

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69A Hagood Avenue**  
**Charleston, SC 29403-5107**  
**and**  
**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**Water Quality Certification and Wetlands Section**  
**2600 Bull Street**  
**Columbia, South Carolina 29201**

REGULATORY DIVISION  
Refer to: P/N SAC-2015-00859

March 1, 2018

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**JOHNSON DEVELOPMENT ASSOCIATES, INC.**  
**100 DUNBAR STREET**  
**SPARTANBURG, SOUTH CAROLINA 29306**

for a permit to construct an industrial warehouse within the Jedburg Commerce Park in wetlands adjacent to

**STANLEY BRANCH**

at a location on Old Dairy Road adjacent to Interstate 26 at exit 194 (Jedburg) in Berkeley County, South Carolina (Latitude: 33.0618 °N, Longitude: -80.1936 °W), Quad Sheet- Summerville.

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by the **Corps** until

**15 Days from the Date of this Notice,**

and **SCDHEC** will receive written statements regarding the proposed work until

**30 Days from the Date of this Notice**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing an industrial warehouse. In detail, the applicant proposes to permanently fill 6.37 acres of jurisdictional wetlands, excavate 0.54 acres of jurisdictional wetlands, and permanently fill 1.86 acres of non-jurisdictional, isolated wetlands for an approximately 829,000 square foot distribution center including parking, stormwater retention, and industrial space. Specifically, the impacts to jurisdictional wetlands include 6.05 acres of fill for site

development, 0.32 acres of fill for a road crossing, and 0.54 acres of excavation for stormwater retention. Impacts to the non-jurisdictional, isolated wetlands include 1.86 acres of fill for site development.

The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing a total of 62.6 wetland credits, of which 49.3 credits will be for the jurisdictional wetland impacts and 13.3 credits will be for the non-jurisdictional, isolated impacts. In addition, the applicant proposes to preserve the remaining 32.18 acres of on-site wetlands and 6.53 acres of upland buffer through restrictive covenants. The project purpose is to complete construction within the Jedburg Commerce Park through the construction of an industrial warehouse and distribution center with necessary amenity features.

**NOTE: This public notice and associated plans are available on the Corps' website at:**  
<http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 6.91 acres of freshwater jurisdictional wetlands and 1.86 acres of non-jurisdictional, isolated wetlands upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(1)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act. 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 project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project 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 and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps cannot undertake to adjudicate rival claims.

The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this project. 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 activity. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, SC 29403-5107**

