



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

July 5, 2018

Regulatory Branch  
SAS-2015-00235

**JOINT PUBLIC NOTICE**  
**Savannah District/State of Georgia**

The Savannah District has received an application for a Department of the Army (DA) Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

Application Number: SAS-2015-00235

Applicant: Mr. Hugh "Trip" Tollison  
Savannah Harbor - Interstate 16 Corridor Joint Development Authority  
131 Hutchinson Island Road, 4th Floor  
Savannah, Georgia 31421

Agent: Mr. Alton Brown, Jr.  
Resource and Land Consultants  
41 Park of Commerce Way, Suite 303  
Savannah, Georgia 31405

Location of Proposed Work: The 1,944 acre project site contains waters and wetlands adjacent to Black Creek and is located south of the intersection of Georgia Highway 280 and Interstate 16, in Ellabell, Bryan County, Georgia (Latitude 32.1584, Longitude -81.4533).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant has requested DA authorization to fill 92.6 acres of wetland, 17.56 acres of isolated, non-jurisdictional wetland, 833 linear feet of stream and 0.62 acre of ditch to construct an Original Equipment Manufacturing (OEM) facility. The OEM site would consist of the following elements/components: (1) commercial (corporate offices, visitors' center, customer service experience, training center, etc.); (2) manufacturing (press, fabrication, paint, product completion and special products buildings); (3) distribution (train, truck and completed product yards); (4) employee services (cafeteria, medical center, employee parking, training center and central office); (5) storage yards; and (6) quality control facilities. The project would also require the construction of a rail spur to connect the site to an existing rail line.

According to the applicant, “the project will require 580.96 wetland mitigation credits to off-set jurisdictional wetland impacts, 140.56 wetland credits to off-set non-jurisdictional impacts, and 5997.6 stream credits to off-set stream impacts. As compensatory mitigation, the applicant is proposing to purchase available mitigation credits from approved mitigation banks that service the Lower Ogeechee watershed (HUC 03060202). Per the Corps Regulatory In lieu fee Bank Information Tracking System (RIBITS) database on 2 June 2018, the banks in the primary service area with available credits include Black Creek, Margin Bay, Old Thorn Pond, Yam Grandy, Ogeechee River Bank and Wilhelmina Morgan.

A total of 721.52 wetland credit (for jurisdictional and non-jurisdictional impacts) and 5997.6 stream credits are required for project related impacts. Approximately 17,285.9 of stream credits and 666.58 wetland credits are currently available within the service area. Depending on the number of wetland and stream credits available at the time of purchase, the applicant is requesting approval to purchase all or any remaining wetland and/or stream credits through the Georgia Land Trust In-Lieu Fee Program.”

## **BACKGROUND**

The Corps has completed two Approved Jurisdictional Determinations (AJD) and one expanded preliminary JD for a combination of three different tracts located within the project site. Currently, the Corps is processing an Aquatic Resource Delineation Review for an additional 159 acre tract that contains 0.39 acre of wetland that would be combined with the above tracts to create the project site.

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.

## **STATE OF GEORGIA**

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Watershed Protection Branch, 2 MLK Jr. Drive, Suite 418, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 10 cents per page. All coastal projects are filed at our Brunswick office and will need to be requested from Mr. Bradley Smith at [Bradley.Smith@dnr.ga.gov](mailto:Bradley.Smith@dnr.ga.gov). Any person who desires to

comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, U.S. Army Corps of Engineers, Regulatory Branch, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3604.

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 C.F.R. § 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, Ecological Services Section, 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 Assessment: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical or historical data may 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.

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 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.

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.

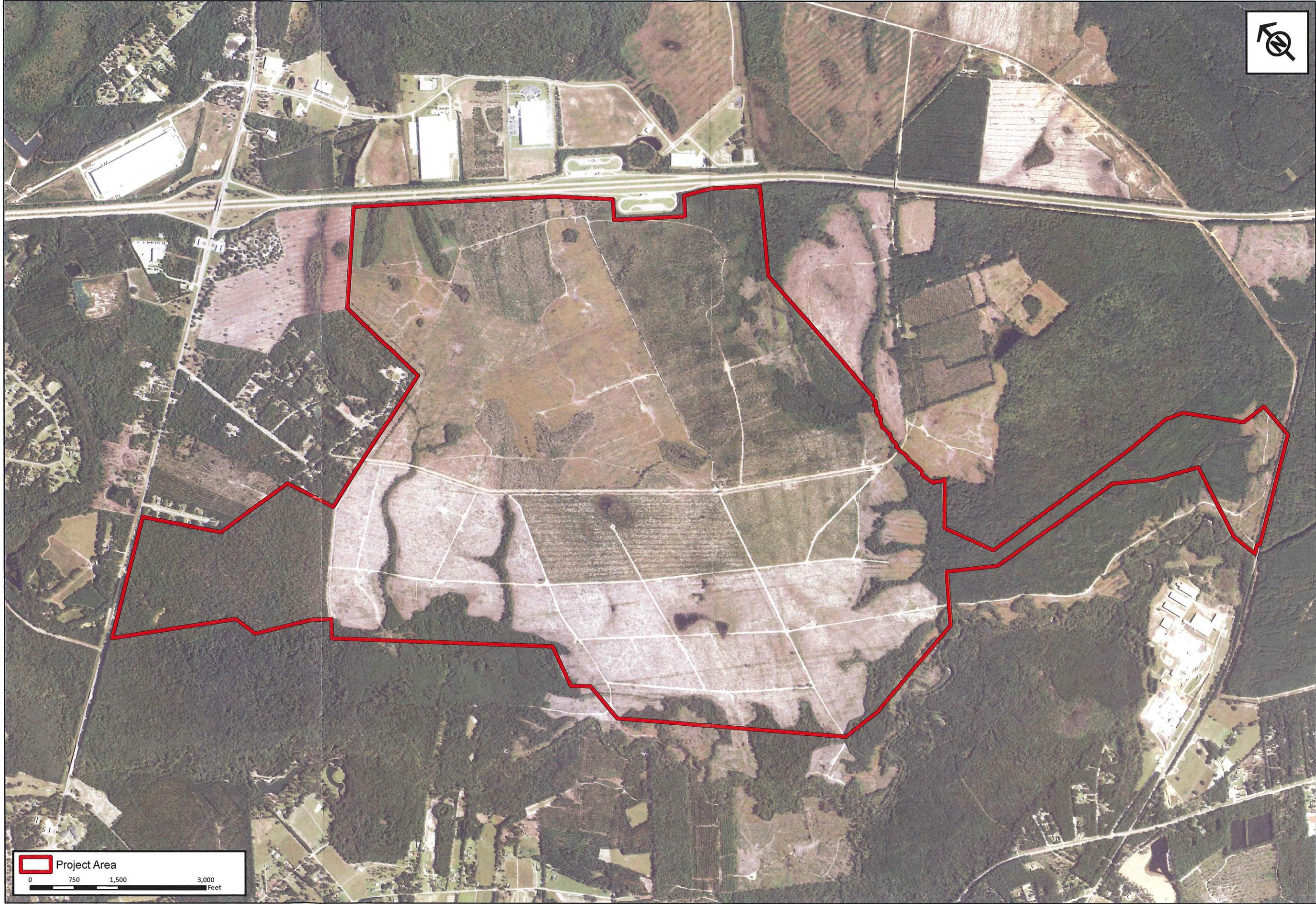
Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mrs. Sarah E. Wise, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3604, no later than 30 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 Mrs. Sarah E. Wise, Team Lead, Coastal Section at (912) 652-5550.

3 Encls

1. Bryan County OEM Site, 2015 Ortho Aerial Imagery, dated June 1, 2018.
2. Applicant's Preferred Site, On-Site Configuration 1, dated June 1, 2018.
3. Bryan County Mega Site, Savannah Harbor-Interstate 16 Corridor Joint Development Authority (Sheets 1-14), dated June 6, 2018.





