidable impacts associated with a proposed permit, even though mitigation from this bank may be available.

Authority: A public notice regarding the development of the proposed HMB is required pursuant to Title 33 Code of Federal Regulations Parts 325 and 332 and Title 40 Code of Federal Regulations Part 230, entitled "Compensatory Mitigation for Losses of Aquatic Resources, Final Rule", published in the Federal Register on April 10, 2008.

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 to consider and evaluate this proposed mitigation bank. The complete prospectus can be viewed and downloaded online from our Regulatory Information Banking and In-Lieu Fee Tracking System (RIBITS) website at [https://ribits.ops.usace.army.mil/ords/f?p=107:278:5340046385639::RP,278:P278\\_BAN](https://ribits.ops.usace.army.mil/ords/f?p=107:278:5340046385639::RP,278:P278_BAN)

[K ID:6532](#). If you are unable to view or download the prospectus, please contact Mr. Justin Hammonds, Chief, Special Projects Team, at [justin.a.hammonds@usace.army.mil](mailto:justin.a.hammonds@usace.army.mil) or by phone at 678-804-5227. Written comments received will be considered by the Corps in evaluating this proposal.

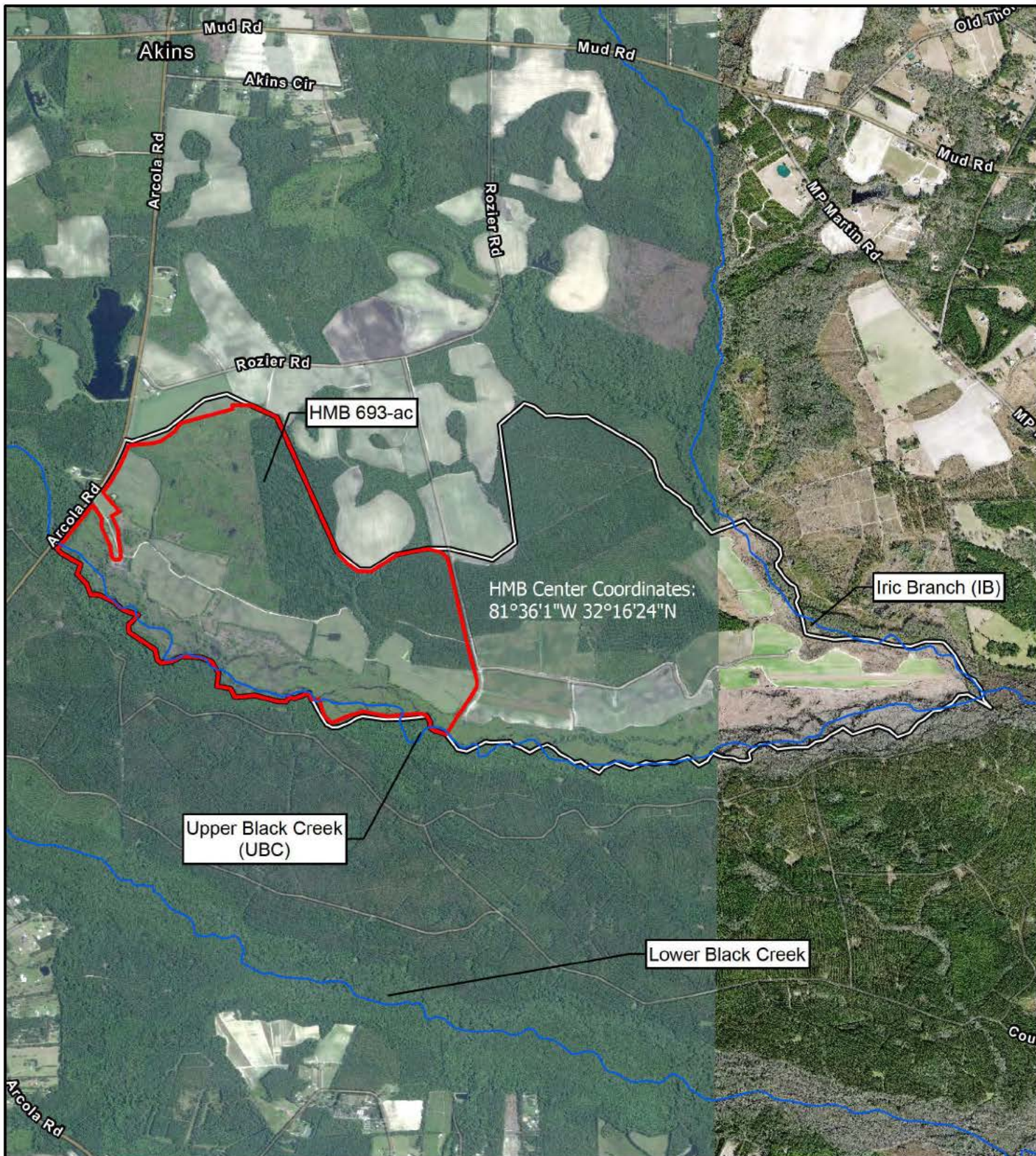
Preliminary review of the Prospectus indicates that: 1) An environmental impact statement will not be required; 2) No species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and, 3) No cultural or historical resources considered eligible or potentially eligible for listing on the National Register of Historic Places will be affected according to a website review of known listed properties. Additional information may change any of these preliminary findings.