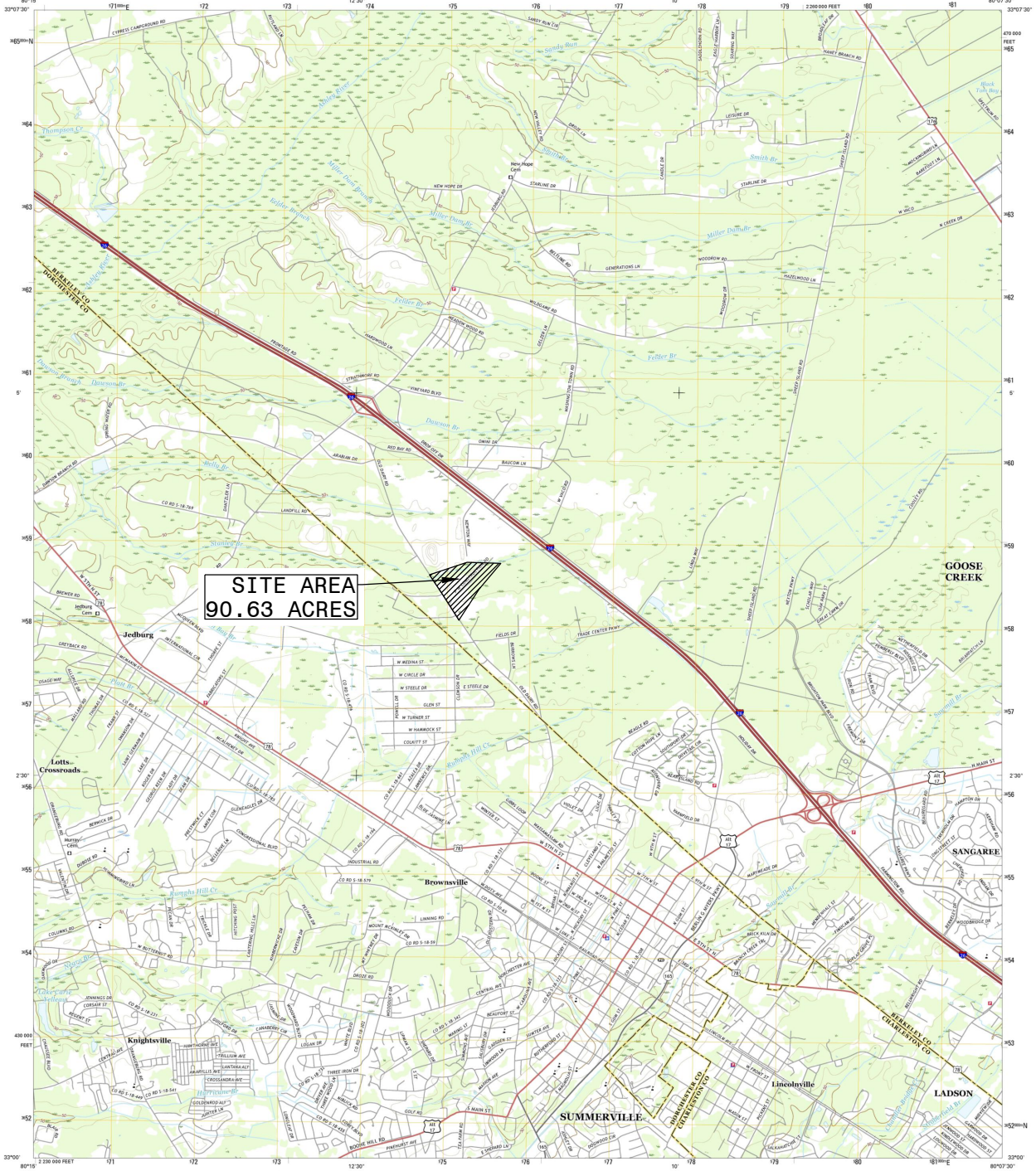
If there are any questions concerning this public notice, please contact Chelsea B. Fannin, Project Manager, at (843) 329-8044 or toll free at 1-866-329-8187.



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



SUMMERVILLE QUADRANGLE  
SOUTH CAROLINA  
7.5-MINUTE SERIES



**SITE AREA  
90.63 ACRES**

Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
North Carolina Division of Geology, Professional and  
1:000-meter grid. International Transverse Mercator, Zone 17S,  
10 000 Meter Grid. South Carolina Coordinate System of 1983

This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obsolete permission before.

Source: **Topography**.....NAIP, July 2015  
**Roads**.....U.S. Census Bureau, 2010  
**Hydrography**.....National Hydrography Dataset, 2010  
**Contours**.....National Elevation Dataset, 2010  
**Boundaries**.....Borough boundaries, as recorded, 1972 - 2010  
**Wetlands**.....FWS National Wetlands Inventory, 1977 - 2014

U.S. National Grid  
NAD 83  
GCS: NAD83  
Datum: NAD83  
Spheroid: GRS80  
Semi-major axis: 6378137.0 meters  
Flattening: 1/29825264.315

SCALE 1:24 000  
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0 0.5 1 1.5 2  
0 500 1000 1500 2000  
0 0.5 1 1.5 2  
0 500 1000 1500 2000  
METERS  
FEET

COURTAGE INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is draft version 6.19

ROAD CLASSIFICATION:  
Expressway  
Secondary Hwy  
Route  
Local Connector  
Local Road  
Road  
State Route