RLC Project No.:	14-225.1
Figure No.:	3
Sketch Date:	6-1-2018
Prepared By:	MG
Map Scale :	1 inch = 1,500 feet

**Bryan County OEM Site**  
 Bryan County, Georgia

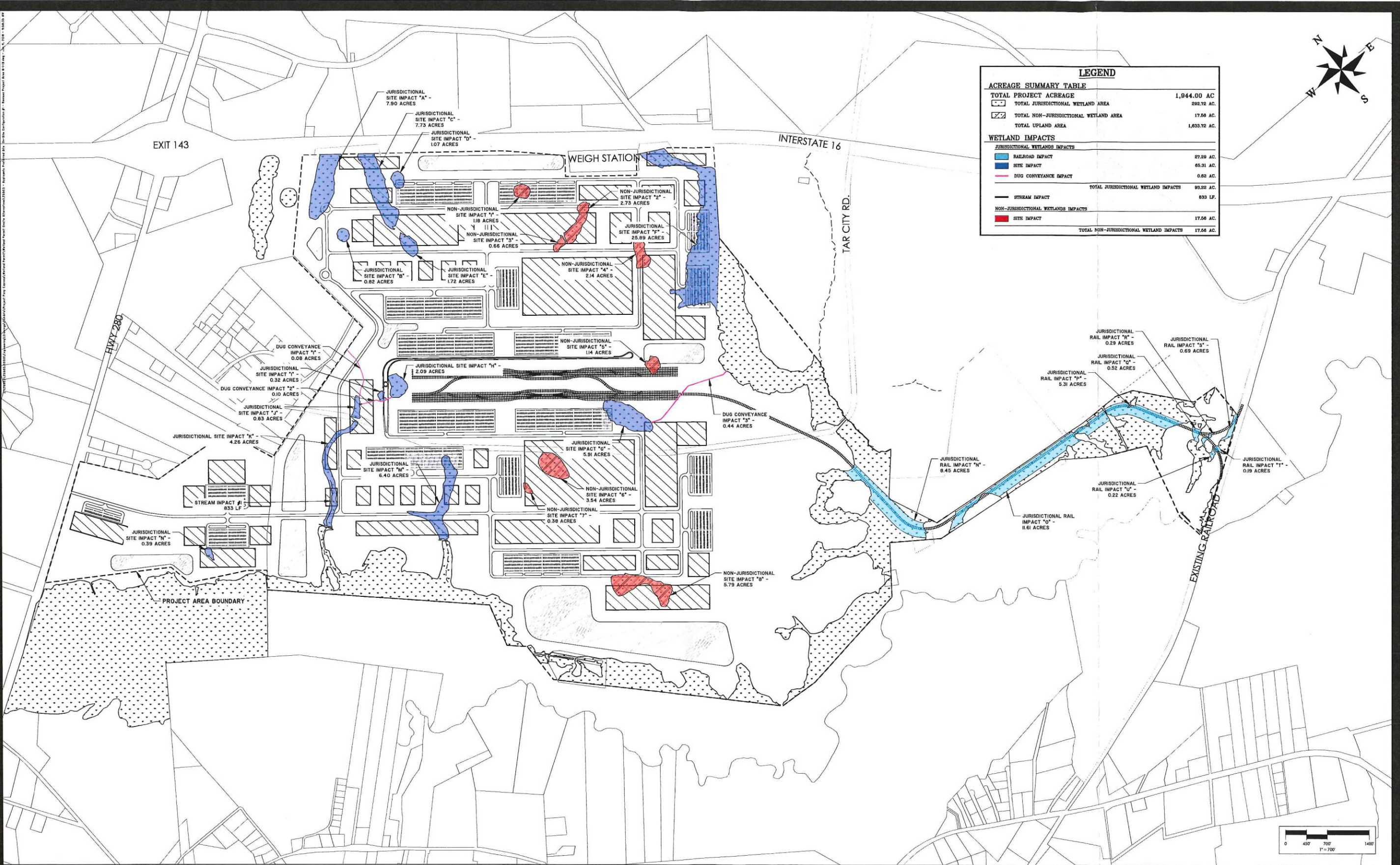
**2015 Ortho Aerial Imagery**  
 Prepared For: SHJDA



**RESOURCE + LAND  
 CONSULTANTS**  
 41 Park of Commerce Way, Ste. 303  
 Savannah, Georgia 31405  
 912.443.5896 www.rlandc.com

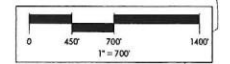
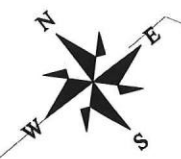






**LEGEND**

ACREAGE SUMMARY TABLE	
TOTAL PROJECT ACREAGE	1,944.00 AC.
TOTAL JURISDICTIONAL WETLAND AREA	292.72 AC.
TOTAL NON-JURISDICTIONAL WETLAND AREA	17.56 AC.
TOTAL UPLAND AREA	1,633.72 AC.
WETLAND IMPACTS	
<b>JURISDICTIONAL WETLANDS IMPACTS</b>	
RAILROAD IMPACT	27.29 AC.
SITE IMPACT	65.31 AC.
DUG CONVEYANCE IMPACT	0.62 AC.
<b>TOTAL JURISDICTIONAL WETLAND IMPACTS</b>	<b>93.22 AC.</b>
STREAM IMPACT	833 LF.
<b>NON-JURISDICTIONAL WETLANDS IMPACTS</b>	
SITE IMPACT	17.56 AC.
<b>TOTAL NON-JURISDICTIONAL WETLAND IMPACTS</b>	<b>17.56 AC.</b>



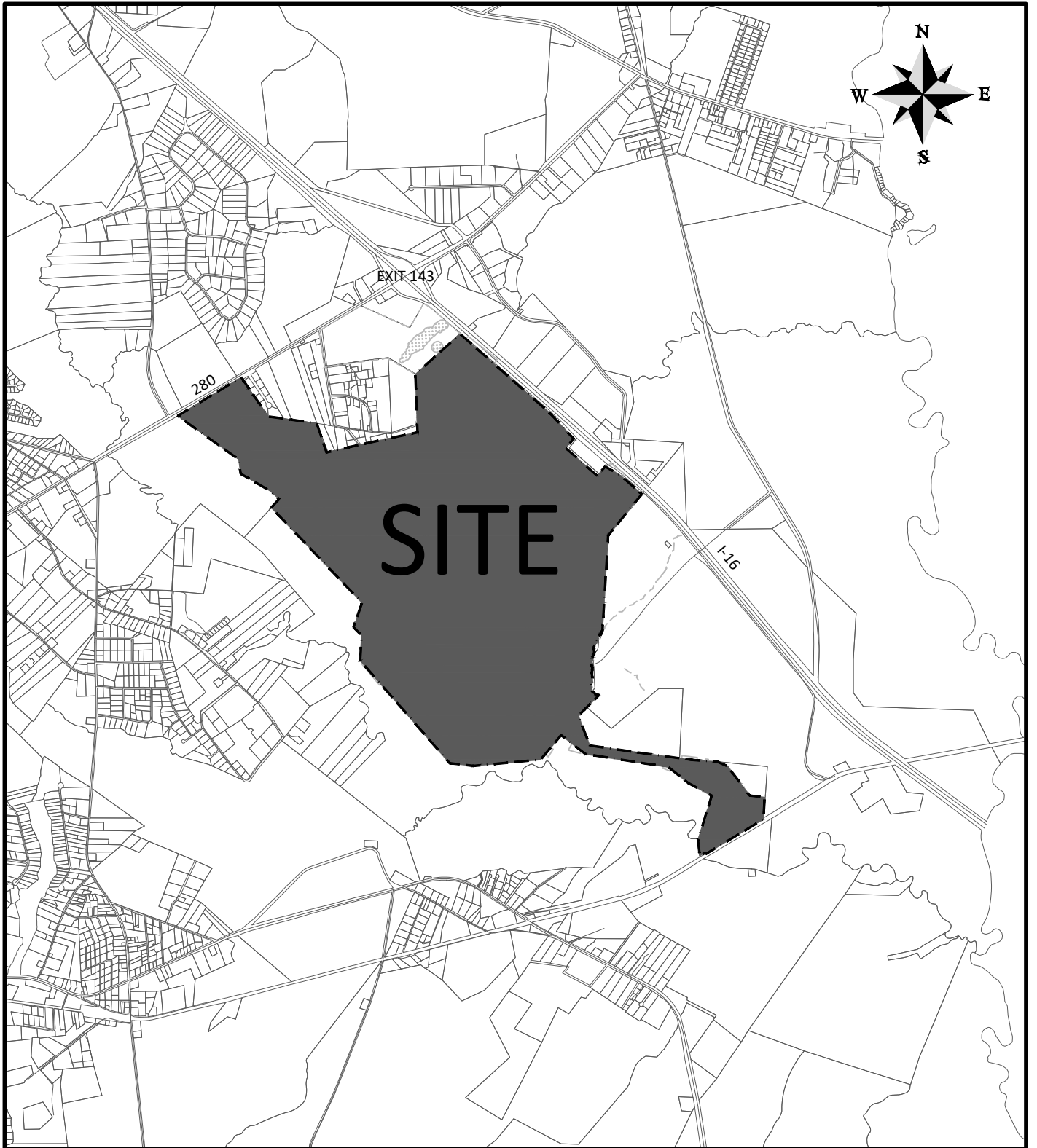
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 SAVANNAH, GA 31402-2727 • 912.234.3300  
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APPLICANTS PREFERRED SITE □ ON-SITE CONFIGURATION □ 1  
 BRYAN COUNTY, GEORGIA  
 JUNE 6, 2018

