

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 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-2011-01158

April 14, 2017

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

Mr. Jeff Winkler
ZZ Real Estate, LLC
4838 Jenkins Ave
North Charleston, South Carolina 29405

for a permit to construct a mixed-use development in wetlands and tributaries of the

COOPER RIVER

at a location between Ben Barron Lane and Gaillard Road, just east of U.S. Highway 52 in the town of Goose Creek, Berkeley County, South Carolina (Latitude: 33.1478 °N, Longitude: -80.0328 °W), Moncks Corner Quad Sheet.

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 the construction of a mixed-use residential, business/commercial, and industrial development over a period of 30 years. In detail, the proposed project would include impacts to 3.872 acres of wetlands, including the fill of 3.092 acres of jurisdictional wetlands and 0.780 acre of non-jurisdictional wetlands for the construction of road

April 14, 2017

crossings, utilities, and development activities. The applicant also proposed to relocate (fill and excavate) 13.19 acres of jurisdictional upland excavated ponds/borrow pits. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 33.2 wetland mitigation credits from Pigeon Pond Mitigation Bank or the Congaree Carton Mitigation Bank. In addition, the applicant also agrees to establish and preserve 21.38 acres of upland buffers adjacent to the remaining 112.756 acres of on-site wetlands through deed restrictive covenants. This wetland acreage does not include 1.522 acres located within existing easements and right-of-ways. Compensatory mitigation is not proposed for the fill and excavation that would occur for the relocation of existing upland excavated jurisdictional ponds/borrow pits, as the functions and services of these resources will be replaced through construction of stormwater ponds on-site. The project purpose, as stated by the applicant, is to construct an economically viable, master planned, mixed-use development consisting of an industrial/employment component and a residential and retail/commercial services component within the US Highway 52 corridor between the towns of Goose Creek and Moncks Corner in Berkeley County, South Carolina and in conformance with the Berkeley County Comprehensive Plan.

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 17.062 acres of freshwater 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 District Engineer has consulted the most recently available information and has made no determination of effect on any Federally endangered, threatened, or proposed species. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any Federally listed or proposed to be listed endangered or threatened species and/or designated or proposed critical habitat may be present in the area which would be affected by the activity.

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)), 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). It should be noted that this tract has been previously reviewed by SHPO, under due diligence, as SHPO project number 14-ED0137.

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.

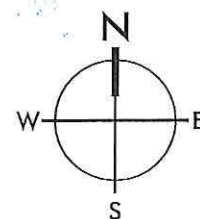
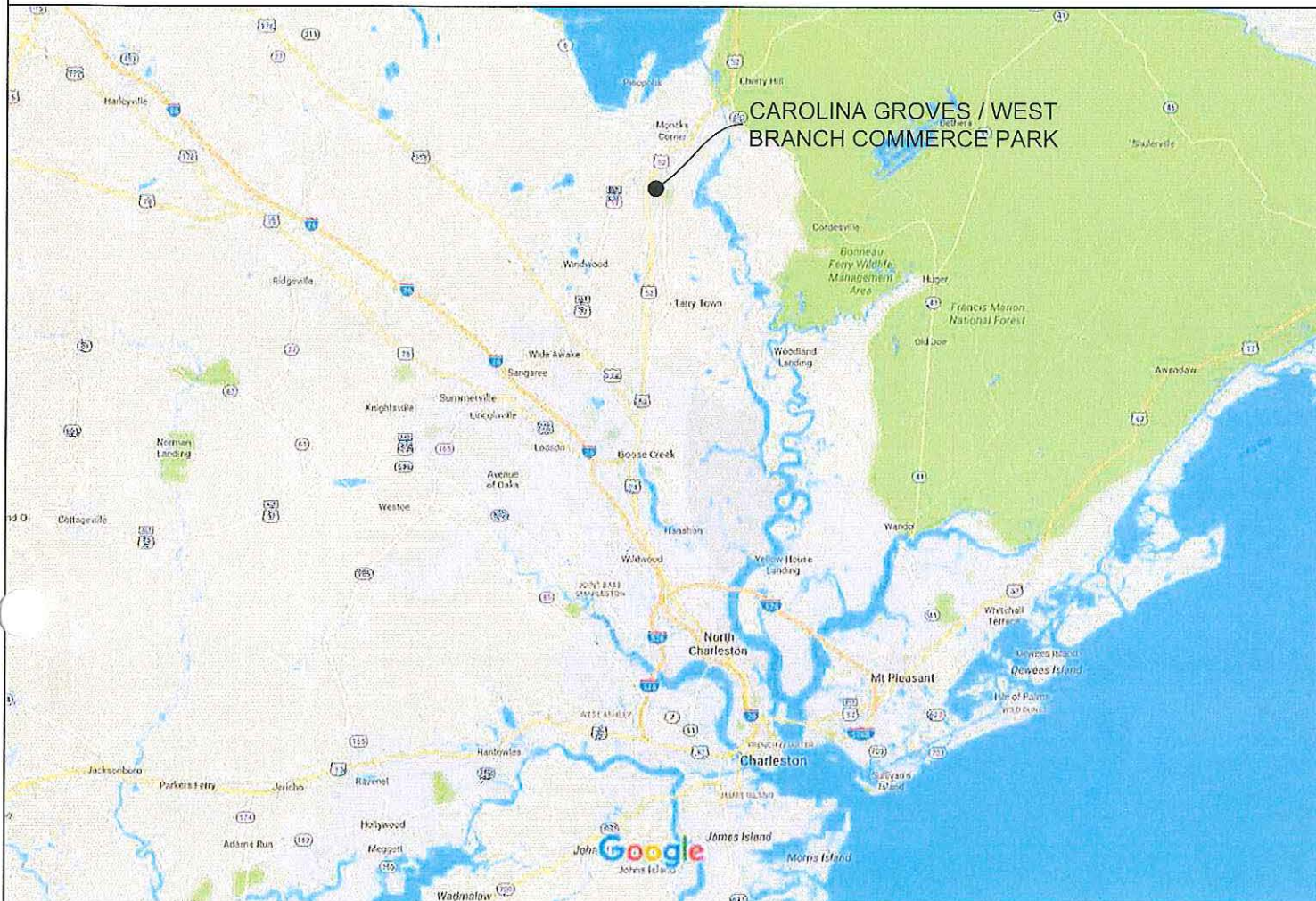
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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:

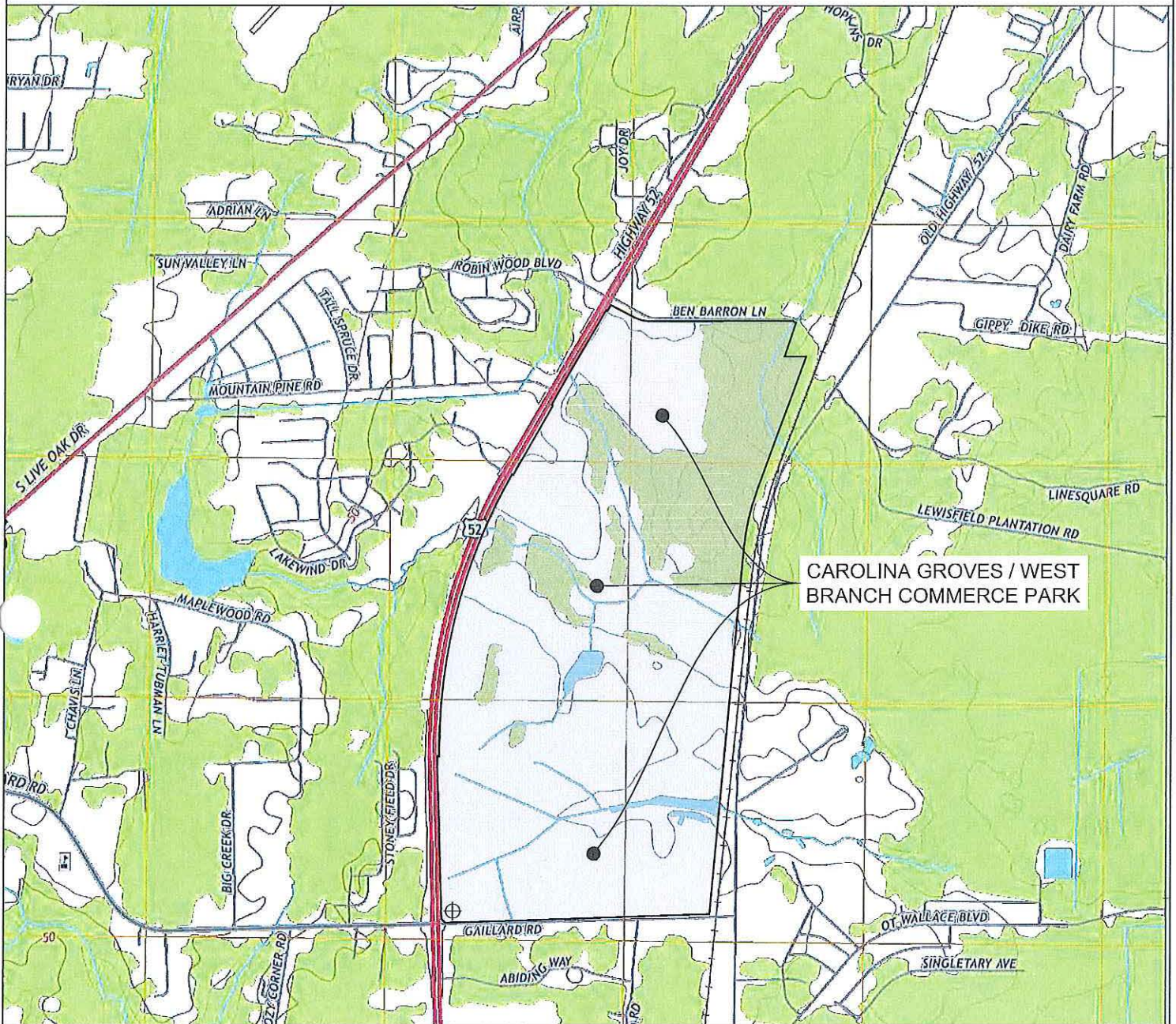
**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

If there are any questions concerning this public notice, please contact Courtney M. Stevens, Project Manager, at (843) 329-8027.