Comment Period: Anyone wishing to comment on this proposal should submit comments by email to [justin.a.hammonds@usace.army.mil](mailto:justin.a.hammonds@usace.army.mil). Alternatively, you can submit comments in writing by mail to: Commander, U.S. Army Corps of Engineers, Savannah District, Regulatory Division, Attention: Mr. Justin Hammonds, 1025 Buford Dam Road, Buford, Georgia 31518, no later than 30 days from the date of this notice. Please refer to the Project Name (Hart Mitigation Bank) and the Regulatory Division file number (SAS-2022-00097) in your comments.

If you have any further questions concerning this matter, please contact Mr. Justin Hammonds, at 678-804-5227, or via e-mail at [justin.a.hammonds@usace.army.mil](mailto:justin.a.hammonds@usace.army.mil).

#### Enclosures

1. Proposed Hart Mitigation Bank with June 2023 SkySat Imagery (Figure 1)
2. Location Map (Figure 2)
3. HMB Project HUCs and Proposed Service Area (Figure 3)
4. USGS Topography Map (Figure 4)
5. Hydrogeomorphic Setting of Wetlands within the Proposed HMB and Preliminary Delineation Results (Figure 7)
6. Mitigation Prescription Areas (Figure 8)



**Legend**

- Hart Property Boundary
- Perennial Stream
- Hart Mitigation Bank Boundary

Imagery Sources:  
 SKYSAT, 06/29/2023 (Left Image).  
 NAIP, 01/30/2022 (Right Image).