 **Savannah Harbor-Interstate 16 Corridor  
 Joint Development Authority**  
 BRYAN • BULLOCH • CHATHAM • EFFINGHAM

This map illustrates a general plan of the development which is for discussion purposes only. Does not bind or bind the water and is subject to change and positive locations are for illustrative purposes only and are subject to an accurate survey and property description. The producer assumes no legal responsibility for the application or depreciation of any process, commercial or otherwise, by reason of their inclusion or exclusion from this map. The information contained in this map is subject to change with out notice and is for illustrative purposes only. Unit counts shown above are approximate and may change. Values were provided by outside sources and have not been verified.





## BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
LOCATION MAP

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
JOB NUMBER: J - 25503

SHEET: 1 OF 14  
SCALE: 1" = 400'

**TH** **THOMAS & HUTTON**  
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
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# LEGEND

## ACREAGE SUMMARY TABLE

<b>TOTAL PROJECT ACREAGE</b>	<b>1,944.00 AC</b>
 <b>TOTAL JURISDICTIONAL WETLAND AREA</b>	<b>292.72 AC.</b>
 <b>TOTAL NON-JURISDICTIONAL WETLAND AREA</b>	<b>17.56 AC.</b>
<b>TOTAL UPLAND AREA</b>	<b>1,633.72 AC.</b>

## WETLAND IMPACTS

### JURISDICTIONAL WETLANDS IMPACTS

 <b>RAIL ROAD IMPACT</b>	<b>27.29 AC.</b>
 <b>SITE IMPACT</b>	<b>65.31 AC.</b>
 <b>DUG CONVEYANCE IMPACT</b>	<b>0.62 AC.</b>

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<b>TOTAL JURISDICTIONAL WETLAND IMPACTS</b>	<b>93.22 AC.</b>
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 <b>STREAM IMPACT</b>	<b>833 LF</b>
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### NON-JURISDICTIONAL WETLANDS IMPACTS

 <b>SITE IMPACT</b>	<b>17.56 AC.</b>
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<b>TOTAL NON-JURISDICTIONAL WETLAND IMPACTS</b>	<b>17.56 AC.</b>
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### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
LEGEND

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

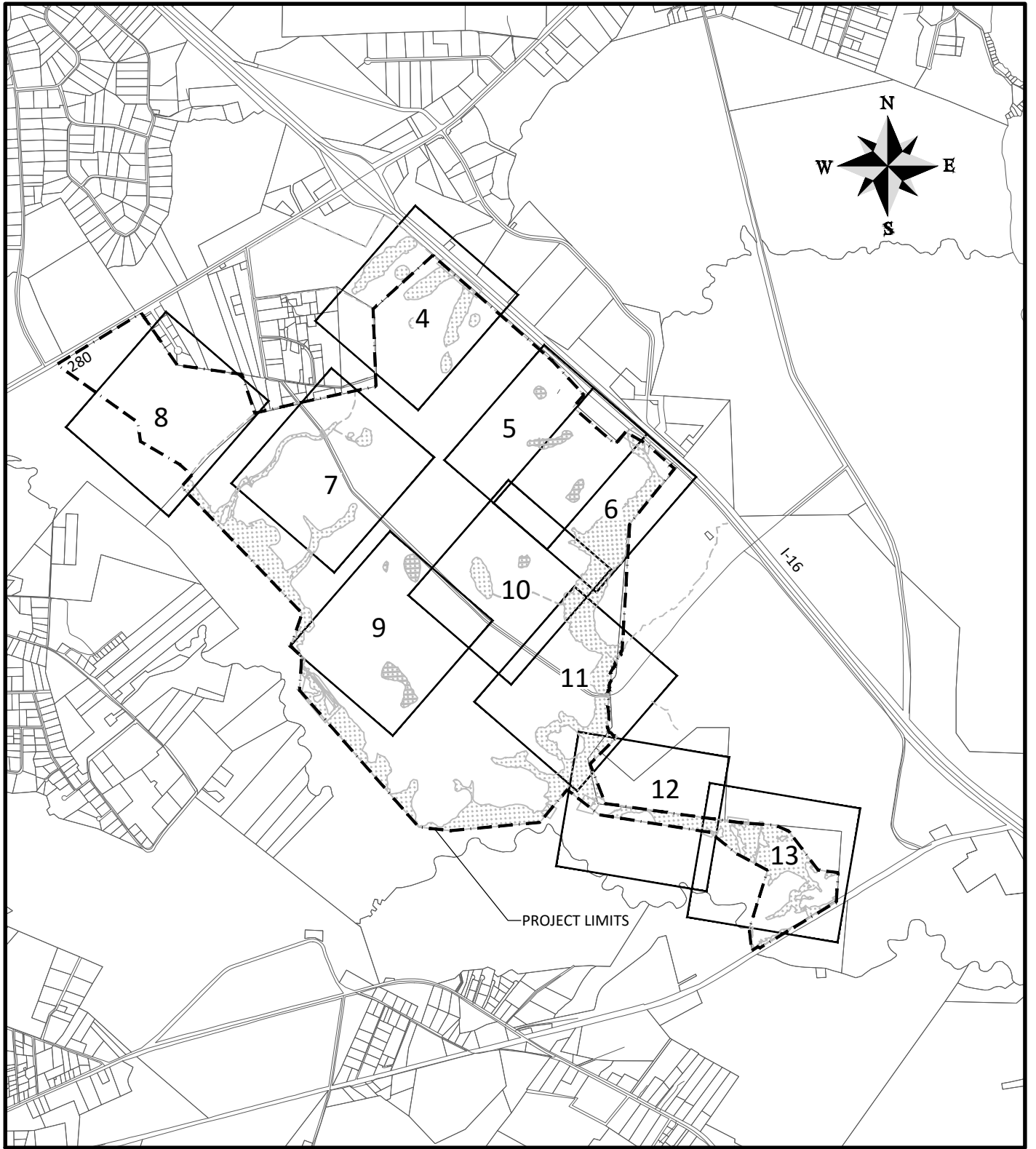
LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
JOB NUMBER: J - 25503

SHEET: 2 OF 14  
SCALE: N.T.S.



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## BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
SHEET INDEX

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
JOB NUMBER: J - 25503

SHEET: 3 OF 14  
SCALE: 1" = 3000'

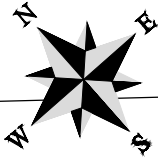
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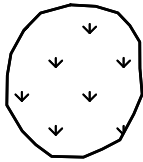
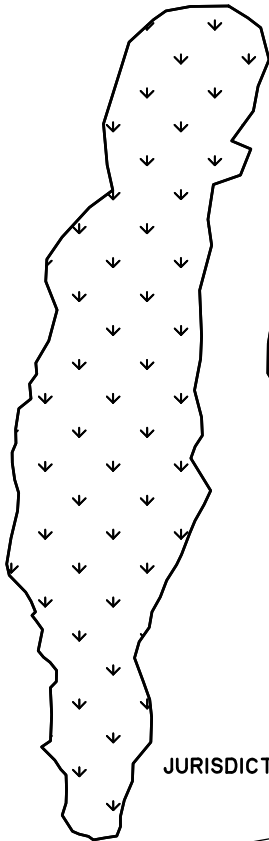


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PROJECT LIMITS (TYP.)