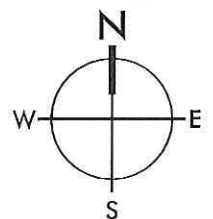


CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

VICINITY MAP
SHEET 1

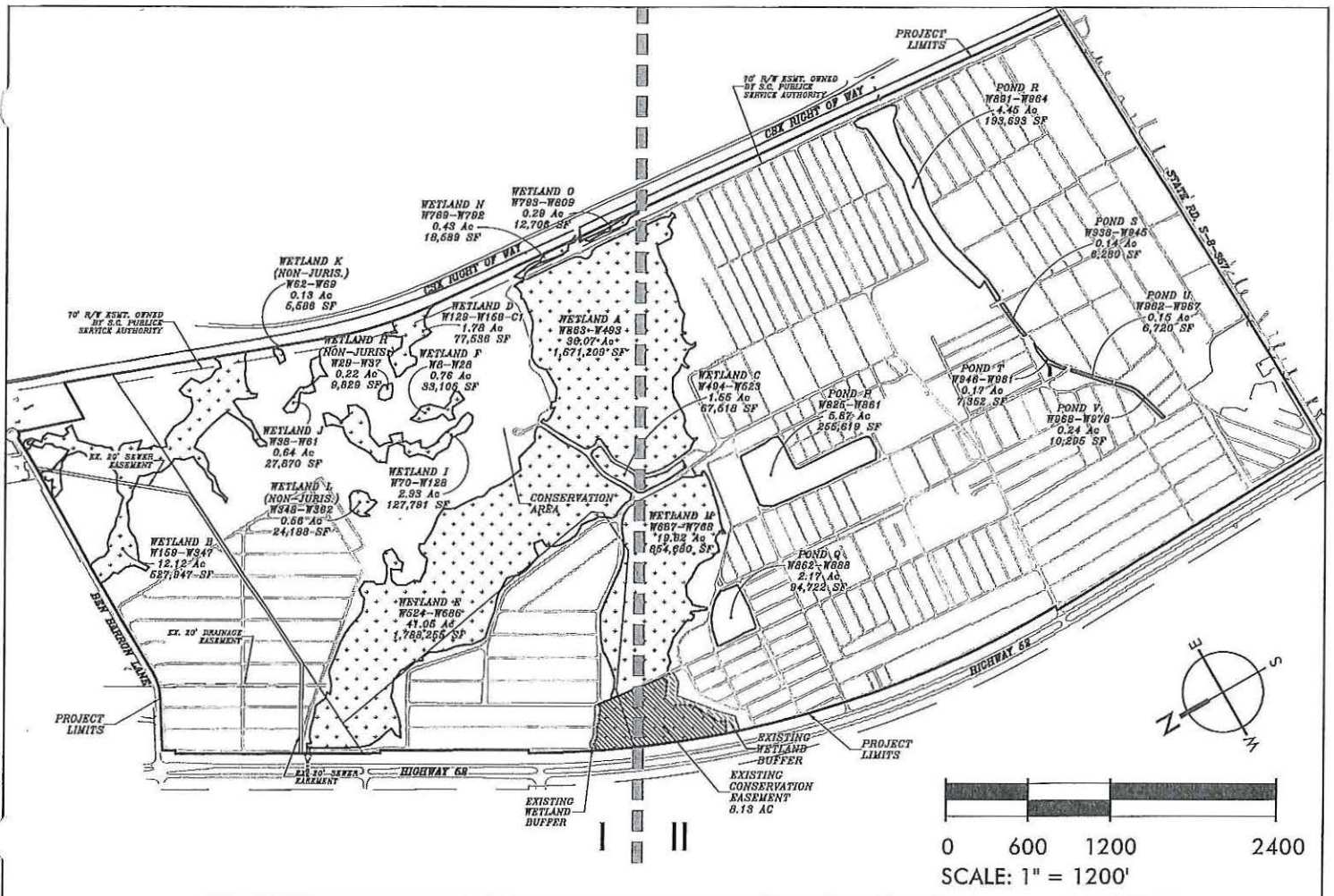


LAT: 33.1478
LONG: -80.0328



CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

QUANDRANGLE MAP
SHEET 2



TOTAL PROJECT AREA:

688.61 ACRES

EXISTING CONDITIONS:

JURISDICTIONAL WETLANDS:

117.24 ACRES

NON-JURISDICTIONAL WETLANDS:

0.91 ACRES

JURISDICTIONAL PONDS:

13.19 ACRES

TOTAL:

131.340 ACRES

EXISTING WETLAND BUFFERS:

1.25 ACRES

EXISTING WETLAND CONSERVATION ESMT:

6.87 ACRES

TOTAL:

8.13 ACRES



WETLAND



EXISTING WETLANDS
CONSERVATION EASEMENT



EXISTING WETLAND BUFFER



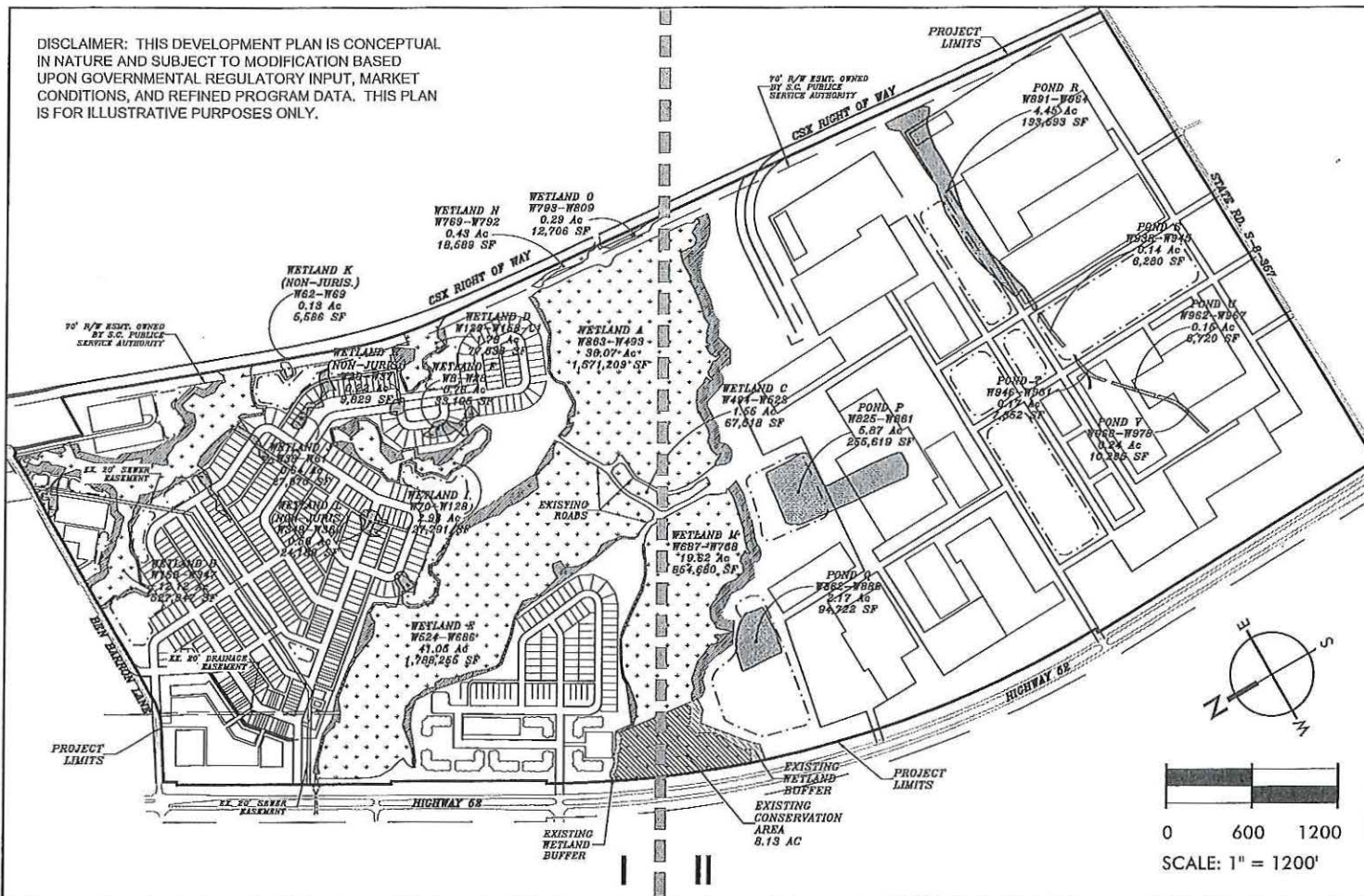
JURISDICTIONAL POND



CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

EXISTING CONDITIONS
SHEET 3

DISCLAIMER: THIS DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION BASED UPON GOVERNMENTAL REGULATORY INPUT, MARKET CONDITIONS, AND REFINED PROGRAM DATA. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



TOTAL PROJECT AREA: 688.61 ACRES

EXISTING CONDITIONS:
JURISDICTIONAL WETLANDS: 117.24 ACRES
NON-JURISDICTIONAL WETLANDS: 0.91 ACRES
JURISDICTIONAL PONDS: 13.19 ACRES
TOTAL: 131.34 ACRES

EXISTING WETLAND BUFFERS: 1.26 ACRES
EXISTING WETLAND CONSERVATION ESMT: 6.87 ACRES
TOTAL: 8.13 ACRES

IMPACTS:
JURISDICTIONAL WETLAND FILL: 3.092 ACRES
JURISDICTIONAL WETLAND EXCAVATION: 0.000 ACRES
NON-JURISDICTIONAL WETLAND FILL: 0.780 ACRES
RELOCATION OF JURISDICTIONAL POND (FILL): 7.610 ACRES
RELOCATION OF JURISDICTIONAL POND (EXCAVATION): 5.580 ACRES
TOTAL AREA OF IMPACTS: 17.062 ACRES

TOTAL APPROX. WETLAND FILL: 18,000 CY
TOTAL APPROX. WETLAND EXCAVATION: 0 CY
TOTAL APPROX. POND FILL: 80,000 CY
TOTAL APPROX. POND EXCAVATION: 15,000 CY

ON-SITE AVOIDANCE AND MITIGATION:
REMAINING JURISDICTIONAL WETLANDS: 112.756 ACRES
JURISDICTIONAL WETLANDS WITHIN EX. EASEMENTS: 1.522 ACRES
RELOCATED/PROPOSED ON-SITE STORMWATER PONDS: ~40 ACRES
PROPOSED WETLAND BUFFERS: 21.38 ACRES
 (RESIDENTIAL: 25' AVG., 15' MIN.)
 (COMMERCIAL: 50')
 (INDUSTRIAL: 75')

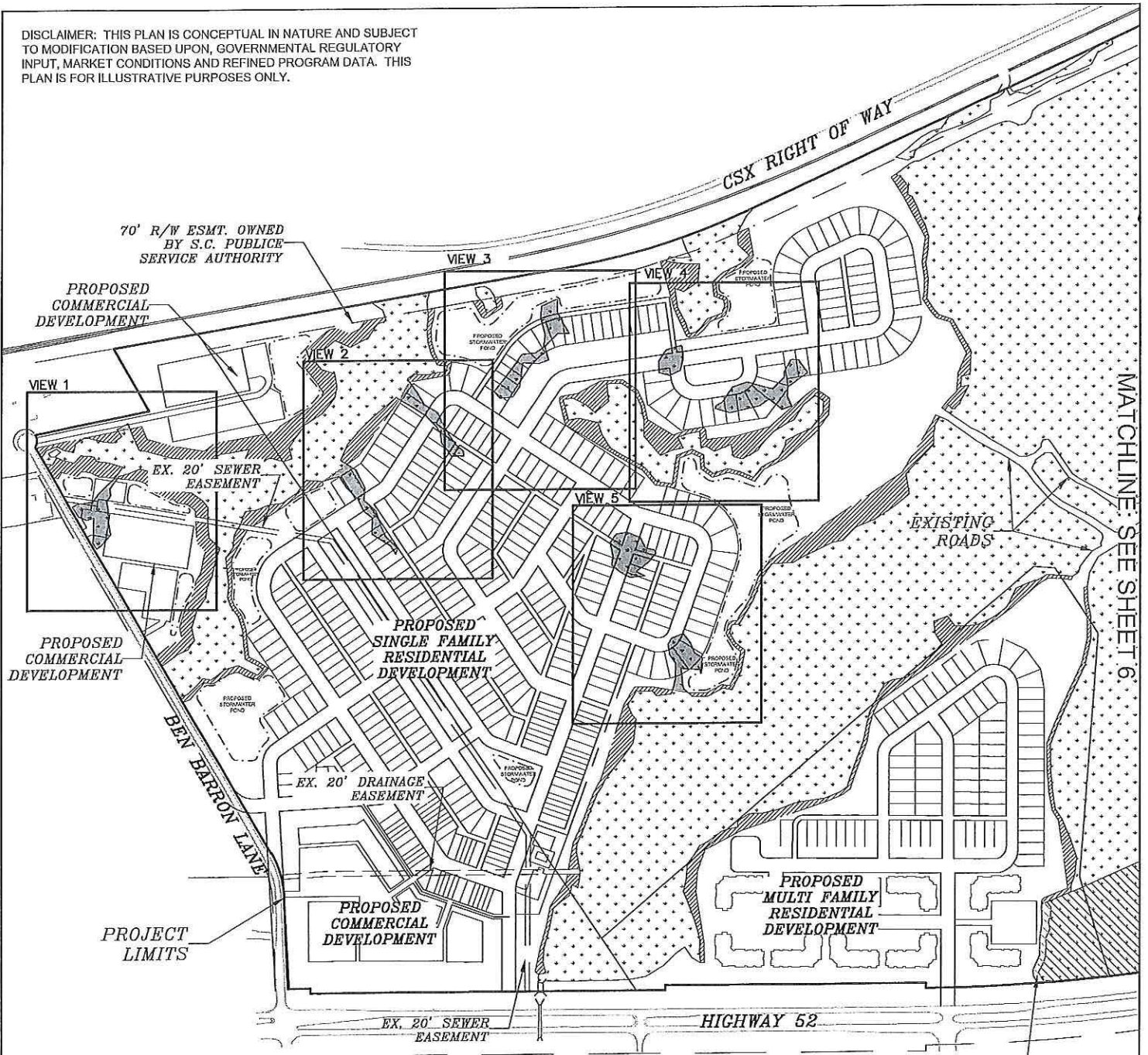
- EXISTING WETLANDS CONSERVATION AREA
- EXISTING WETLAND BUFFER
- WETLAND
- JURISDICTIONAL POND
- JURISDICTIONAL WETLAND FILL
- JURISDICTIONAL WETLAND EXCAVATION
- RELOCATION OF JURISDICTIONAL PONDS (FILL)
- RELOCATION OF JURISDICTIONAL PONDS (EXCAVATION)
- PROPOSED WETLAND BUFFER
- PROPOSED/RELOCATED STORMWATER POND