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 Feet

**Proposed Hart Mitigation Bank with  
 June 2023 SkySat Imagery**

Hart Mitigation Bank  
 Bulloch County, Georgia



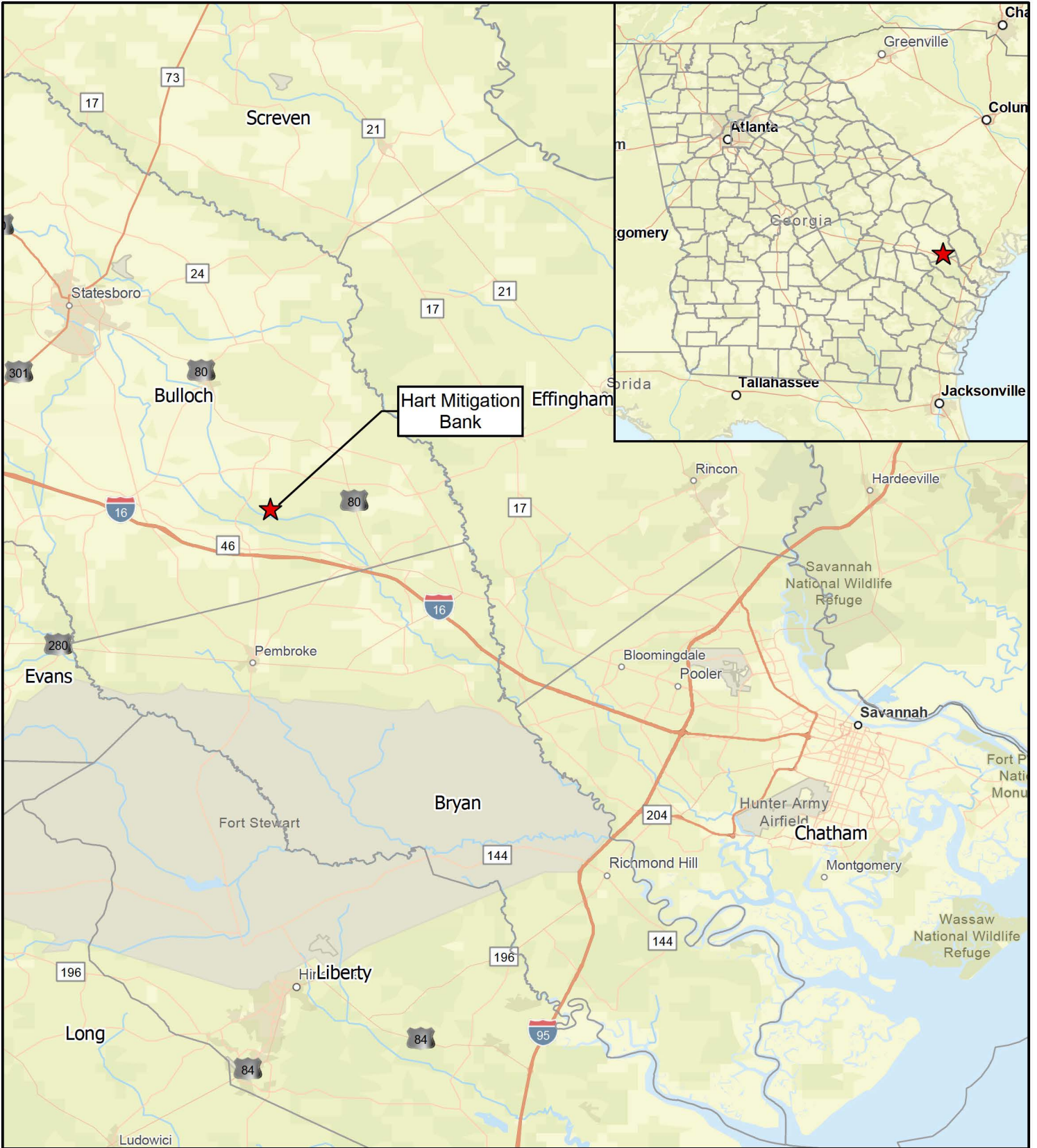
Geosyntec  
consultants

**Figure**

**1**

Kennesaw, GA

November 2023



**Legend**

- ★ Hart Mitigation Bank
- County Boundary