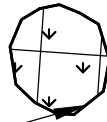
JURISDICTIONAL SITE IMPACT "D" - 1.07 ACRES



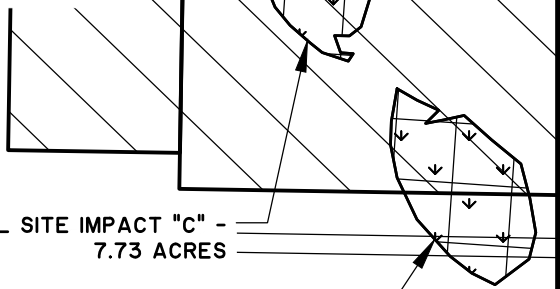
JURISDICTIONAL SITE IMPACT "B" - 0.82 ACRES



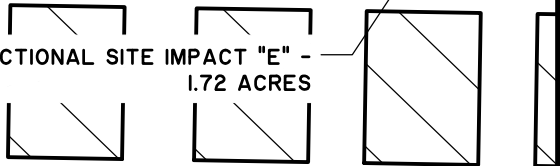
JURISDICTIONAL SITE IMPACT "A" - 7.90 ACRES



JURISDICTIONAL SITE IMPACT "C" - 7.73 ACRES



JURISDICTIONAL SITE IMPACT "E" - 1.72 ACRES



PROJECT LIMITS (TYP.)

### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
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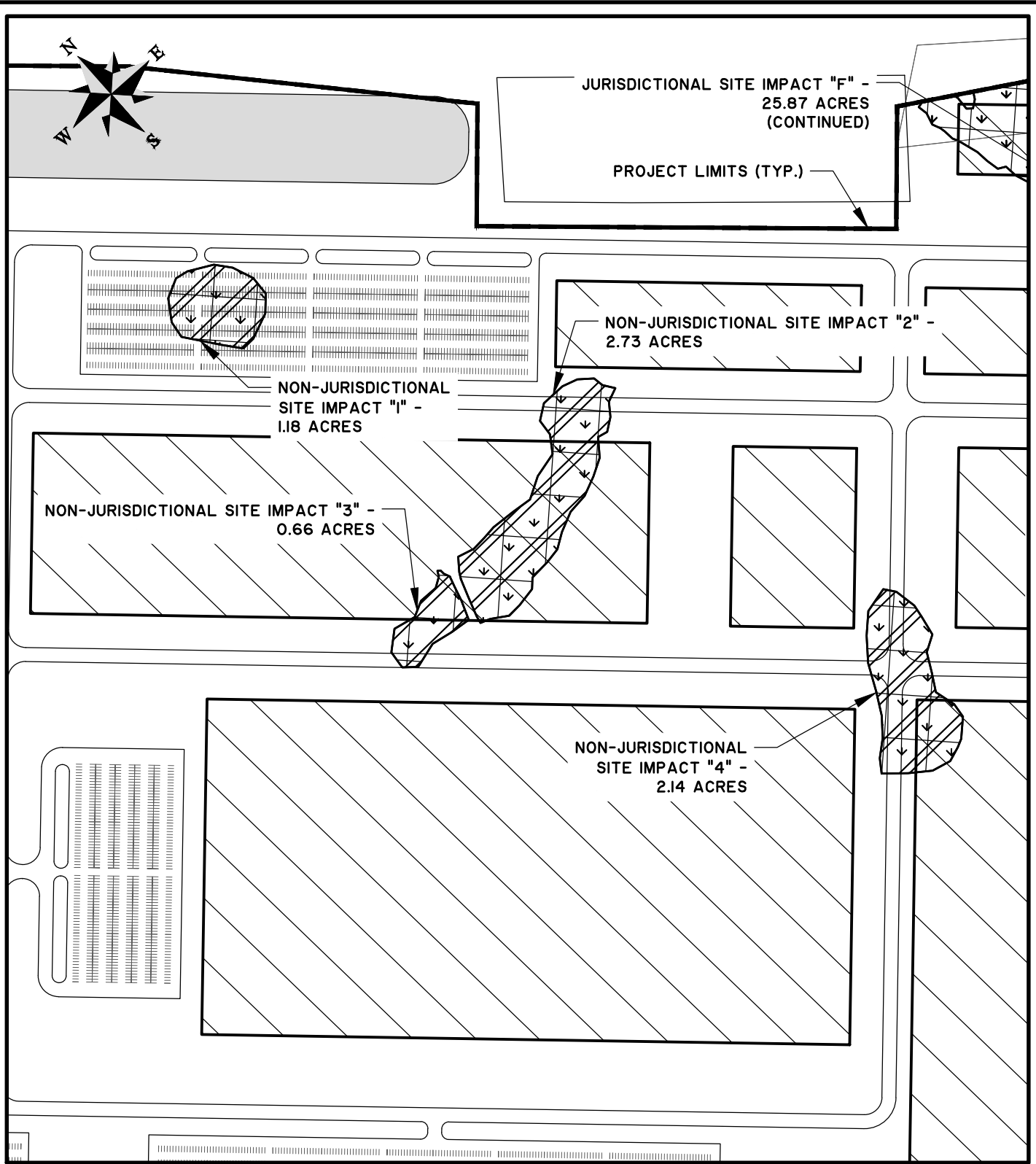
SHEET: 4 OF 14  
SCALE: 1" = 400'



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### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
JOB NUMBER: J - 25503

SHEET: 5 OF 14  
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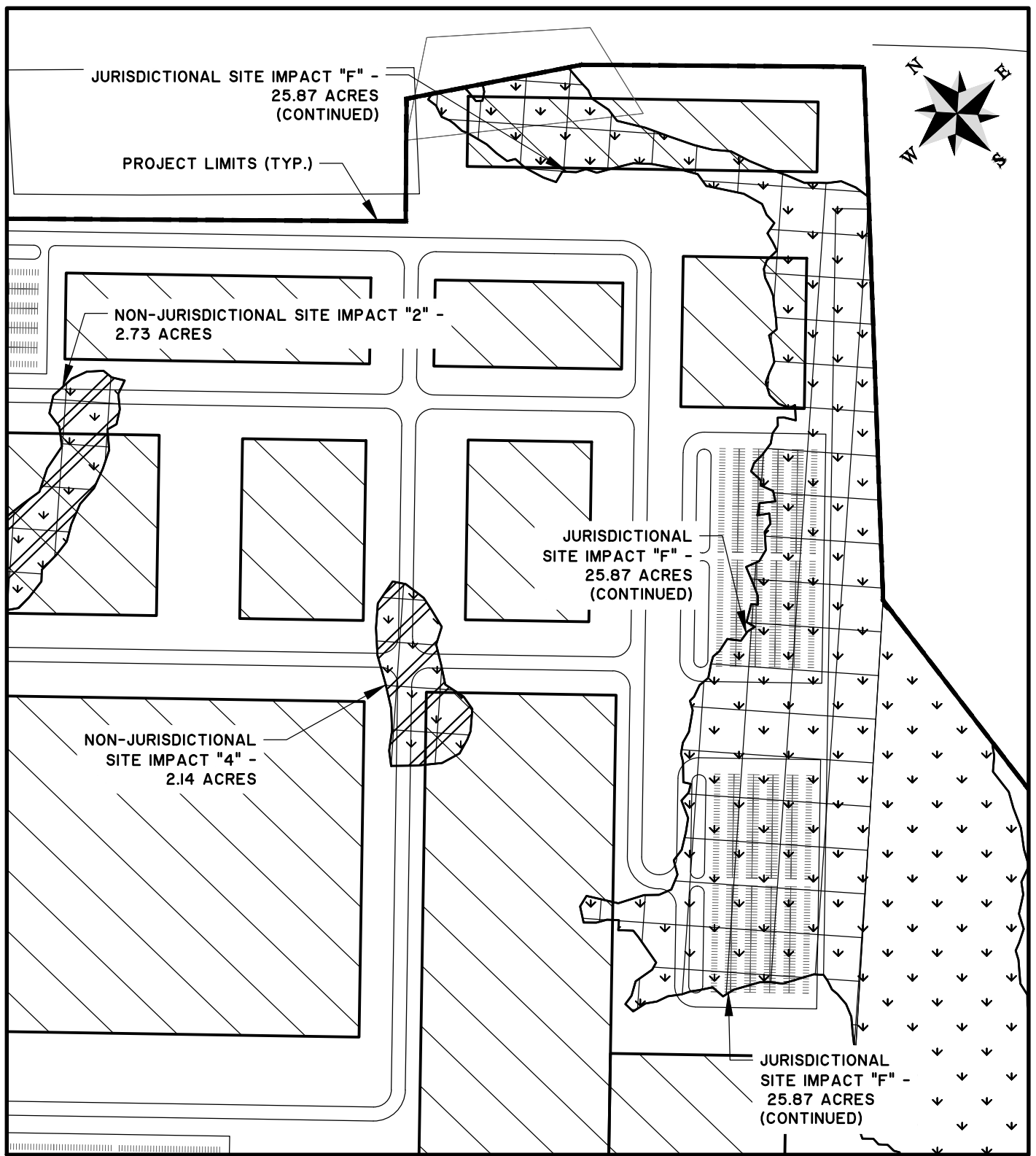
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**BRYAN COUNTY OEM SITE**