CAROLINA GROVES/WEST BRANCH COMMERCE PARK
 MIXED USE DEVELOPMENT
 ZZ REAL ESTATE, LLC
 BERKELEY COUNTY, SC
 DATE: 2/1/2017

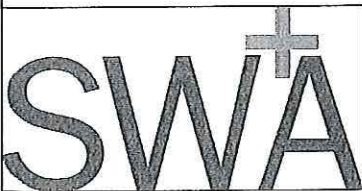
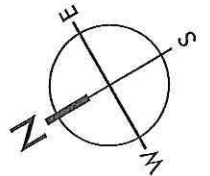
OVERALL VIEW
 SHEET 4

DISCLAIMER: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION BASED UPON, GOVERNMENTAL REGULATORY INPUT, MARKET CONDITIONS AND REFINED PROGRAM DATA. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



- | | | | |
|--|---|--|------------------------------------|
| | EXISTING WETLANDS CONSERVATION EASEMENT | | PROPOSED WETLAND BUFFER |
| | EXISTING WETLAND BUFFER | | PROPOSED/RELOCATED STORMWATER POND |
| | WETLAND | | |
| | JURISDICTIONAL WETLAND FILL | | |
| | JURISDICTIONAL WETLAND EXCAVATION | | |

0 300 600 1200
SCALE: 1" = 600'

