



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

07 July 2022

Regulatory Division
SAS-2022-00645

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-2022-00645

Applicant: Mr. Brett Bennett
Greenland Developers
Post Office Box 1628
Springfield, Georgia 31329

Agent: Mr. Troy N. Smith
Greenland Developers
Post Office Box 1628
Springfield, Georgia 31329

Project Purpose as Proposed by Applicant: The applicant's stated project purpose is the expansion of the existing Northgate Industrial Development on an adjacent ±263-acre site to provide warehousing and distribution space to service the long-term needs of businesses operating within the Port of Savannah.

Location of Proposed Work: The project site is located east of Old Augusta Road and north of Georgia Highway 21, in Rincon, Effingham County, Georgia (Latitude 32.0967, Longitude -81.2316). The aquatic resources located on-site drain to the Savannah River.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant is proposing to impact 15.6 acres of wetland associated with the construction of an additional 2,312,800 square foot warehouse facility. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 46.88 legacy 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 Savannah River.

The proposed project includes construction of three industrial buildings, truck courts (loading docks, semi-truck parking, and short-term trailer parking), semi-trailer storage, passenger car parking, internal access roads, and stormwater management facilities. The site would be accessed through the existing Phase 1 of the development. An internal access road would provide access to Old Augusta Road. Site design includes 53.2 acres of buildings (2,312,800 sq ft), 29.3 acres of truck court, 6.9 acres of semi-trailer storage, 7.3 acres of auto parking, 7.7 acres of roads and 22.1 acres of stormwater management areas. As proposed the site plan would require 15.60 acres of wetland impact and 4.47 acres of pond impact.

BACKGROUND

As of the closing of 2021, the Savannah Industrial Market, generally Chatham, Effingham, Bryan, and Liberty Counties, Georgia and Jasper County, South Carolina contained approximately 84.2 million square feet of warehousing and distribution space, and an additional 16.9 million square feet is under construction. As a result of Savannah Harbor Expansion Project and the Savannah Ports' record growth, the call for additional warehousing and distribution facilities continues. Competitive pricing structure, logistics management, access to U.S. markets, and access to global markets via the Savannah Port are key draws for international processing and logistics companies. Market analysis adjusting for market downturns conservatively estimates the need for an additional 70 million square feet by 2030 to accommodate the projected growth of the Georgia Ports Authority Port Expansion.

To assist in meeting the need for additional warehouse space, Greenland Developers is proposing the expansion of the Northgate Industrial Development in Effingham County. Upon its completion, the expanded Northgate Development would provide an additional 3,321,300 square feet of under-roof distribution, warehousing, and processing facilities.

Phase 1 of Northgate is currently under construction. Site prep began in the first quarter of 2022 and the construction of building pads 1-3 are nearing completion. Vertical construction of building 1 will begin in the third quarter of 2022, with completion scheduled for the second quarter of 2023. 1.42 acres of wetland impacts associated with Phase 1 of construction were authorized under the Nationwide Permit program on 14 January 2022. 8.88 legacy wetland mitigation credits were purchased from the AA Shaw Mitigation Bank on 07 April 2022, as required by the previous permit verifications. To facilitate the expansion of the Northgate Industrial Development, the applicant is requesting authorization to impact 15.60 acres of wetland and 4.47 acres of open water pond. This expansion would allow for the construction of 2,312,800 million square feet of warehousing and processing facilities space beyond what is currently under construction.

An Aquatic Resources Delineation Review was completed for the project site on 03 December 2021.

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: On-site testing resulted in one new archaeological site (9EF316) and two isolated finds. The archaeological site consists of a rice paddy identified along Knoxboro Creek. The evaluation status of the archaeological site is currently unknown for the National Register of Historic Places: if the area has proposed impacts, then more work would be required to determine eligibility. The isolated finds are identified as two lithic flakes along a man-made road into the rice paddy, and the other find is a Coke

bottle. Evaluation of the project under Section 106 of the National Historic Preservation Act and 33 CFR 325, Appendix C(g)(1) are currently ongoing.

Endangered Species: A preliminary review of the U.S. Fish and Wildlife Service and National Marine Fisheries Service Protected Resource Divisions list of Endangered and Threatened Species (IPaC) indicates the following listed species may occur in the project area: Eastern Indigo Snake (*Drymarchon corais couperi*), Frosted Flatwoods Salamander (*Ambystoma cingulatum*), 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 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.