PROPOSED ACTIVITY:  
WETLAND PERMIT

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SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

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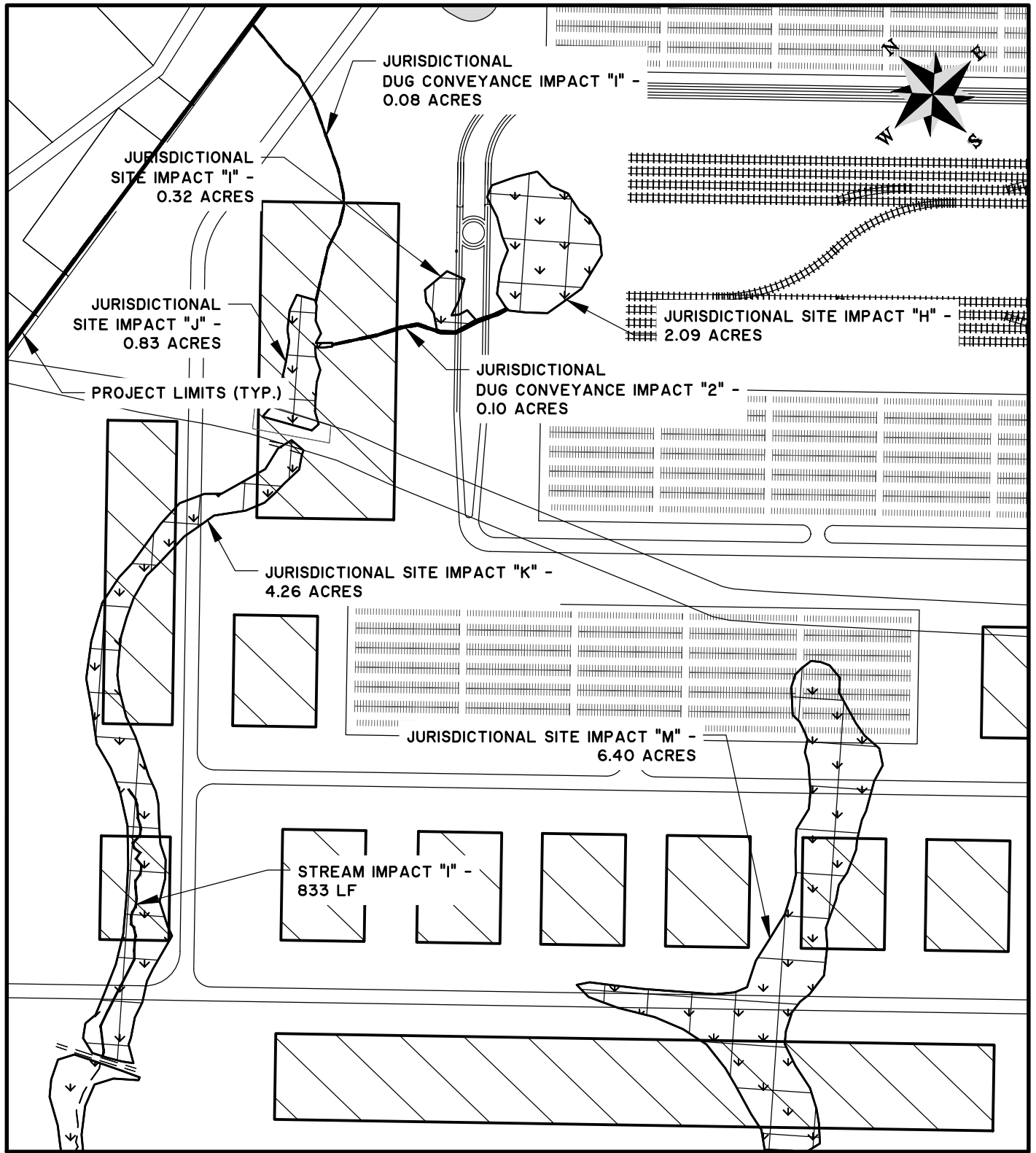
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SCALE: 1" = 400'

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### BRYAN COUNTY OEM SITE

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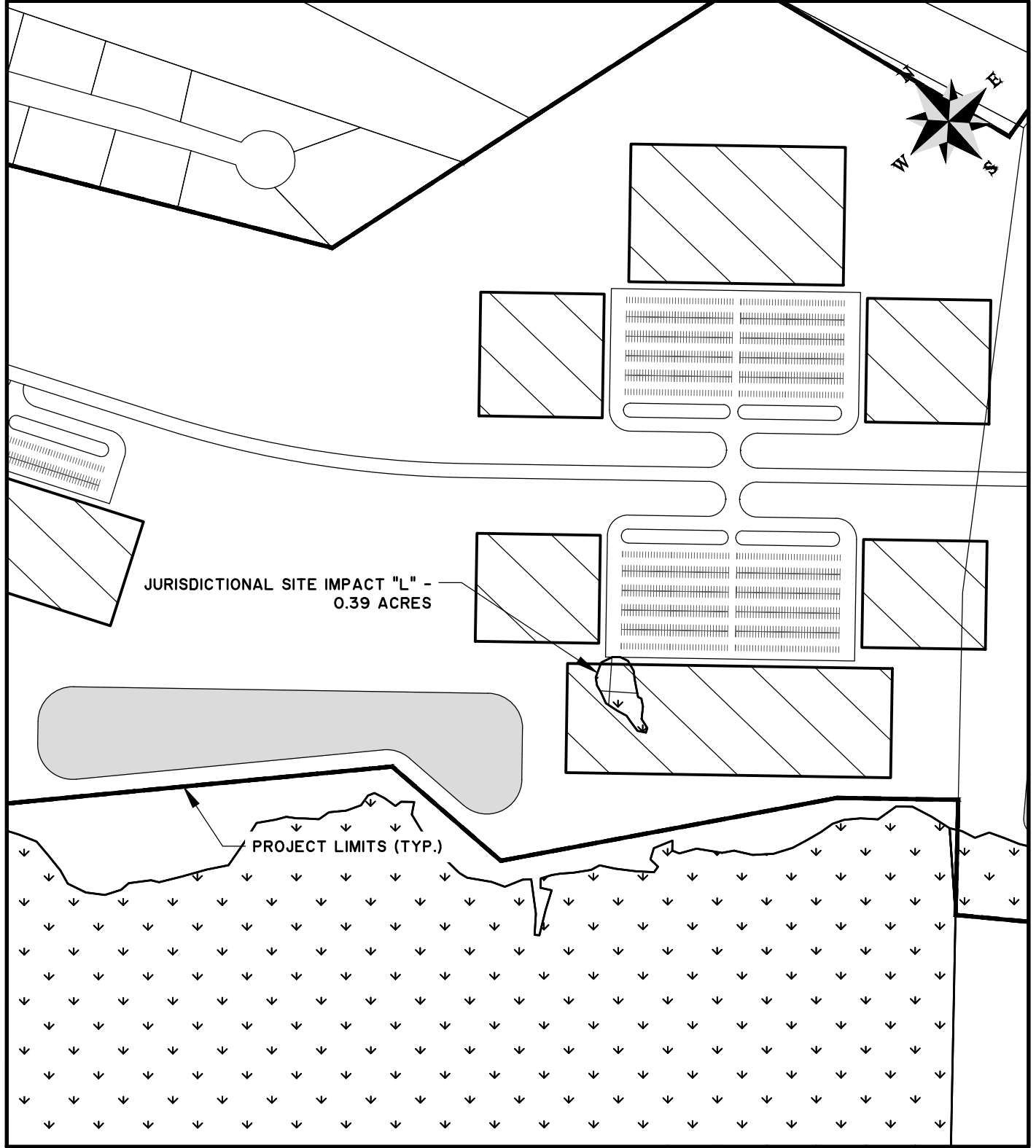
SHEET: 7 OF 14  
SCALE: 1" = 400'