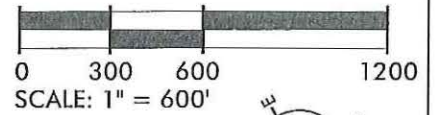


CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

KEY SHEET I
SHEET 5

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PROJECT
LIMITS



70' R/W ESMT. OWNED
BY S.C. PUBLIC
SERVICE AUTHORITY

CSX RIGHT OF WAY

VIEW 7

VIEW 8

STATE RD. S-8-357

PROPOSED
GSX R/W SPUR
R/W

MATCHLINE: SEE SHEET 5

VIEW 6

HIGHWAY 52

EXISTING
WETLAND
BUFFER

PROJECT
LIMITS

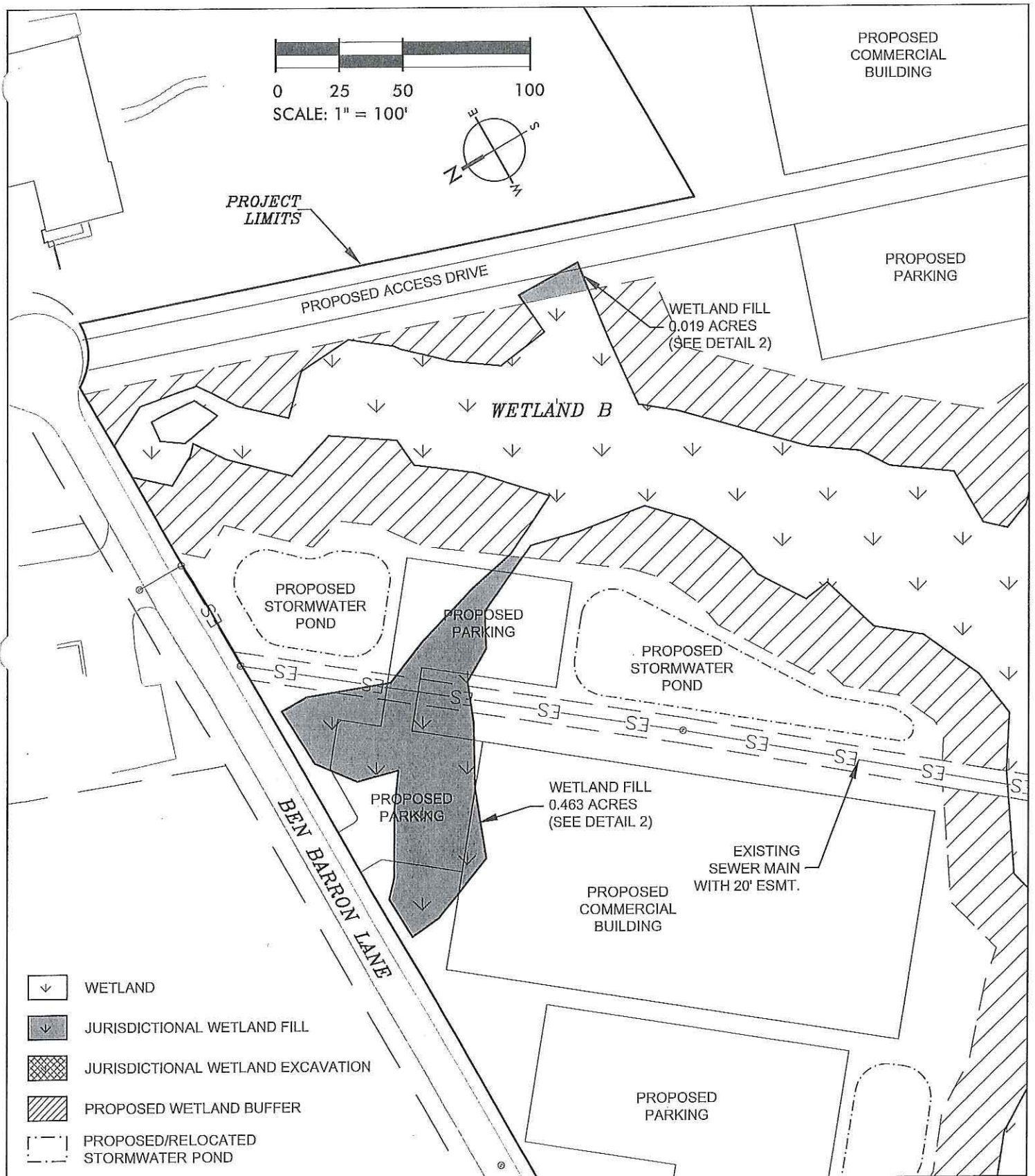
- PROPOSED WETLAND BUFFER
- PROPOSED/RELOCATED STORMWATER POND

- EXISTING WETLANDS CONSERVATION EASEMENT
- EXISTING WETLAND BUFFER
- WETLAND
- JURISDICTIONAL POND
- RELOCATION OF JURISDICTIONAL PONDS (FILL)
- RELOCATION OF JURISDICTIONAL PONDS (EXCAVATION)



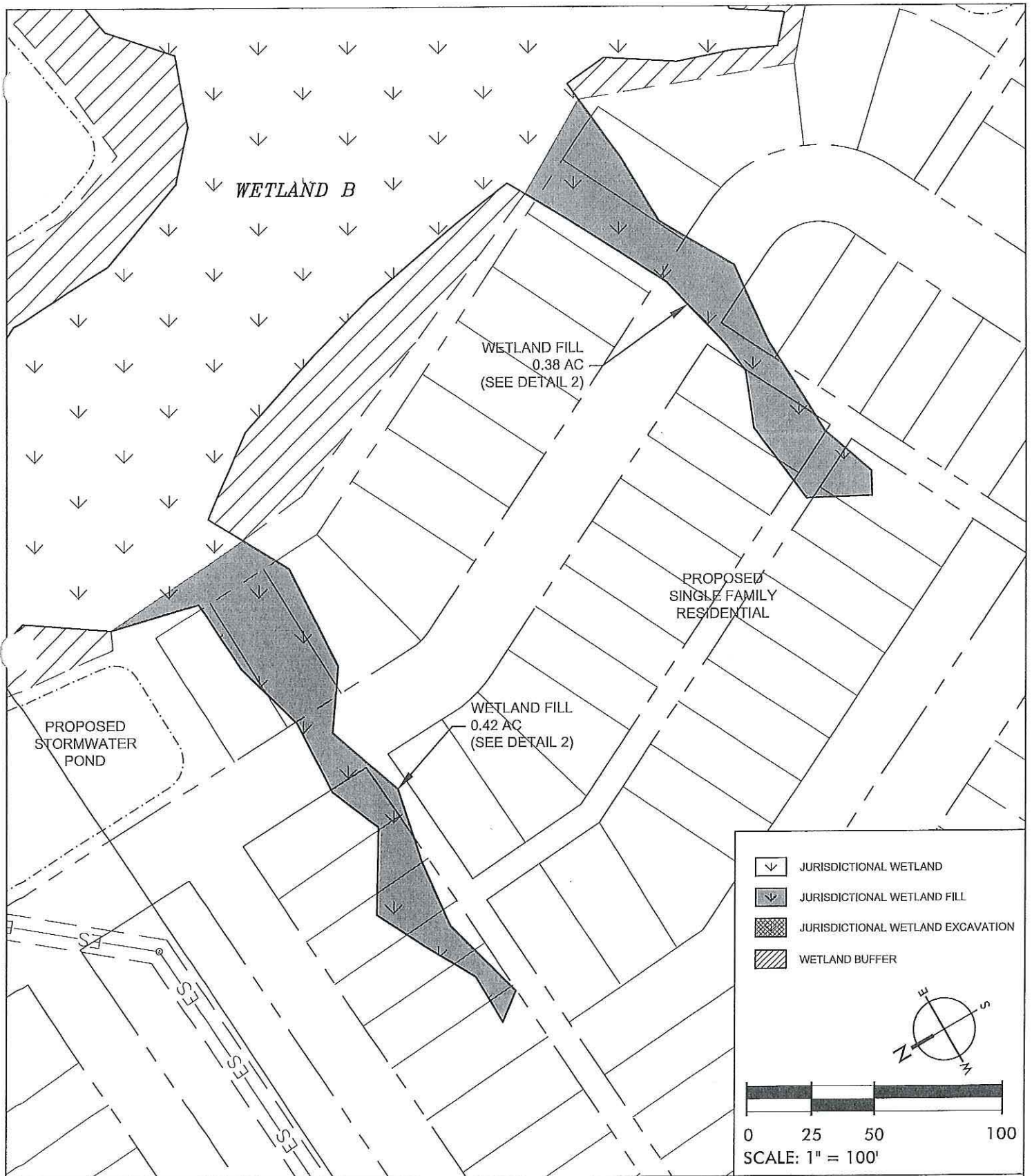
CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

