



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

August 29, 2022

Regulatory Division
SAS-2022-00842

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 to be received on or before the last day of the comment period. Written comments concerning this 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, or via the email listed at the end of this notice.

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-2022-00842

Applicant: Mr. Jon Davis
Crow Holdings Industrial
3715 Northside Parkway
Building 100, Suite 200
Atlanta, Georgia 303278

Agent: Ms. Pam Tutten
Contour Environmental, LLC
4462 Bretton Court NW, Suite 14
Acworth, Georgia 30101

Location of Proposed Work: The project is proposed on a 115.63-acre site composed of two parcels collectively located east of Old Dixie Highway, SE, west of Interstate 75, north of Spring Hill Road and south of LG Drive, in southern Gordon County, Georgia (centered at approximately latitude 34.4185, longitude -84.9248).

Description of Work Subject to the Jurisdiction of the Corps: The project involves the construction of a 1,017,900 square foot cross dock warehouse facility and associated infrastructure, including a building pad, stormwater management facilities, site access road and a sanitary sewer line, resulting in cumulative adverse impacts to 6.87 acres of wetland. The applicant proposes to compensate for project impacts to aquatic resources through the purchase of 5.15 slope wetland credits from the Old Creek Place Mitigation Bank.

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 has not yet requested a Water Quality Certification from the State of Georgia. 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 in accordance with Section 401 of the Clean Water Act 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. This public notice serves as notification to the Administrator of the U.S. Environmental Protection Agency (USEPA) pursuant to section 401(a)(2) of the Clean Water Act for neighboring jurisdiction review and begins the 30-day clock for USEPA to notify affected states.

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 has contracted a Phase I cultural resource survey of the proposed project site, to assess if potential archaeological sites, historic structures, or cultural resources that may be present within the general vicinity of the proposed work area. The Corps is currently reviewing the reporting to assess the potential for adverse effects to historic properties listed, or eligible for listing, on the National Register of Historic Places. Consequently, 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. The agent has performed a preliminary biological assessment and submitted an *IPaC Trust Resource Report* for the project site. The *IPaC* identified the potential for the following Federally threatened and/or endangered species to occur on the project site: Gray Bat (*Myotis grisescens*), Alabama Moccasinshell (*Medionidus acutissimus*), Finelined Pocketbook (*Hamiota altilis*), Southern Clubshell (*Pleurobema decisum*), Southern Pigtoe (*Pleurobema georgianum*), Triangular Kidneyshell (*Ptychobranthus greenii*), Interrupted Rocksnail (*Leptoxis foremani*), Georgia Rockcress (*Arabis georgiana*), Large-flowered Skullcap (*Scutellaria montana*), and Tennessee Yellow-eyed Grass (*Xyris tennesseensis*). *IPaC* did not identify any critical habitat within the vicinity of the proposed project site.

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 that 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 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 in 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, five (5) off-site alternatives, in addition to the applicant's preferred site, all located within the southern Gordon County/Calhoun area, have been proposed.