**Location Map**

Hart Mitigation Bank  
Bulloch County, Georgia

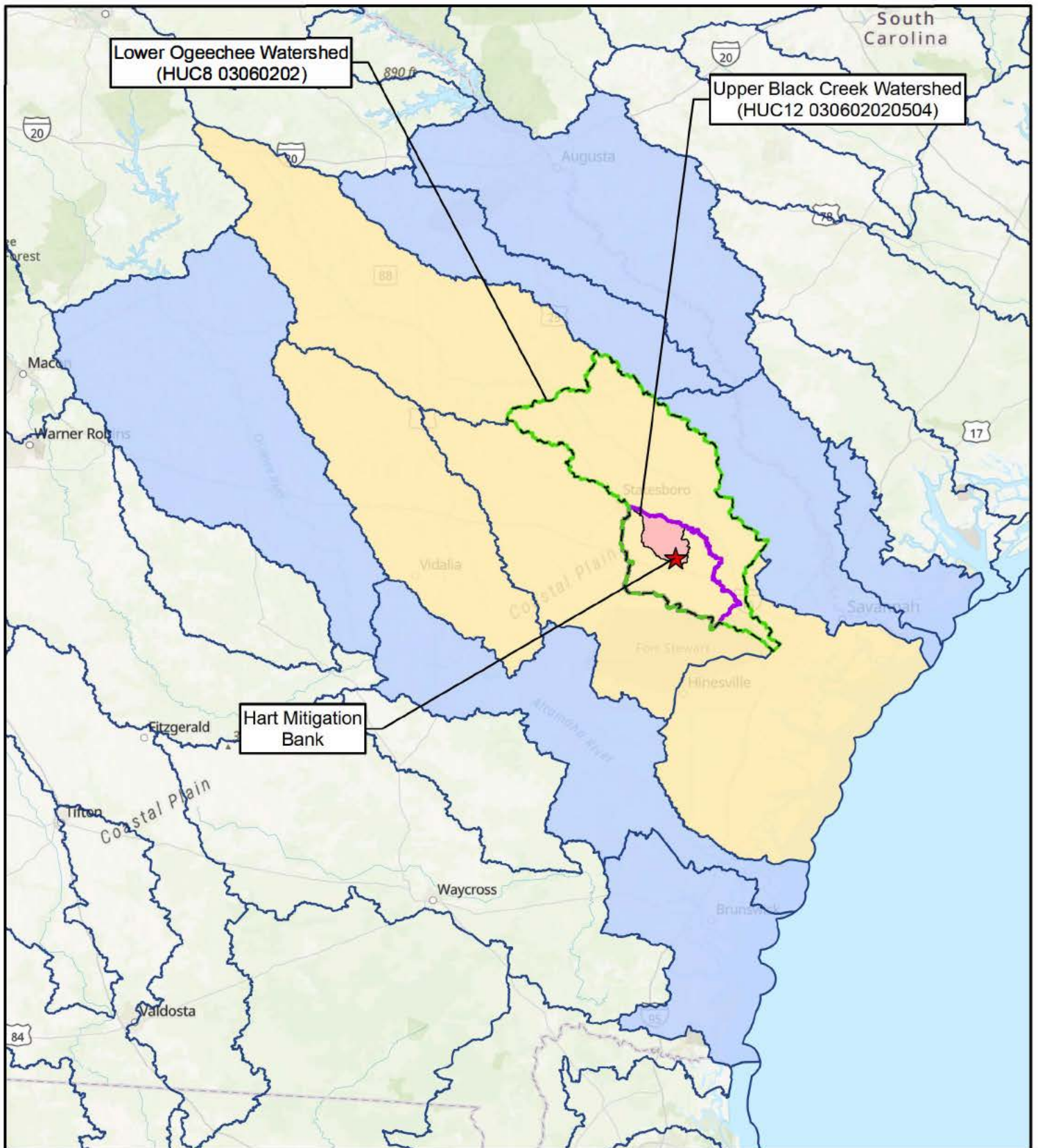
**Geosyntec**  
consultants

**Figure**

**2**

Kennesaw, GA

November 2023



**Legend**

- ★ Hart Mitigation Bank
- Upper Black Creek HUC12
- Black Creek HUC10
- Lower Ogeechee HUC8
- Primary Service Area (PSA)
- Secondary Service Area (SSA)
- Georgia HUC8 Watersheds