KEY SHEET II
SHEET 6



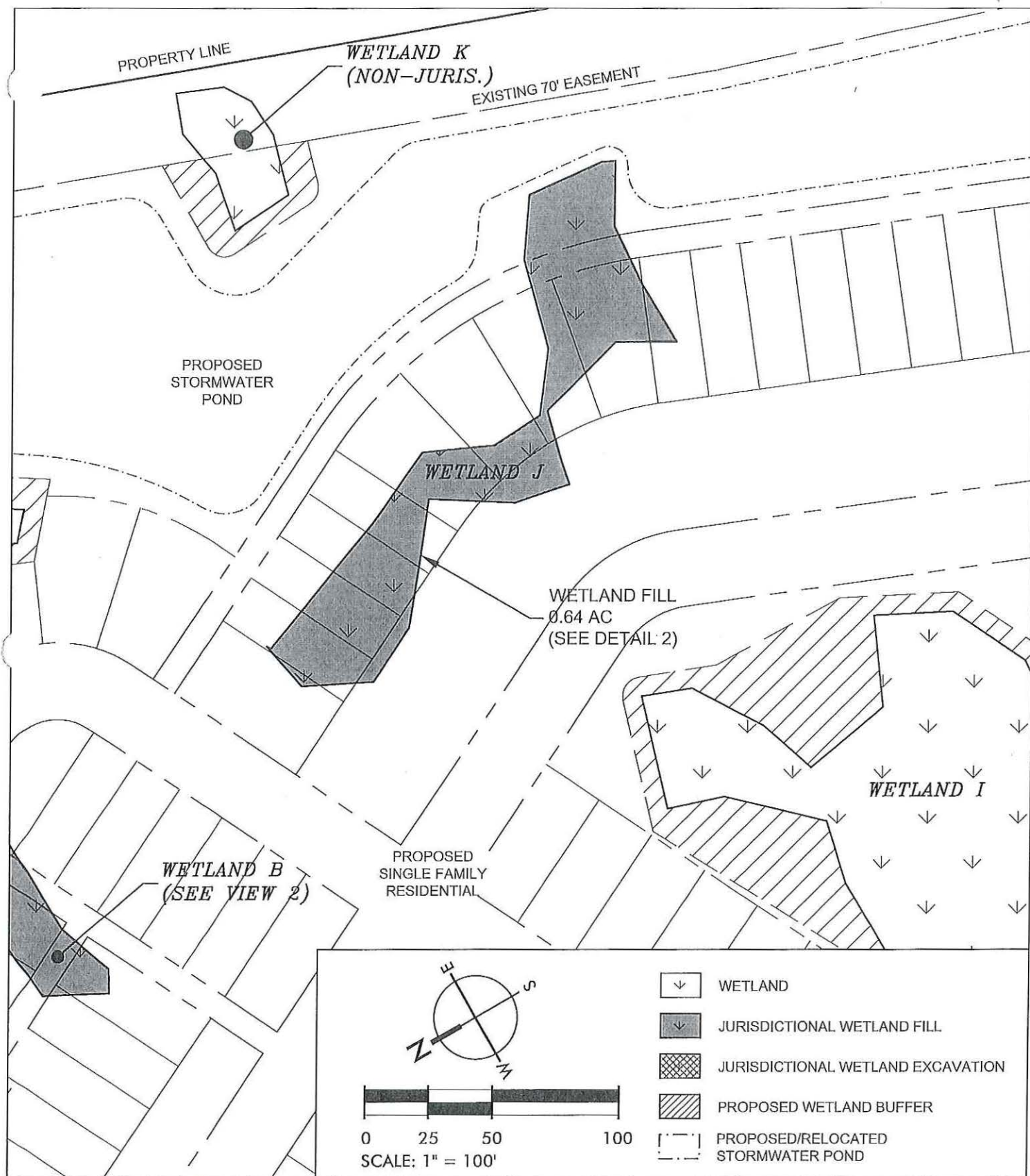
CAROLINA GROVES/WEST BRANCH COMMERCE PARK
 MIXED USE DEVELOPMENT
 ZZ REAL ESTATE, LLC
 BERKELEY COUNTY, SC
 DATE: 2/1/2017