1 2 3  
4 5 6  
7 8 9  
10 11 12

1 11/11/11  
2 11/11/11 SW  
3 11/11/11  
4 11/11/11  
5 11/11/11  
6 11/11/11  
7 11/11/11  
8 11/11/11

SUMMERVILLE, SC  
2017

EXHIBIT  
10f9

**JEDBURG COMMERCE PARK  
JOHNSON DEVELOPMENT**  
AUGUST 21, 2017  
NOT TO SCALE  
**EXHIBIT-WETLAND FILL**

**HUSSEY GAY BELL**  
— Established 1958 —  
474 WANDO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500



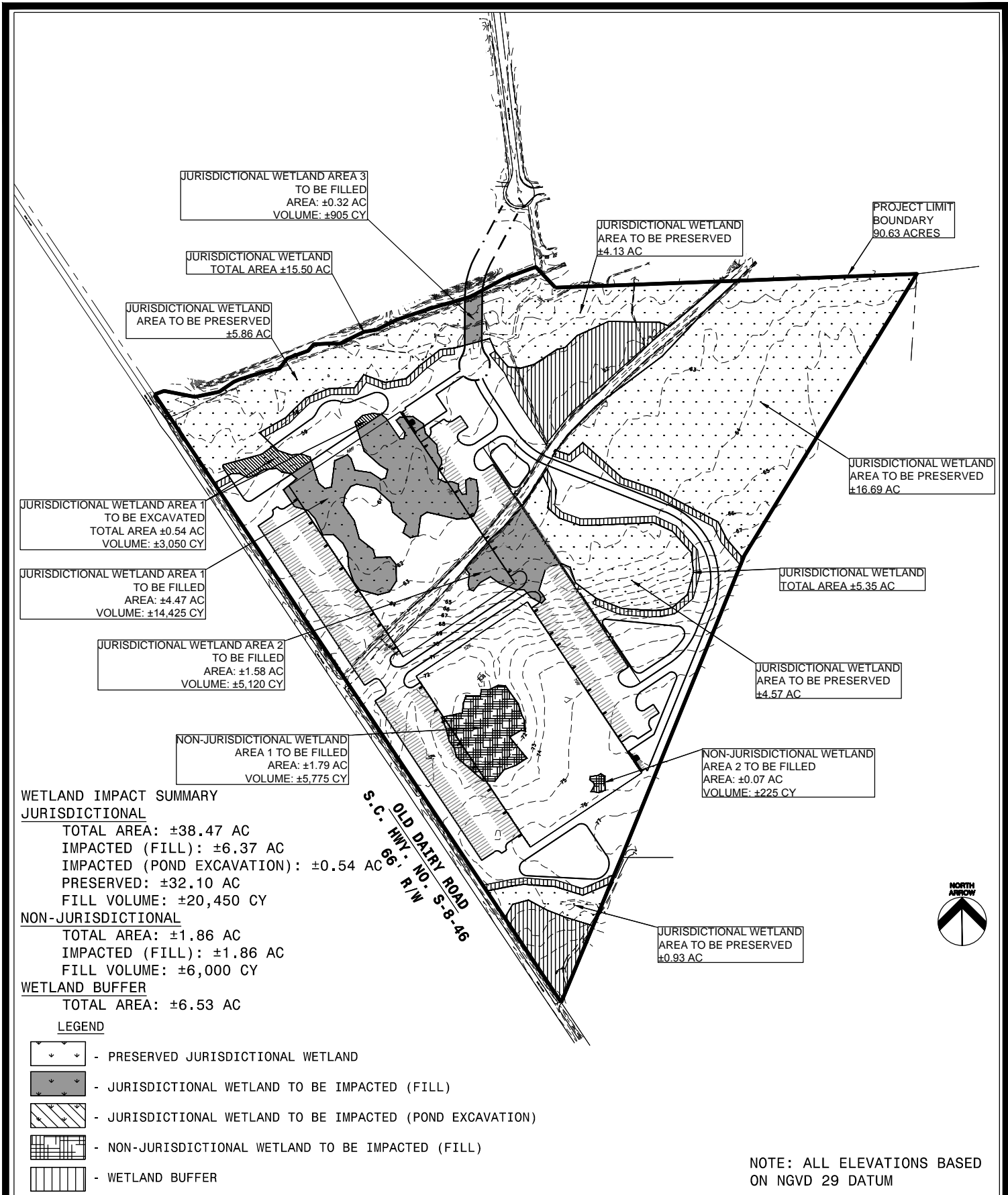
LAT: 33.062907 N  
LONG: 80.194549 W

SITE AREA  
90.63 ACRES

EXHIBIT  
**20f9**

**JEDBURG COMMERCE PARK  
JOHNSON DEVELOPMENT**  
AUGUST 21, 2017  
NOT TO SCALE  
**EXHIBIT-WETLAND FILL**

**HUSSEY GAY BELL**  
— Established 1958 —  
474 WANDO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500



JURISDICTIONAL WETLAND AREA 3  
TO BE FILLED  
AREA: ±0.32 AC  
VOLUME: ±905 CY

JURISDICTIONAL WETLAND  
TOTAL AREA ±15.50 AC

JURISDICTIONAL WETLAND  
AREA TO BE PRESERVED  
±5.86 AC

JURISDICTIONAL WETLAND  
AREA TO BE PRESERVED  
±4.13 AC

PROJECT LIMIT  
BOUNDARY  
90.63 ACRES

JURISDICTIONAL WETLAND  
AREA TO BE PRESERVED  
±16.69 AC

JURISDICTIONAL WETLAND AREA 1  
TO BE EXCAVATED  
TOTAL AREA ±0.54 AC  
VOLUME: ±3,050 CY