**HMB Project HUCs and Proposed Service Area**

Hart Mitigation Bank  
Bulloch County, Georgia

**Geosyntec**  
consultants

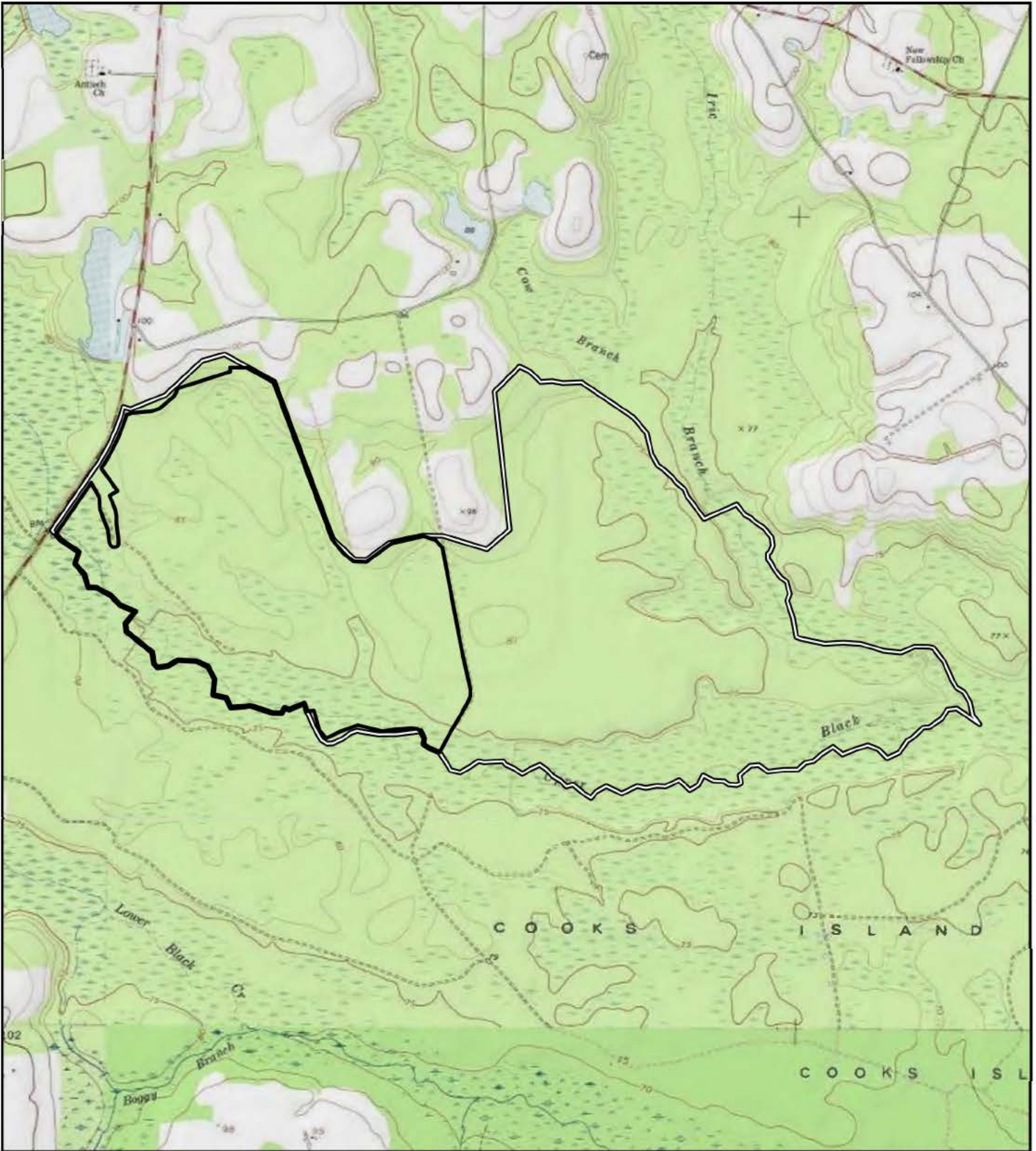
**Figure**

**3**



Kennesaw, GA

November 2023





**Legend**

-  Hart Property Boundary
-  Hart Mitigation Bank Boundary



**USGS Topography Map**

Hart Mitigation Bank Bulloch County, Georgia

**Geosyntec**<sup>®</sup>  
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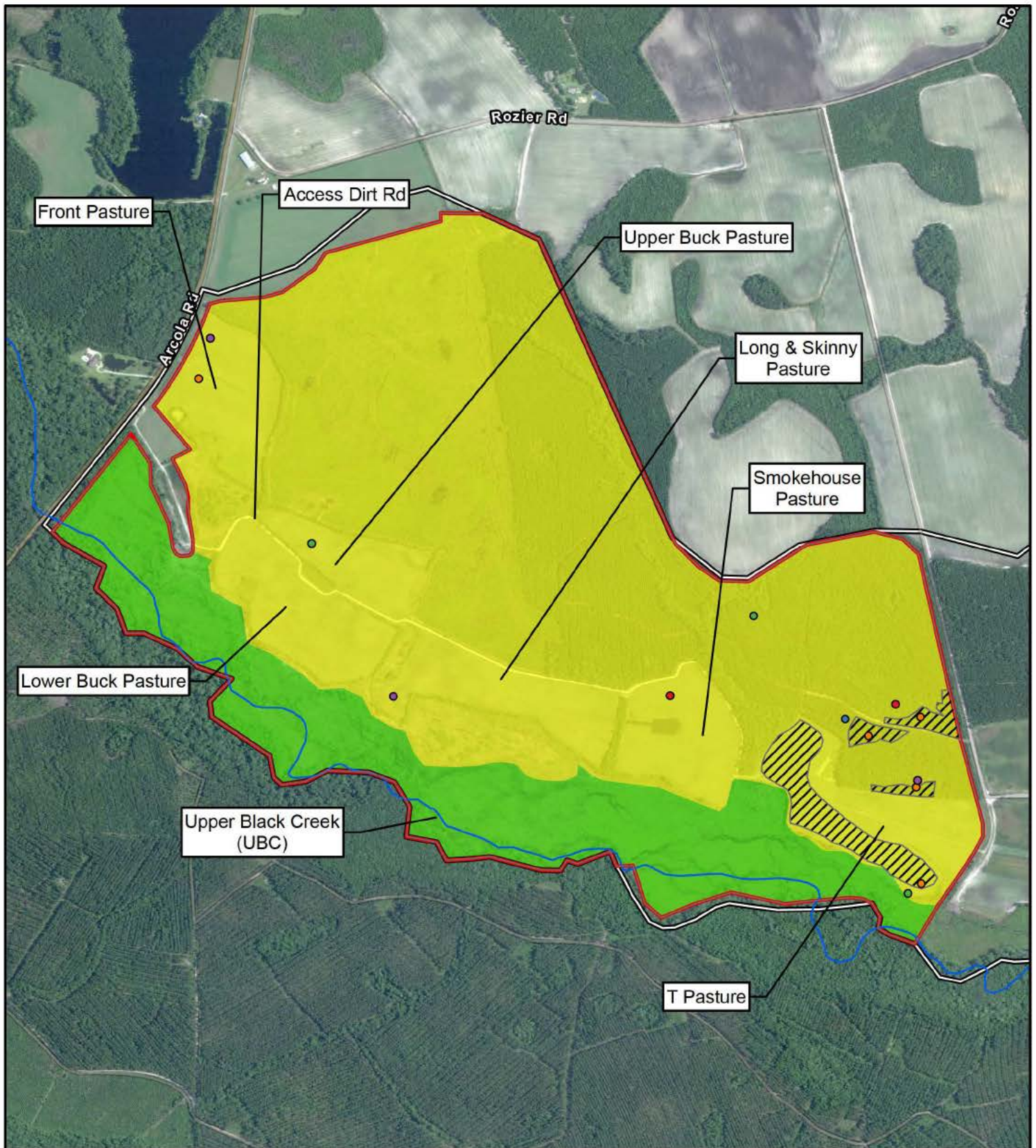
**Figure**

**4**



Kennesaw, GA

November 2023



- Legend**
- Wetland Hydrogeomorphic Setting
  - Riverine
  - Slope
  - Hart Property Boundary
  - Mitigation Bank Boundary
  - Wetland
  - Non wetland
  - Wetland
  - Soil Indicator
  - A12
  - S1
  - S5
  - S7
  - Upland

**Hydrogeomorphic Setting of Wetlands Within the Proposed HMB and Preliminary Delineation Results**  
 Hart Mitigation Bank  
 Bulloch County, Georgia