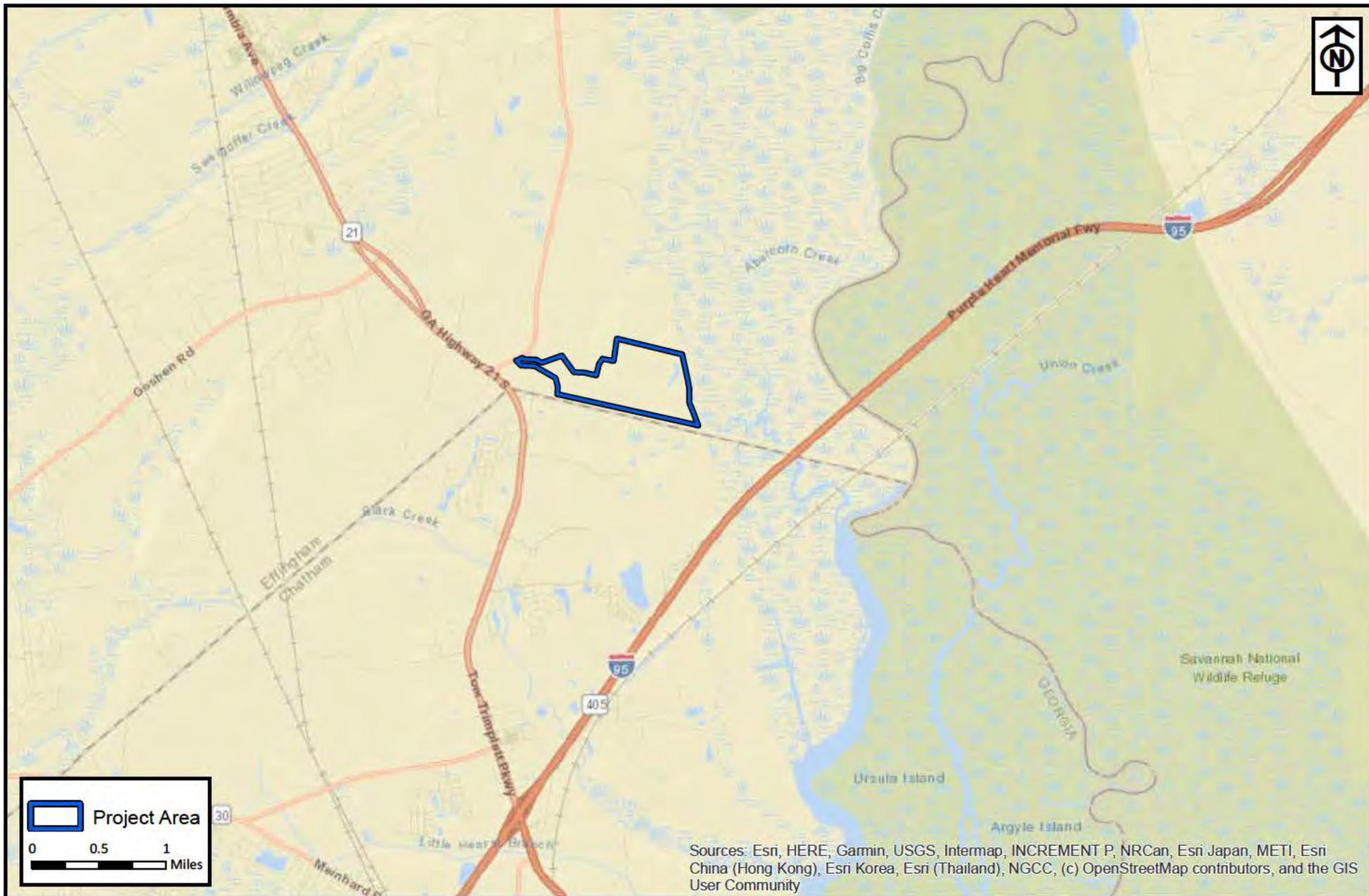
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 3 – Existing Conditions Map
3. Northgate Industrial Development (Northgate Phase 1), dated 04-04-2022
4. Plans of Kicklighter-Hobbs Industrial Development At Old Augusta Road, Preferred Plan, Sheets C1 and C2, dated 1-23-2022