JURISDICTIONAL WETLAND AREA 1  
TO BE FILLED  
AREA: ±4.47 AC  
VOLUME: ±14,425 CY

JURISDICTIONAL WETLAND  
TOTAL AREA ±5.35 AC

JURISDICTIONAL WETLAND AREA 2  
TO BE FILLED  
AREA: ±1.58 AC  
VOLUME: ±5,120 CY

JURISDICTIONAL WETLAND  
AREA TO BE PRESERVED  
±4.57 AC

NON-JURISDICTIONAL WETLAND  
AREA 1 TO BE FILLED  
AREA: ±1.79 AC  
VOLUME: ±5,775 CY

NON-JURISDICTIONAL WETLAND  
AREA 2 TO BE FILLED  
AREA: ±0.07 AC  
VOLUME: ±225 CY

**WETLAND IMPACT SUMMARY**

**JURISDICTIONAL**

TOTAL AREA: ±38.47 AC  
IMPACTED (FILL): ±6.37 AC  
IMPACTED (POND EXCAVATION): ±0.54 AC  
PRESERVED: ±32.10 AC  
FILL VOLUME: ±20,450 CY

**NON-JURISDICTIONAL**

TOTAL AREA: ±1.86 AC  
IMPACTED (FILL): ±1.86 AC  
FILL VOLUME: ±6,000 CY

**WETLAND BUFFER**

TOTAL AREA: ±6.53 AC

**LEGEND**

- PRESERVED JURISDICTIONAL WETLAND
- JURISDICTIONAL WETLAND TO BE IMPACTED (FILL)
- JURISDICTIONAL WETLAND TO BE IMPACTED (POND EXCAVATION)
- NON-JURISDICTIONAL WETLAND TO BE IMPACTED (FILL)
- WETLAND BUFFER

NOTE: ALL ELEVATIONS BASED ON NGVD 29 DATUM

EXHIBIT  
**30f9**

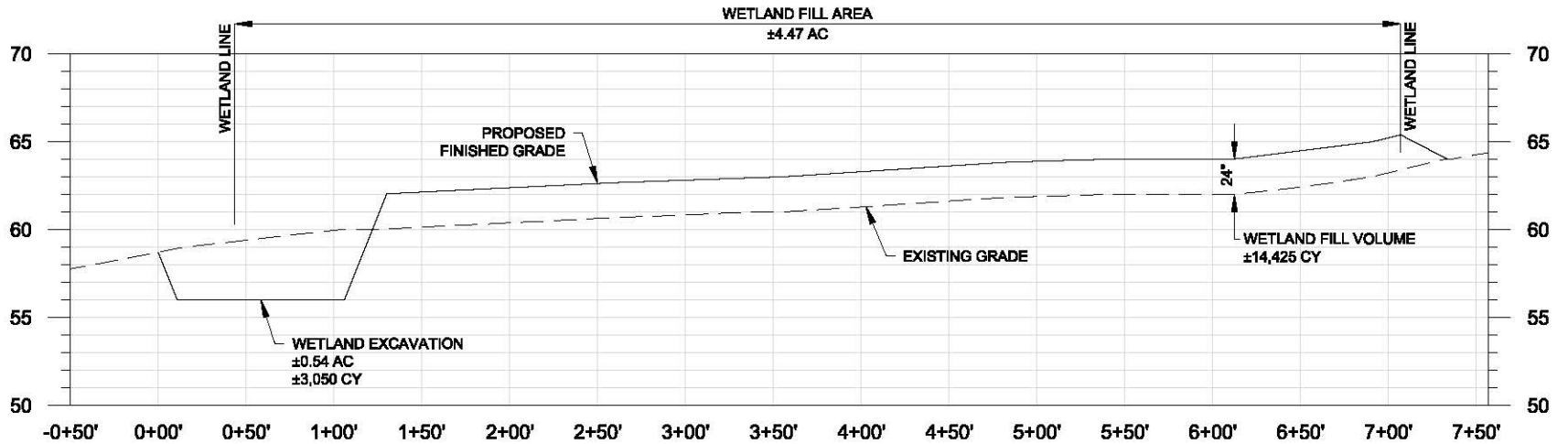
**JEDBURG COMMERCE PARK  
JOHNSON DEVELOPMENT**  
AUGUST 21, 2017  
1"=500'  
**EXHIBIT-WETLAND FILL**