**Geosyntec**  
 consultants

**Figure**

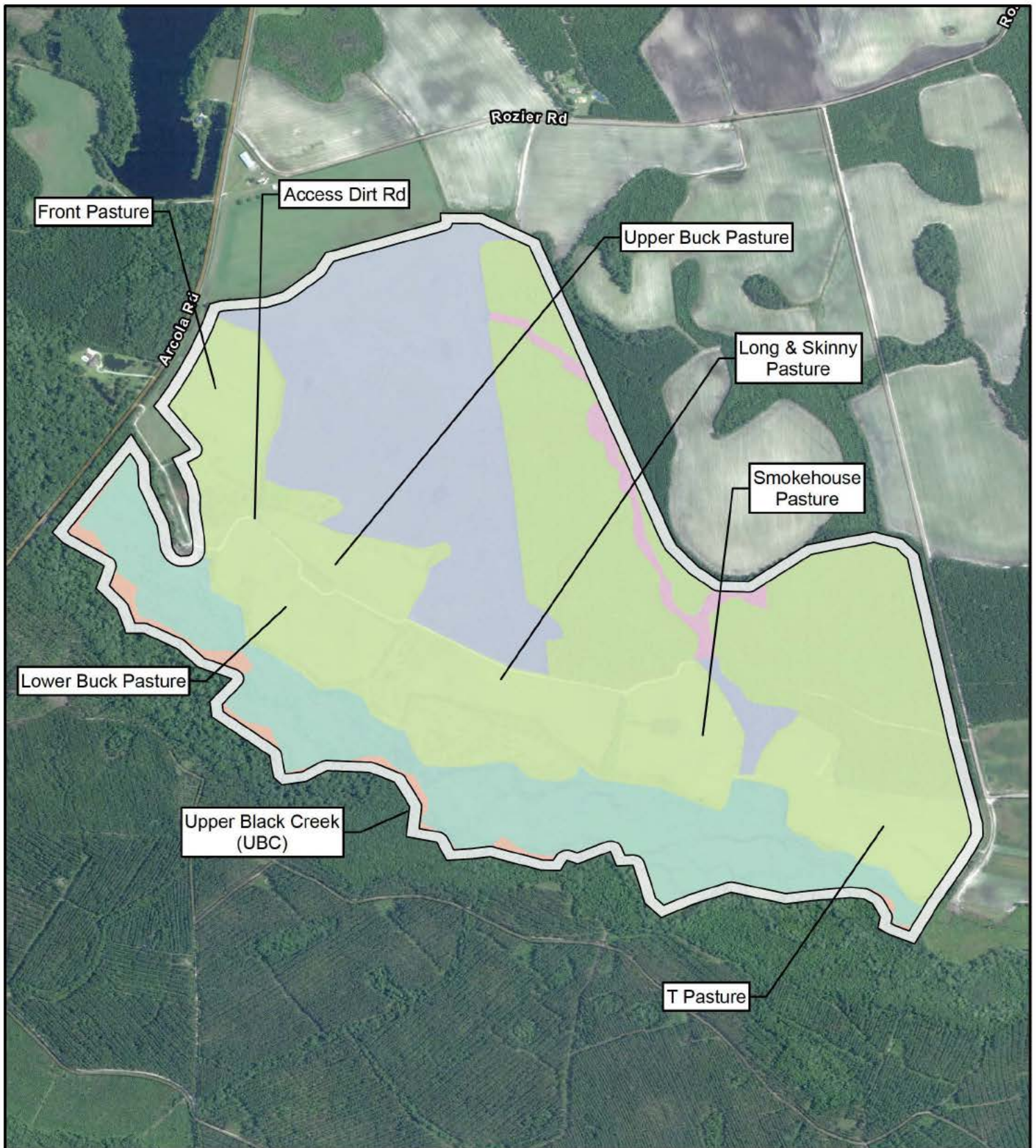
**7**

Imagery Source: SKYSAT, 06/29/2023



Kennesaw, GA

November 2023



**Legend**

- 100ft Buffer
- Enhancement / Riverine (111.2 ac)
- Preservation / Riverine (7.9 ac)
- Enhancement / Slope (146.7 ac)
- Preservation / Slope (10.4 ac)
- Restoration / Slope (352.7 ac)

Imagery Source: NAIP, 01/30/2022.



**Mitigation Prescription Areas**

Hart Mitigation Bank  
Bulloch County, Georgia

**Geosyntec**<sup>®</sup>  
consultants

**Figure**

**8**

Kennesaw, GA

November 2023