RLC Project No.:	22-101
Figure No.:	1
Prepared By:	TS
Sketch Date:	4/4/2022
Map Scale :	1 inch = 1 miles

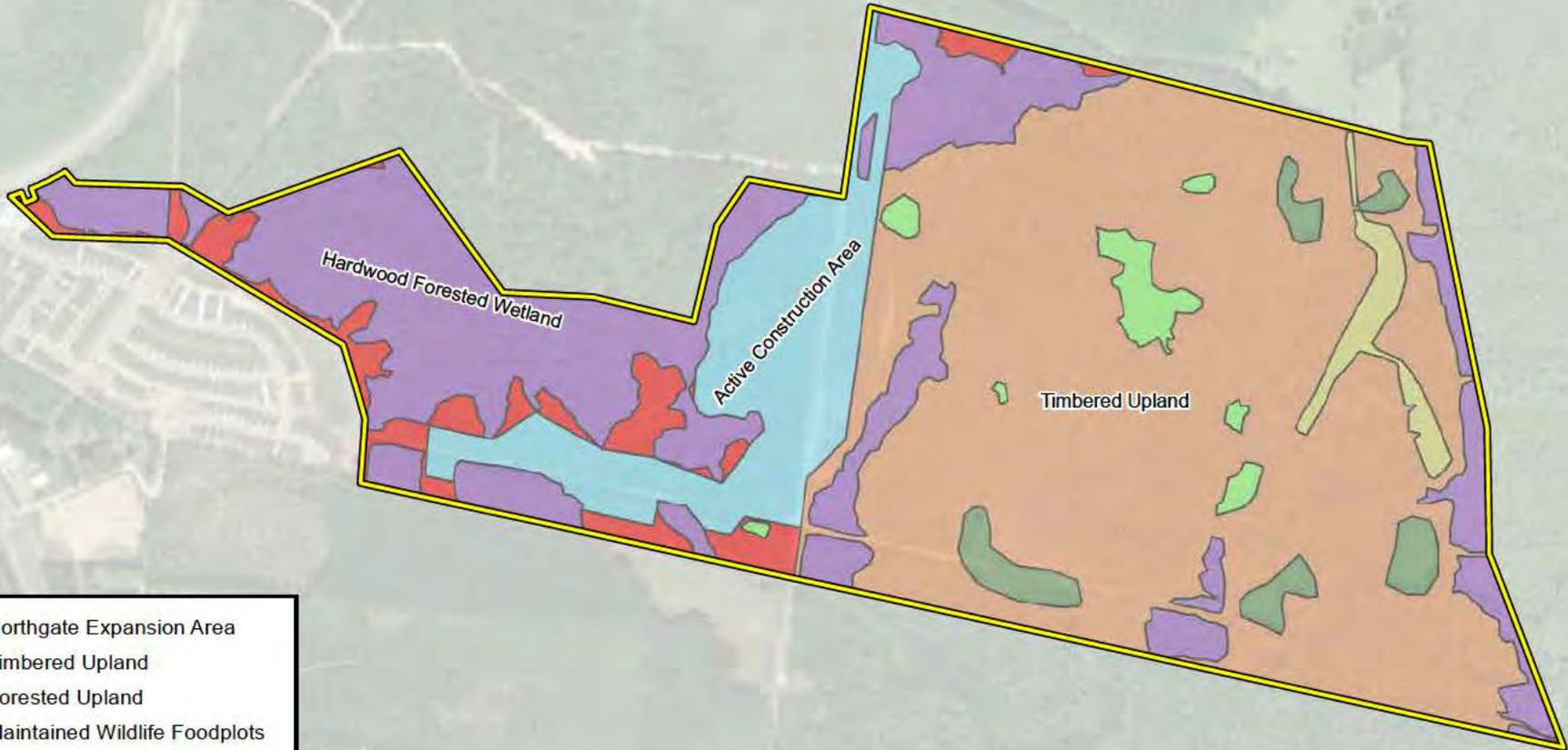
**Northgate
Industrial Development**
Effingham County, Georgia