**HUSSEY GAY BELL**  
Established 1958  
474 WANDO PARK BLVD., SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

EXHIBIT  
40F9

JEDBURG COMMERCE PARK  
JOHNSON DEVELOPMENT  
August 21, 2017  
1" = 500'

HUSSEY GAY BELL  
Established 1958  
474 WANDO PARK BLVD, SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

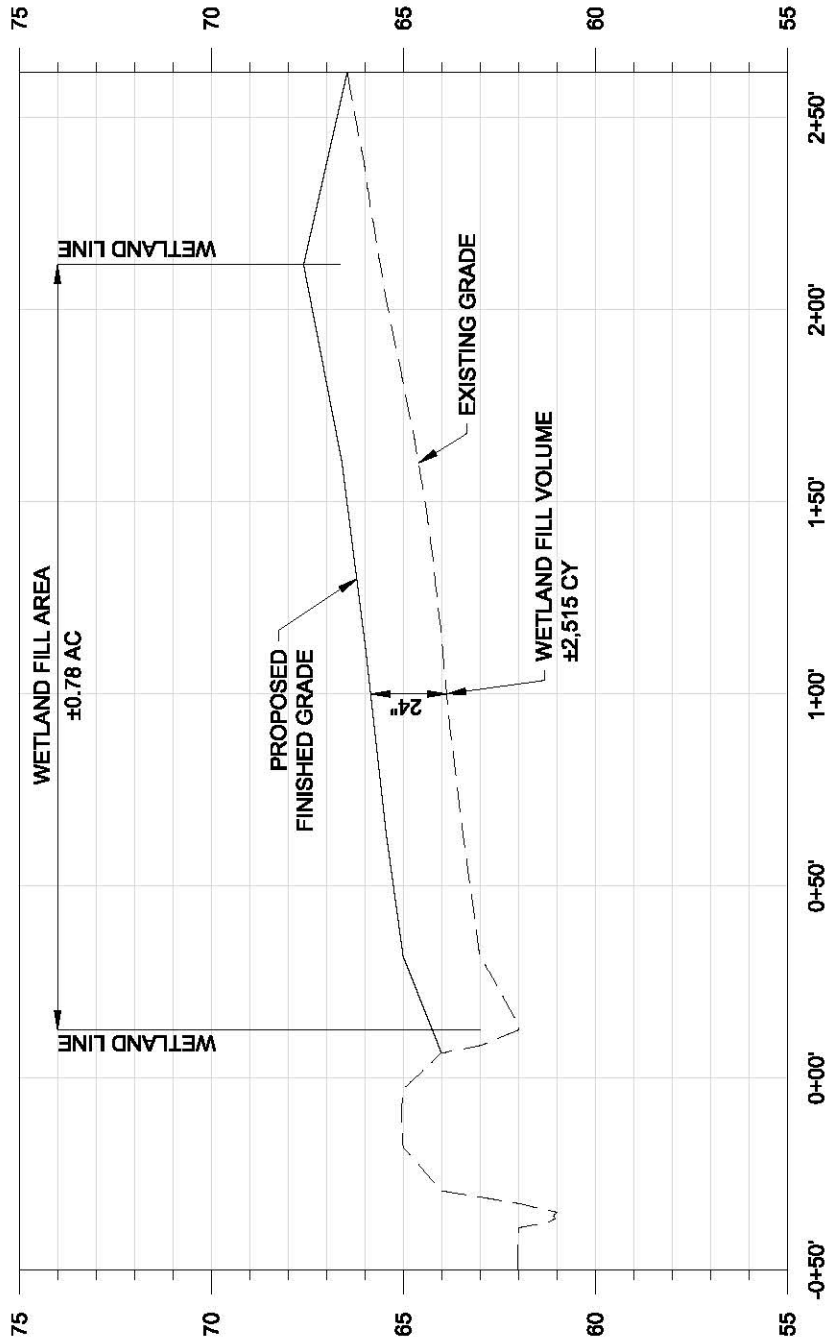


JURISDICTIONAL WETLAND AREA 1  
TO BE FILLED  
SCALE: 1" = 50' HORIZONTAL  
1" = 5' VERTICAL

JURISDICTIONAL WETLAND IMPACT 1 SUMMARY  
TOTAL AREA: ±4.74 AC  