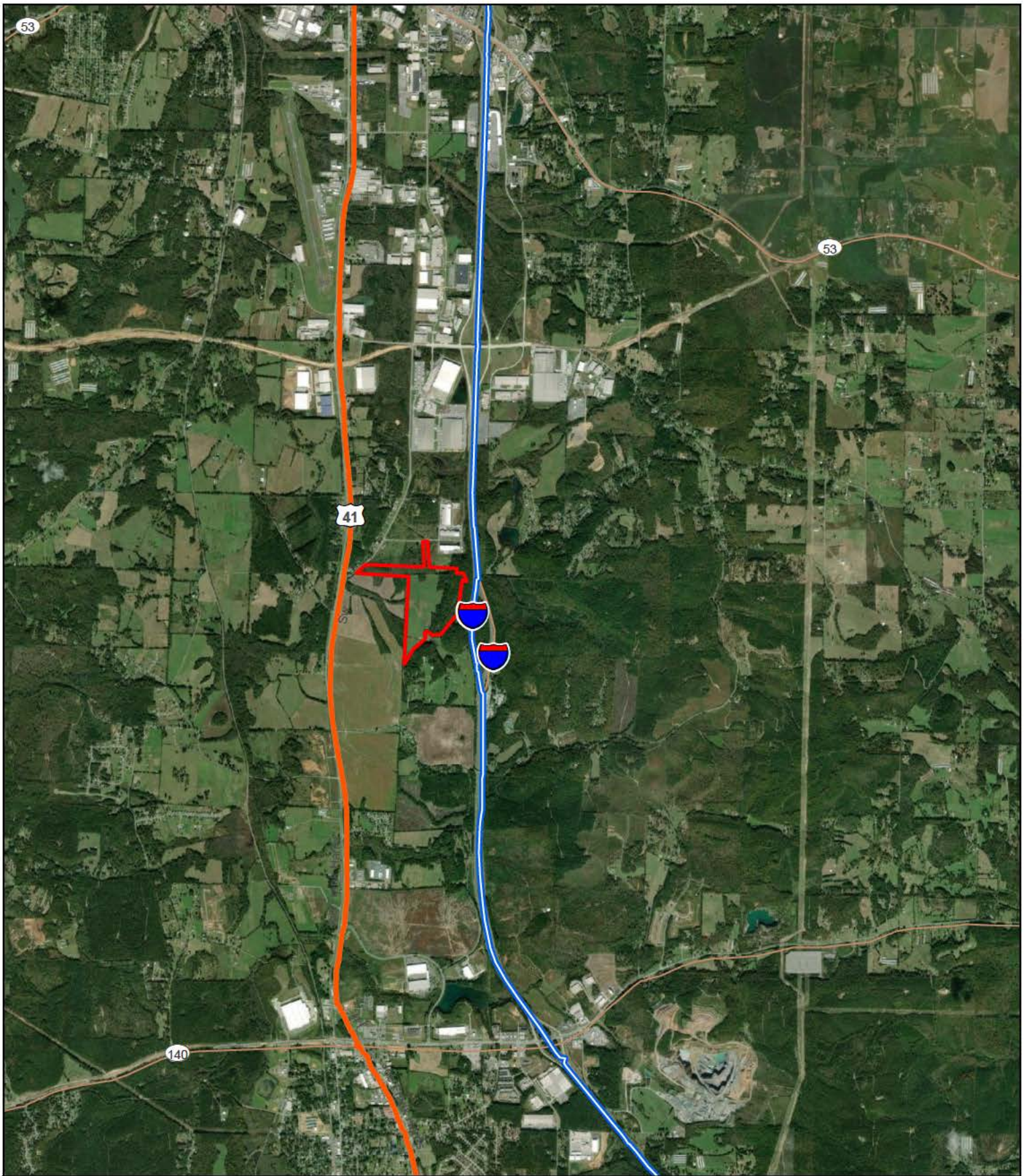
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 substantive information necessary for 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 adam.f.white@usace.army.mil or in writing to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Adam White, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 days** from the date of this notice. Please refer to the Applicant's name (Crow Holdings Industrial) and the assigned Regulatory file number (SAS-2022-00842) in your comments.

If you have any further questions concerning this public notice, please contact Adam F. White, Project Manager, Piedmont Branch at 678-422-2730, or adam.f.white@usace.army.mil.

Encls

1. Figure 1: Vicinity Map
2. Figure 2: Aquatic Resource Delineation Map
3. Sheet No. C4.0: Overall Grading Plan
4. Off Site Alternatives



Produced By:




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FIGURE 1. VICINITY MAP

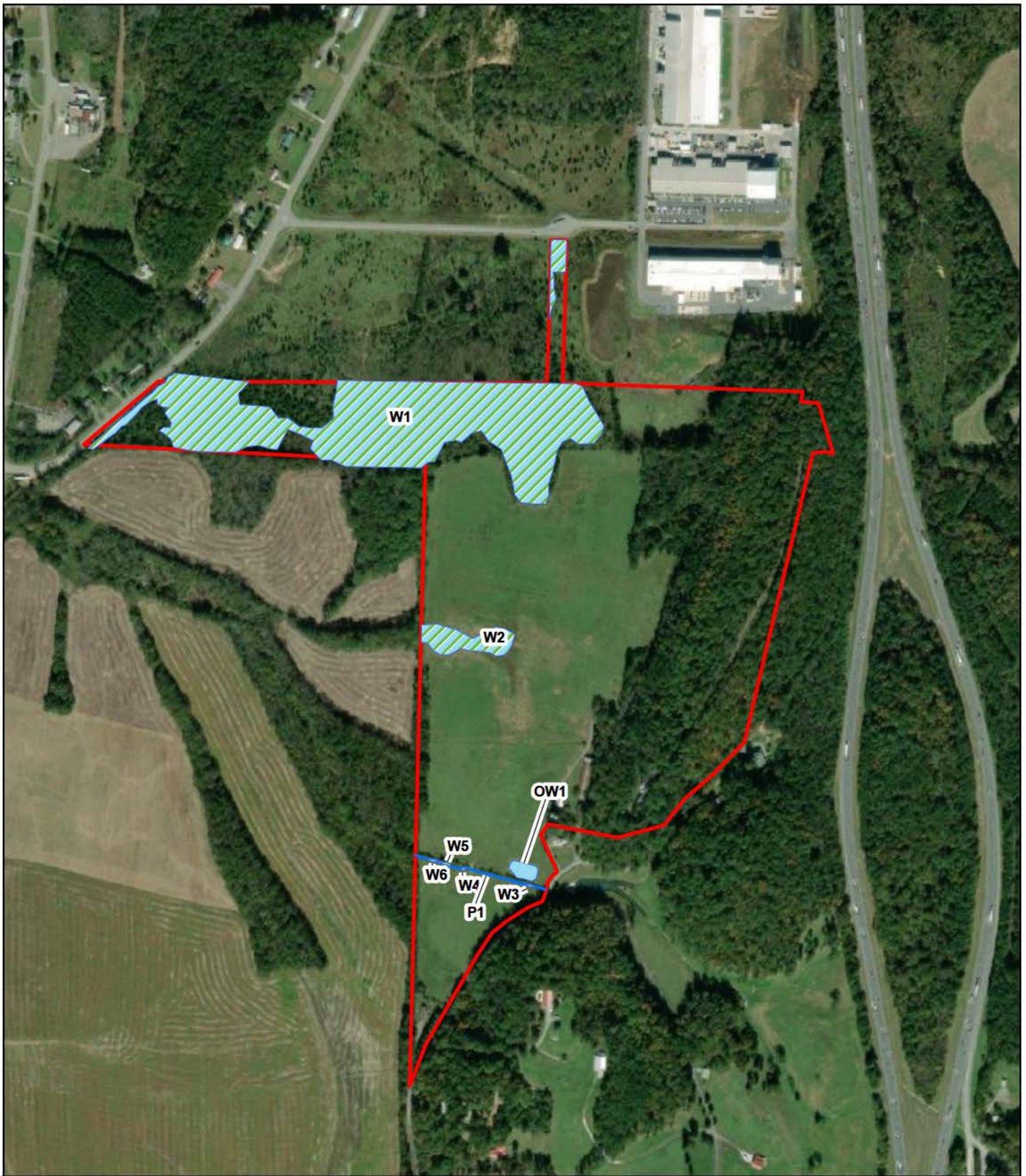
Gordon County Industrial Development
 Gordon County, Georgia
 For
 CHI/Acquisitions LP
 CE22CRO:04
 August 5, 2022

LEGEND

 Property Boundary



4,300

 Feet



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**FIGURE 2: AQUATIC RESOURCE
 DELINEATION MAP**