Project Location Map
Prepared For: Greenland Developers



**RESOURCE+LAND
CONSULTANTS**

41 Park of Commerce Way, Ste 101
Savannah GA 31405
tel 912.443.5896 fax 912.443.5898



-  Northgate Expansion Area
 -  Timbered Upland
 -  Forested Upland
 -  Maintained Wildlife Foodplots
 -  Hardwood Forested Wetland
 -  Depressional Forested Wetland
 -  Open Water Pond
 -  Active Construction Area
- 0 400 800
Feet

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

RLC Project No.: 22-101
Figure No.: 3
Prepared By: TS
Sketch Date: 4/8/2022
Map Scale : 1 inch = 800 feet

**Northgate
Industrial Development**
Effingham County, Georgia

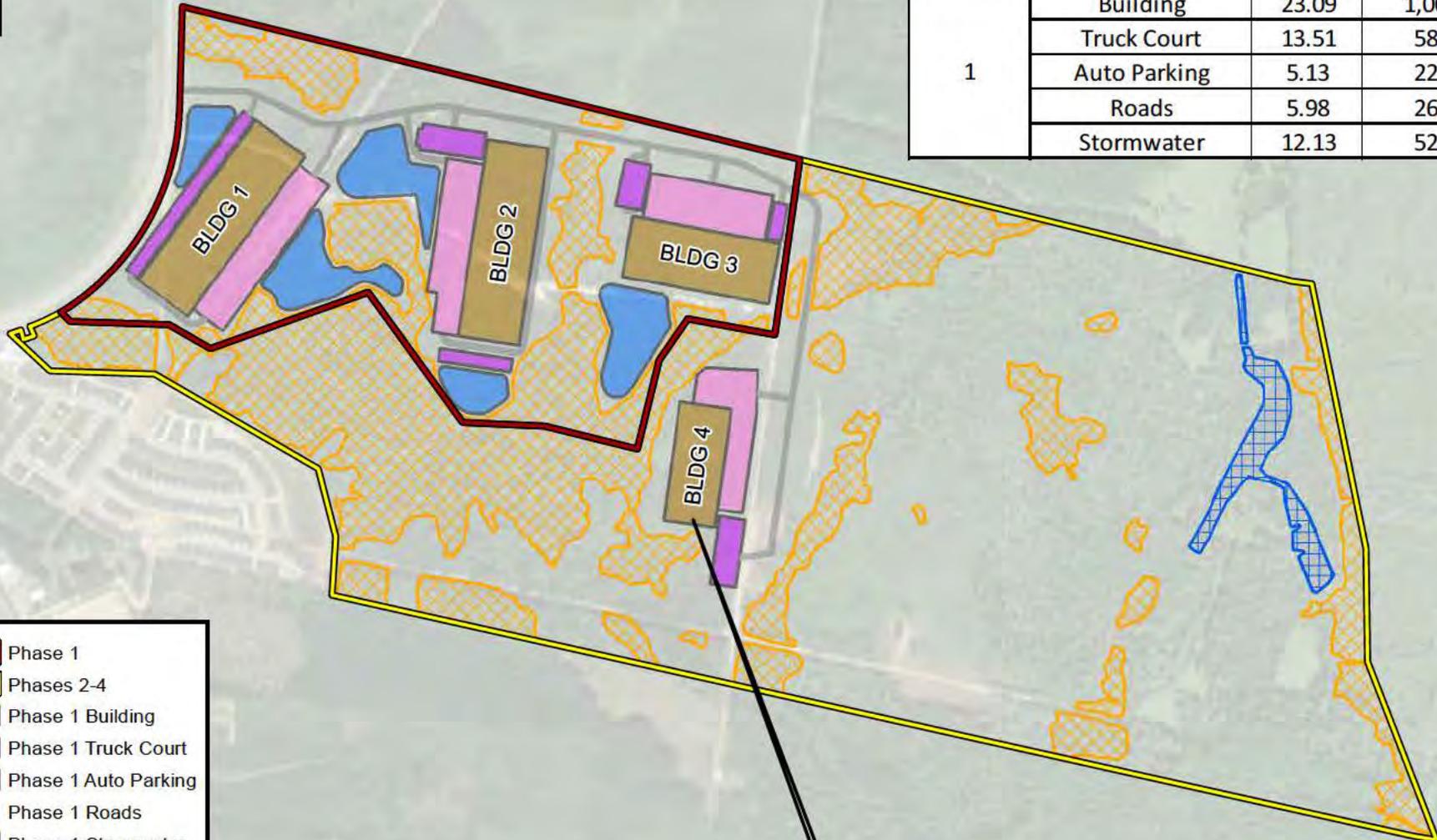
Existing Conditions
Prepared For: Greenland Developers