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### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

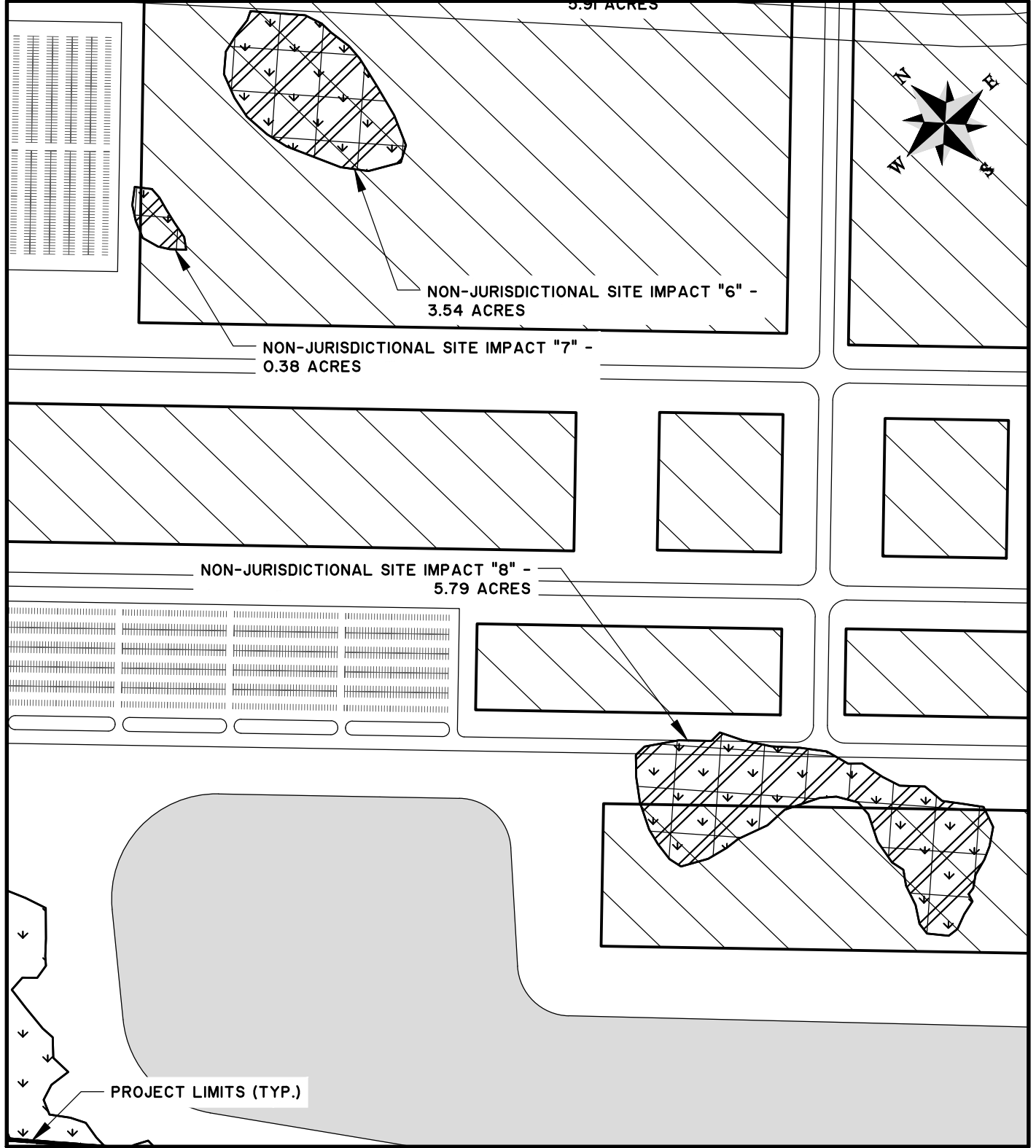
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DATE: JUNE 6, 2018  
JOB NUMBER: J - 25503

SHEET: 8 OF 14  
SCALE: 1" = 400'



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### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

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LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
JOB NUMBER: J - 25503

SHEET: 9 OF 14  
SCALE: 1" = 400'

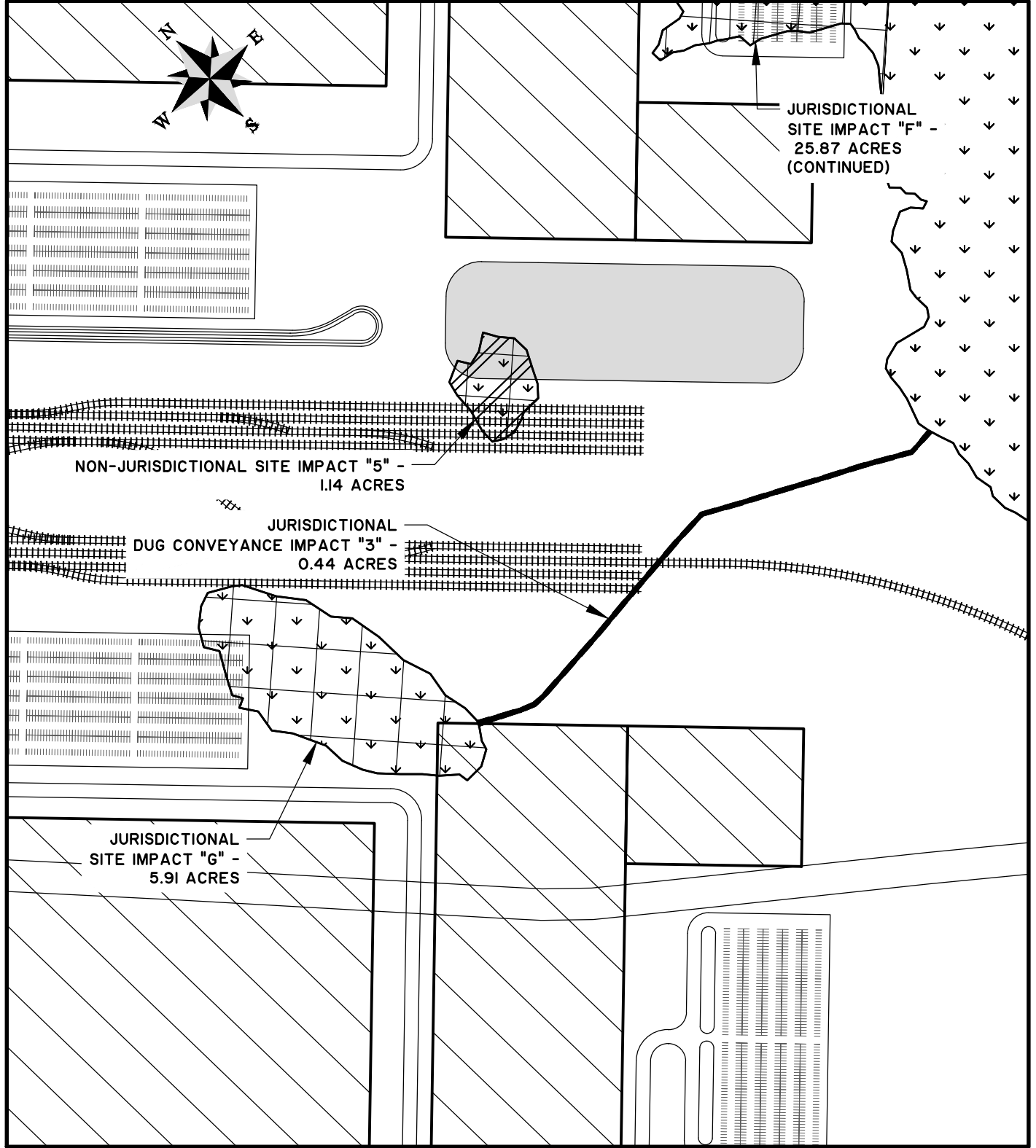
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JURISDICTIONAL  
SITE IMPACT "F" -  
25.87 ACRES  
(CONTINUED)