FILL VOLUME: ±14,425 CY  
CUT VOLUME: ±3,050 CY

NOTE: ALL ELEVATIONS BASED  
ON NGVD 29 DATUM





JURISDICTIONAL WETLAND AREA 2  
 TO BE FILLED  
 SCALE: 1" = 50' HORIZONTAL  
 1" = 5' VERTICAL

WETLAND FILL VOLUME  
 ±2,515 CY

JURISDICTIONAL WETLAND IMPACT 2 SUMMARY  
 TOTAL AREA: ±1.58 AC  
 FILL VOLUME: ±5,120 CY

NOTE: ALL ELEVATIONS BASED  
 ON NGVD 29 DATUM

EXHIBIT  
**50f9**

**JEDBURG COMMERCE PARK  
 JOHNSON DEVELOPMENT**

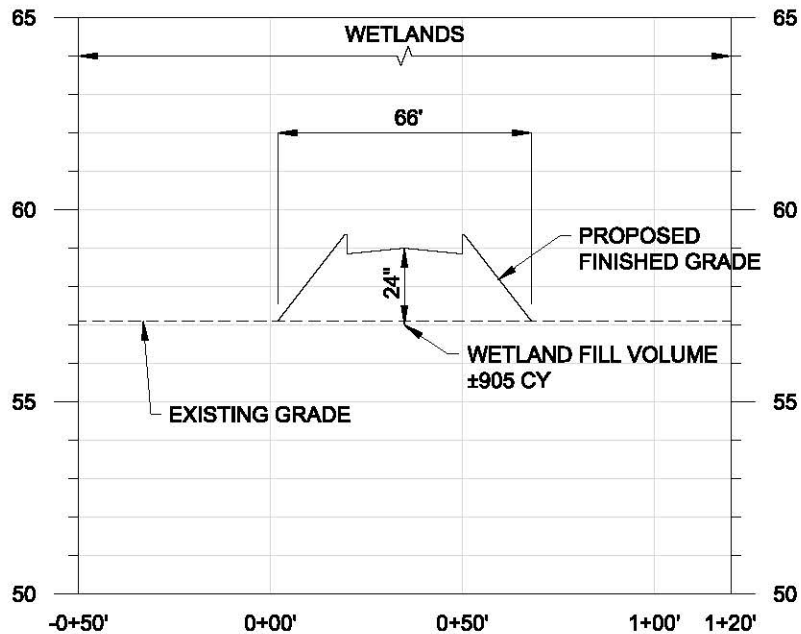
AUGUST 21, 2017  
 1"=500'