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Phase	Proposed Feature	Acreage	Square Foot
1	Building	23.09	1,008,500
	Truck Court	13.51	588,367
	Auto Parking	5.13	223,294
	Roads	5.98	260,544
	Stormwater	12.13	528,558



- Phase 1
- Phases 2-4
- Phase 1 Building
- Phase 1 Truck Court
- Phase 1 Auto Parking
- Phase 1 Roads
- Phase 1 Stormwater
- Pond
- Wetland

0 400 800
Feet

Building 4 is unchanged from the proposed Phase 1 however, the auto parking and truck court are proposed to change in this application.

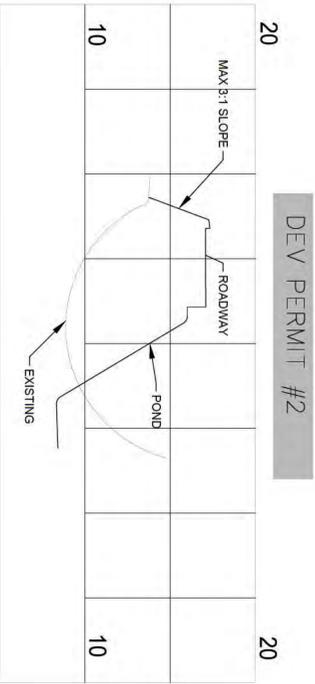
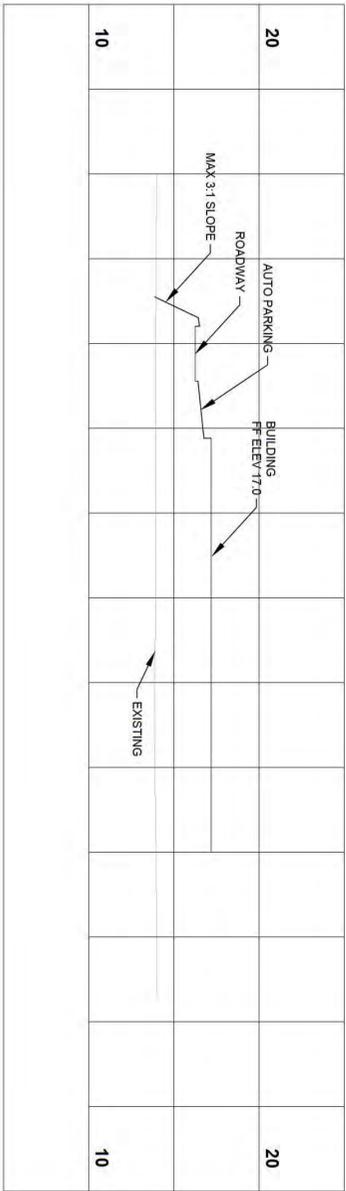
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RLC Project No.: 22-101
 Figure No.: 2
 Prepared By: TS
 Sketch Date: 4/4/2022
 Map Scale : 1 inch = 800 feet

**Northgate
 Industrial Development**
 Effingham County, Georgia

**Northgate Phase 1
 (currently under construction)**
 Prepared For: Greenland Developers

**RESOURCE+LAND
 CONSULTANTS**
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STAMP	
ORIGINAL RELEASED FOR CONSTRUCTION DATE	
NO. DATE REVISION	

**PLANS OF
 KICKLIGHTER-HOBBS INDUSTRIAL DEVELOPMENT
 AT
 OLD AUGUSTA ROAD**

DRAWING TITLE

GROSS SECTION

SCALE: 1"=50'

PROJECT NO. 21016.000

DATE 1/23/22

DRAWN BY: ??

CHECKED BY: ??

SHEET NO. **C2**

NOT FOR CONSTRUCTION
 RELEASED FOR CONSTRUCTION
 DATE: _____ BY: _____