NON-JURISDICTIONAL SITE IMPACT "5" -  
1.14 ACRES

JURISDICTIONAL  
DUG CONVEYANCE IMPACT "3" -  
0.44 ACRES

JURISDICTIONAL  
SITE IMPACT "G" -  
5.91 ACRES

**BRYAN COUNTY OEM SITE**

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

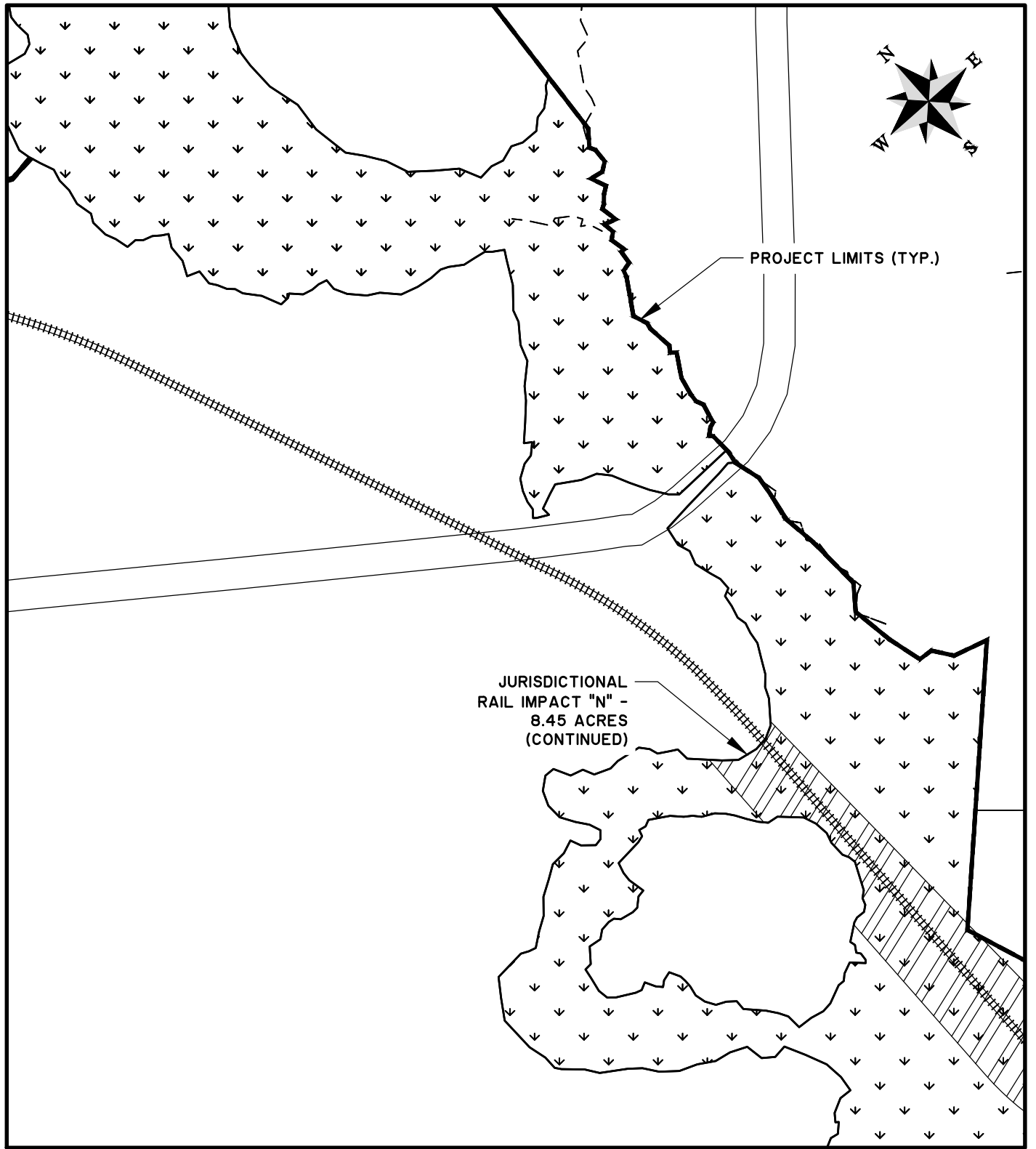
LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
JOB NUMBER: J - 25503

SHEET: 10 OF 14  
SCALE: 1" = 400'



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### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

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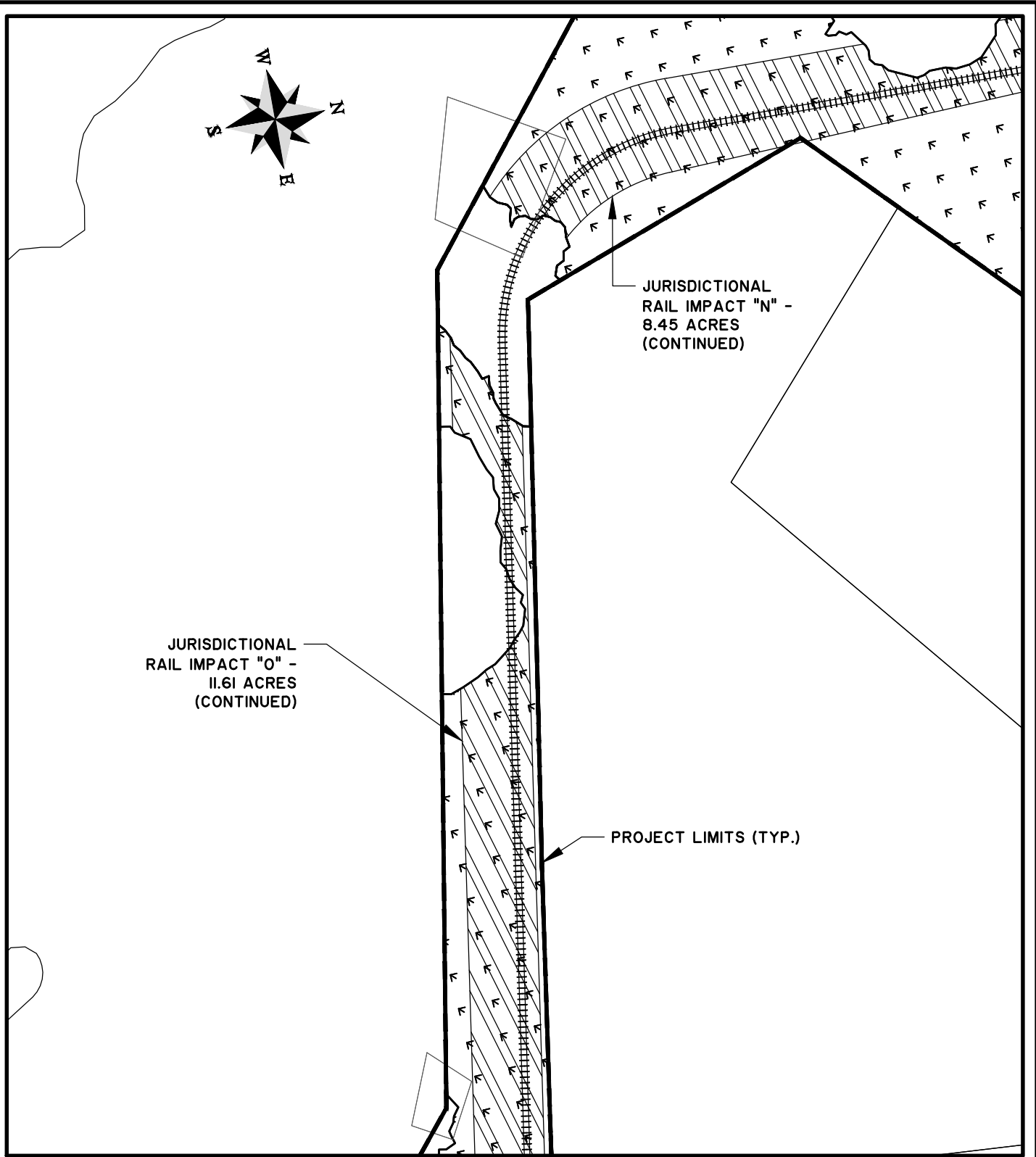
LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
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SHEET: 11 OF 14  
SCALE: 1" = 400'