**EXHIBIT-WETLAND FILL**

**HUSSEY GAY BELL**

*Established 1958*

474 WANDO PARK BLVD, SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500



**JURISDICTIONAL WETLAND AREA 3  
TO BE FILLED**  
**SCALE: 1" = 50' HORIZONTAL**  
**1" = 5' VERTICAL**

**JURISDICTIONAL WETLAND IMPACT 3 SUMMARY**

TOTAL AREA: ±0.32 AC  
 FILL VOLUME: ±905 CY

NOTE: ALL ELEVATIONS BASED  
 ON NGVD 29 DATUM

EXHIBIT

**60f9**

**JEDBURG COMMERCE PARK  
JOHNSON DEVELOPMENT**

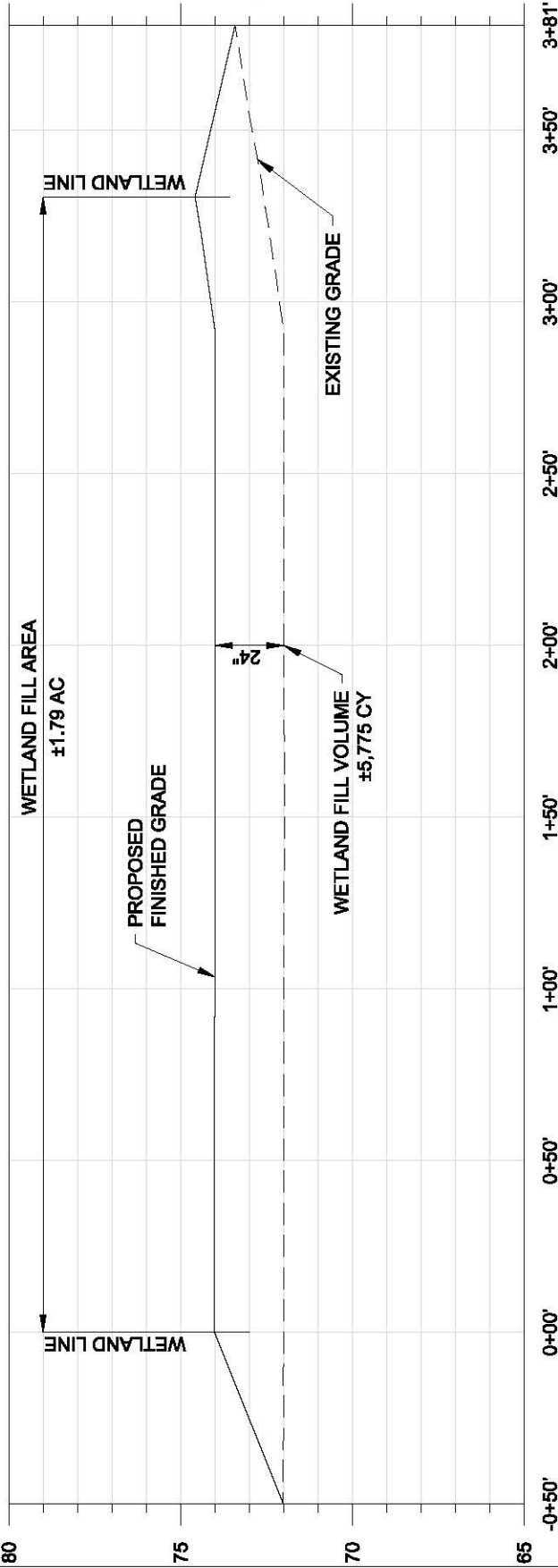
AUGUST 21, 2017  
 1"=500'