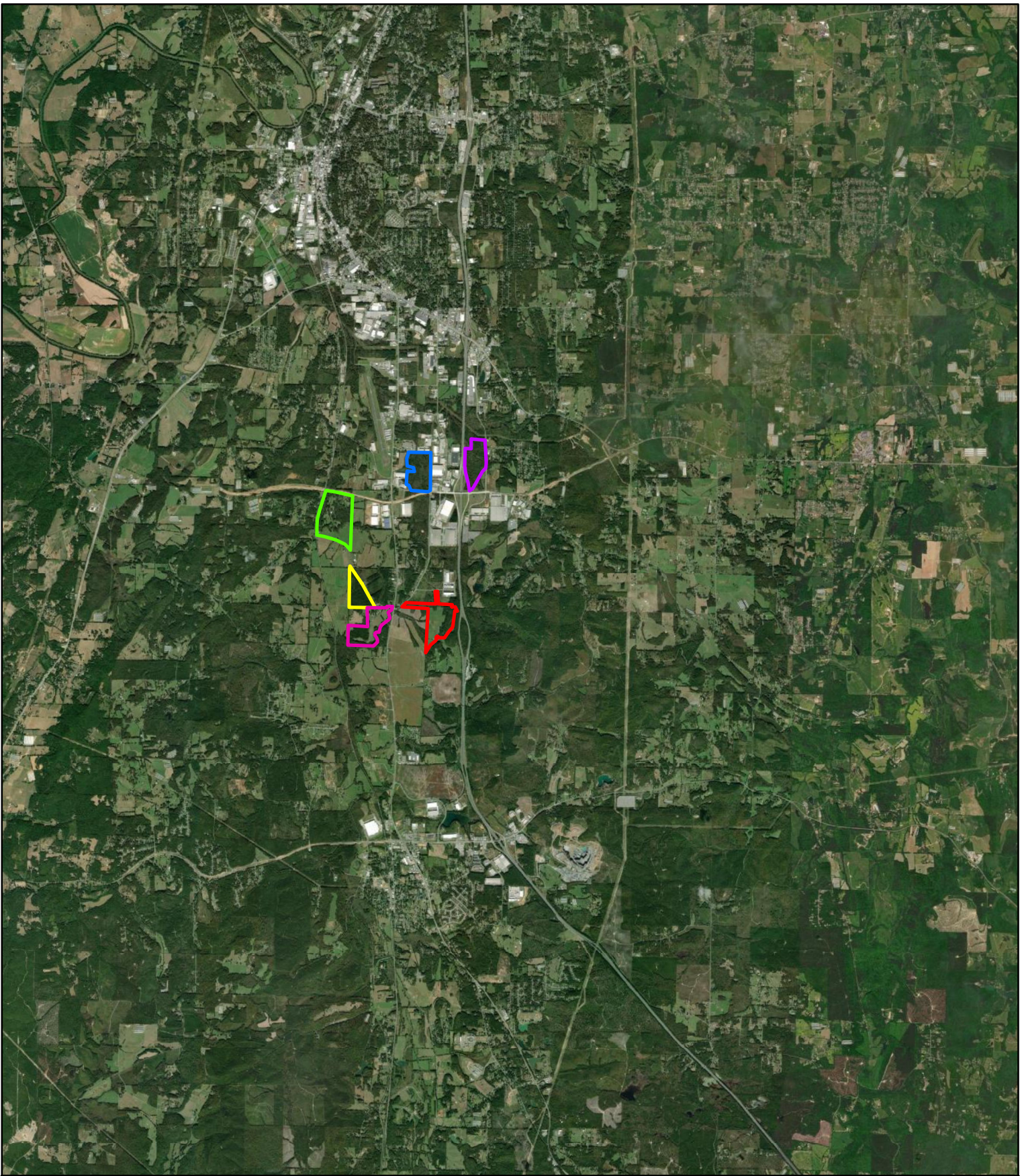
Old Dixie Highway Industrial Tract
 Gordon County, Georgia
 For
 Crow Holdings Industrial
 CE22CRO:02
 May 5, 2022

LEGEND

-  Property Boundary
-  Perennial Stream
-  Wetland
-  Open Water



660

 Feet



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OFF SITE ALTERNATIVES

Gordon County Industrial Development
 Gordon County, Georgia
 For
 CHI/Acquisitions LP
 CE22CRO:04
 August 5, 2022

LEGEND

-  Property Boundary
-  Alt Site 1
-  Alt Site 2
-  Alt Site 3
-  Alt Site 4
-  Alt Site 5

N