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JURISDICTIONAL  
RAIL IMPACT "O" -  
11.61 ACRES  
(CONTINUED)

JURISDICTIONAL  
RAIL IMPACT "N" -  
8.45 ACRES  
(CONTINUED)

PROJECT LIMITS (TYP.)

**BRYAN COUNTY OEM SITE**

PROPOSED ACTIVITY:  
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SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
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SHEET: 12 OF 14  
SCALE: 1" = 400'

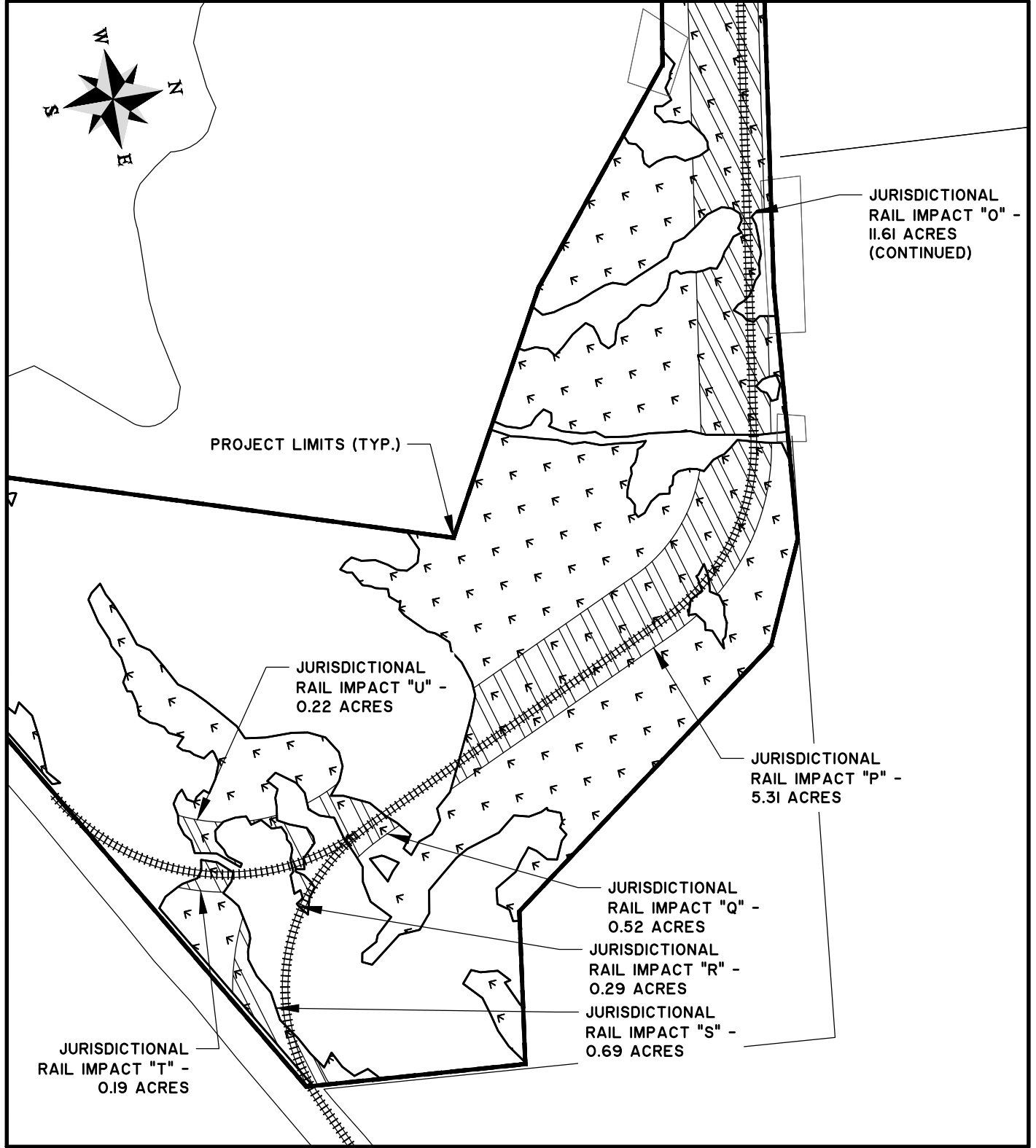
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### BRYAN COUNTY OEM SITE

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

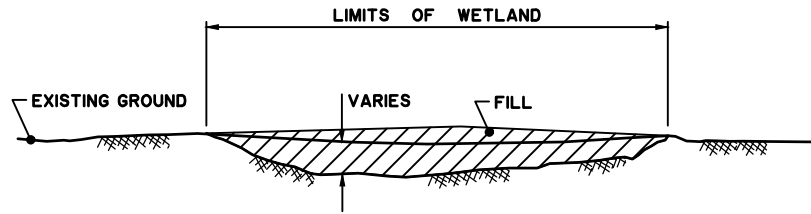
LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
JOB NUMBER: J - 25503

SHEET: 13 OF 14  
SCALE: 1" = 400'



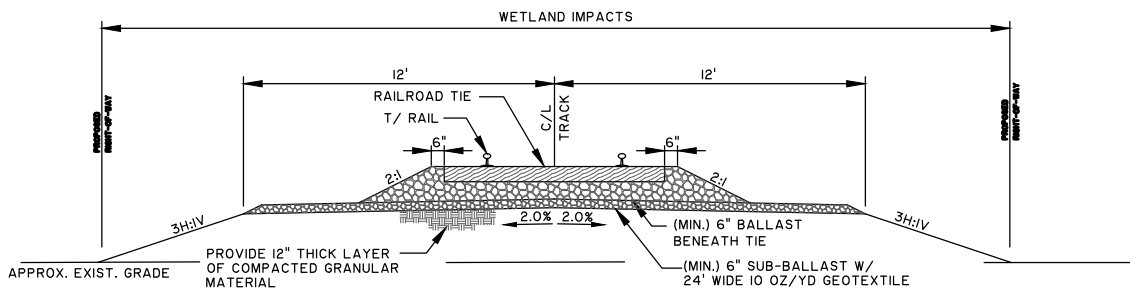
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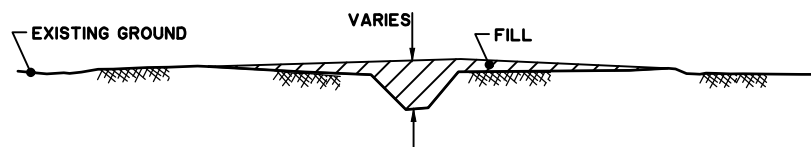
**WETLAND FILL SECTION**

NOT TO SCALE



**TYPICAL SECTION THRU RAIL SPUR**

SCALE: NTS



**STREAM/DUG CONVEYANCE FILL SECTION**

NOT TO SCALE

**BRYAN COUNTY OEM SITE**

PROPOSED ACTIVITY:  
WETLAND PERMIT

CLIENT:  
SAVANNAH HARBOR-INTERSTATE 16 CORRIDOR JOINT DEVELOPMENT AUTHORITY

LOCATION: BRYAN COUNTY, GEORGIA  
DATE: JUNE 6, 2018  
JOB NUMBER: J - 25503

SHEET: 14 OF 14  
SCALE: N.T.S.

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