**EXHIBIT-WETLAND FILL**

**HUSSEY GAY BELL**

*Established 1958*

474 WANDO PARK BLVD, SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500



**NON-JURISDICTIONAL WETLAND AREA 1**

**TO BE FILLED**  
**SCALE: 1" = 50' HORIZONTAL**  
**1" = 5' VERTICAL**

NON-JURISDICTIONAL WETLAND IMPACT 1 SUMMARY  
 TOTAL AREA: ±1.79 AC  
 FILL VOLUME: ±5,775 CY

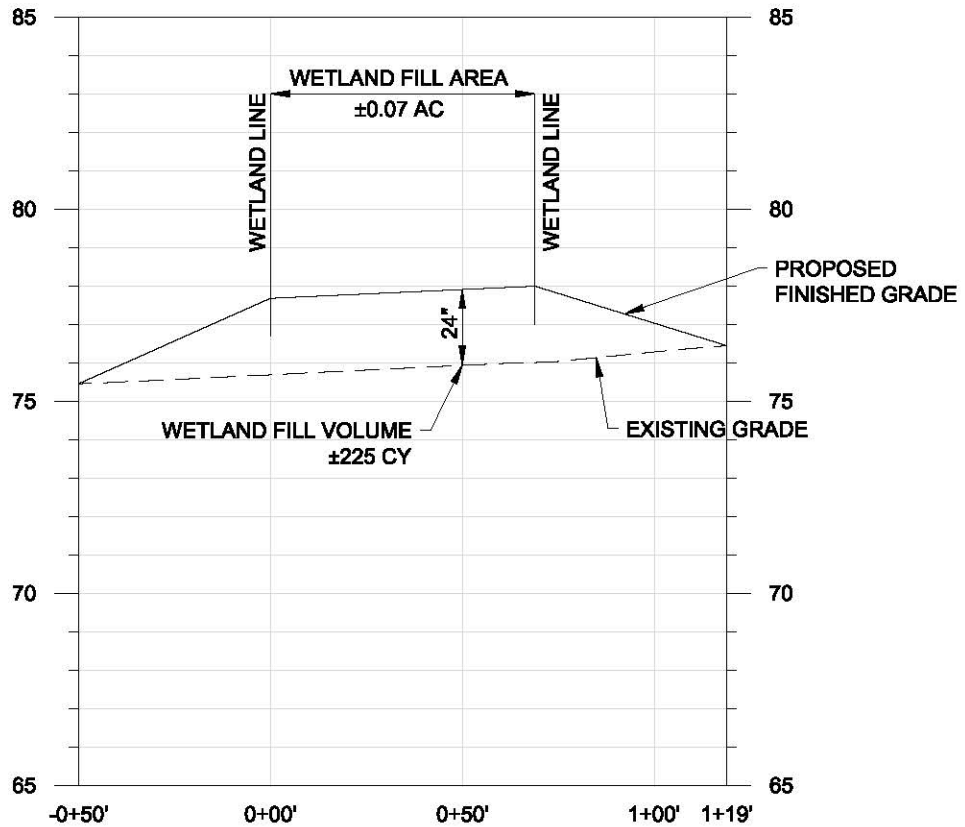
NOTE: ALL ELEVATIONS BASED  
 ON NGVD 29 DATUM

EXHIBIT  
**70f9**

**JEDBURG COMMERCE PARK  
 JOHNSON DEVELOPMENT**  
 AUGUST 21, 2017  
 1"=500'

**EXHIBIT-WETLAND FILL**

**HUSSEY GAY BELL**  
*Established 1958*  
 474 WANDO PARK BLVD, SUITE 201, Mt. PLEASANT, SC 29464 / T:843.849.7500



NON-JURISDICTIONAL WETLAND AREA 2  
TO BE FILLED  
SCALE: 1" = 50' HORIZONTAL  
1" = 5' VERTICAL

NON-JURISDICTIONAL WETLAND IMPACT 2 SUMMARY

TOTAL AREA: ±0.07 AC  
FILL VOLUME: ±225 CY

NOTE: ALL ELEVATIONS BASED  
ON NGVD 29 DATUM

EXHIBIT

80f9

JEDBURG COMMERCE PARK  
JOHNSON DEVELOPMENT

AUGUST 21, 2017  
1"=500'

EXHIBIT-WETLAND FILL

**HUSSEY GAY BELL**

Established 1958

474 WANDO PARK BLVD, SUITE 201, MT. PLEASANT, SC 29464 / T:843.849.7500

**Property Owners Immediately Adjacent to Portion of  
Johnson Development where Wetlands Impacts are proposed.**

**Contact Information and Mailing Address**

1. TMS 207-00-01-043  
ETHEL ELLIS  
1210 OLD DIARY ROAD  
SUMMERVILLE, SC 29483

2. TMS 207-00-01-044  
PORT CITY CONCRETE LAND LLC  
3255 INDUSTRY DRIVE  
NORTH CHARLESTON, SC 29418

3. TMS 207-00-02-097  
CENTERPOINT PROPERTIES TRUST  
1808 SWIFT DRIVE  
OAK BROOK, IL 60523

4. TMS 220-00-02-137  
SRE TKC CHARLESTON LAND LLC  
4500 CAMERON VALLEY PKWY, STE 400  
CHARLOTTE, NC 28211

5. TMS 220-00-02-138  
SRE TKC CHARLESTON LAND LLC  
4500 CAMERON VALLEY PKWY, STE 400  
CHARLOTTE, NC 28211

6. TMS 220-00-02-109  
SOUTHEASTERN FREIGHT LINES INC  
PO BOX 1691  
COLUMBIA, SC 29202

7. TMS 220-00-02-110  
BUNCH FAMILY INVESTMENTS LLC & WANDO PROPERTIES LLC  
PO BOX 62709  
NORTH CHARLESTON, SC 29419

EXHIBIT

90f9

**JEDBURG COMMERCE PARK  
JOHNSON DEVELOPMENT**  
AUGUST 21, 2017

**EXHIBIT-WETLAND FILL**

**HUSSEY GAY BELL**

*Established 1958*

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