VIEW 1
 SHEET 7



CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

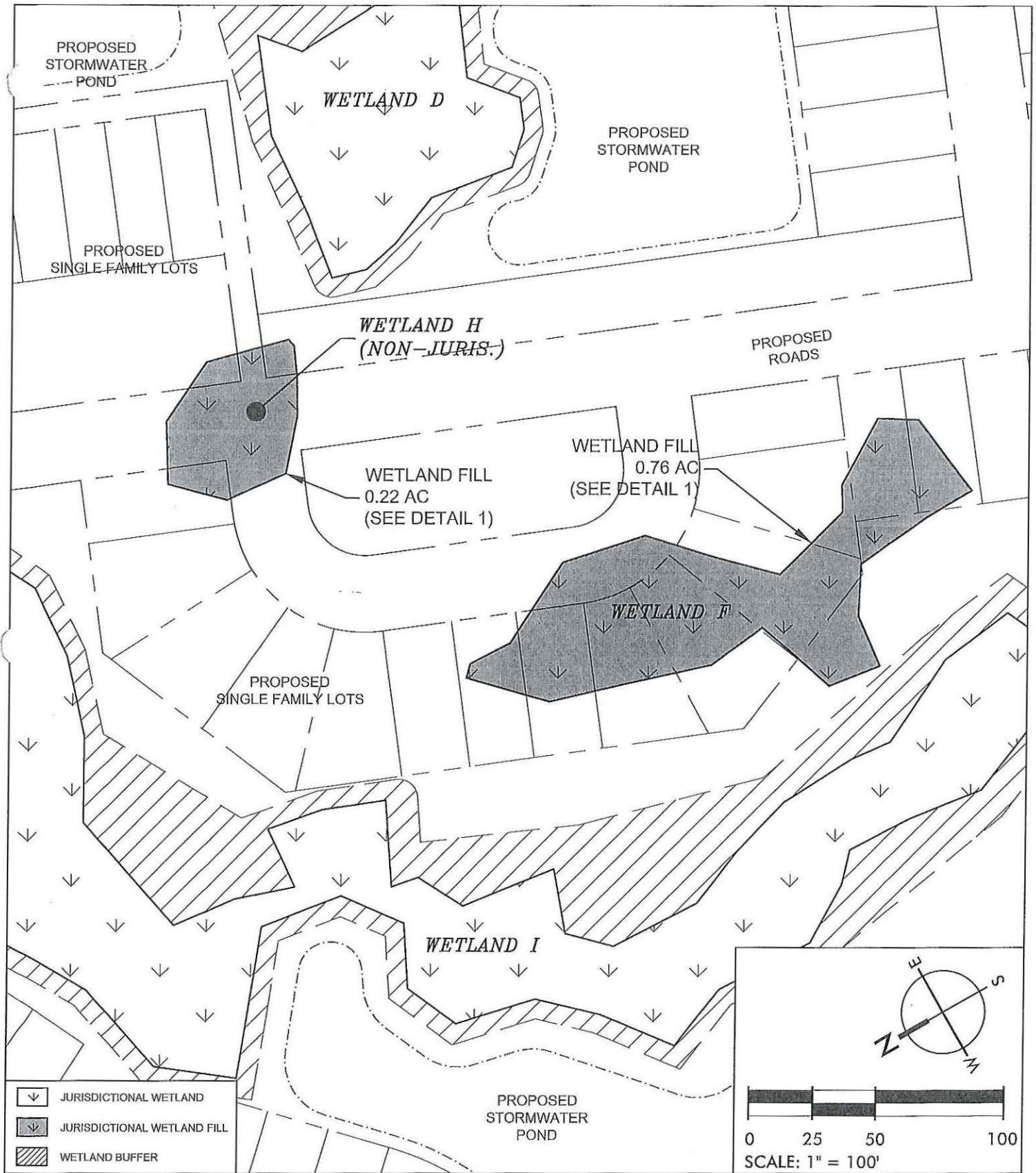
VIEW 2
SHEET 8



SWA+

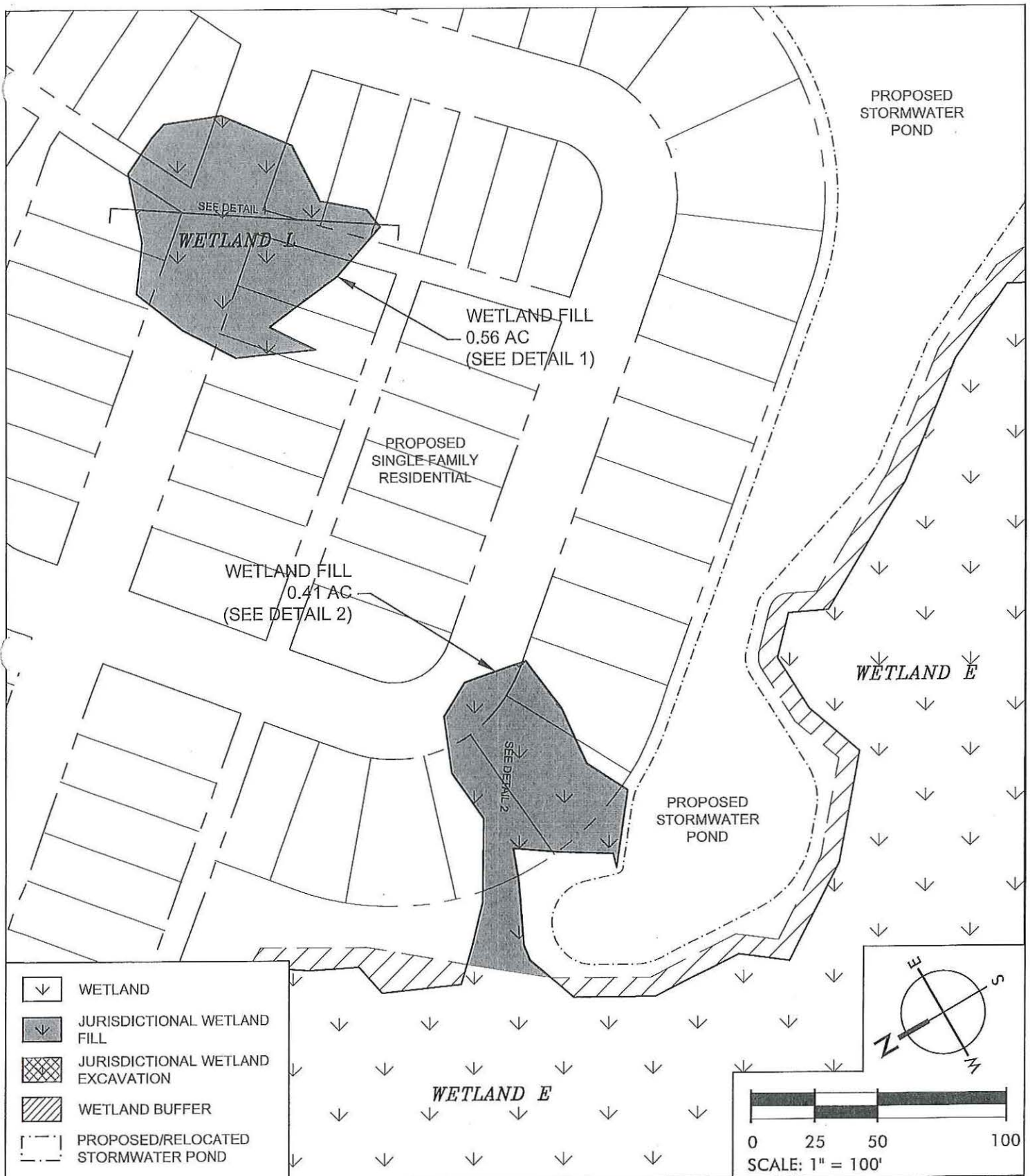
CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

VIEW 3
SHEET 9



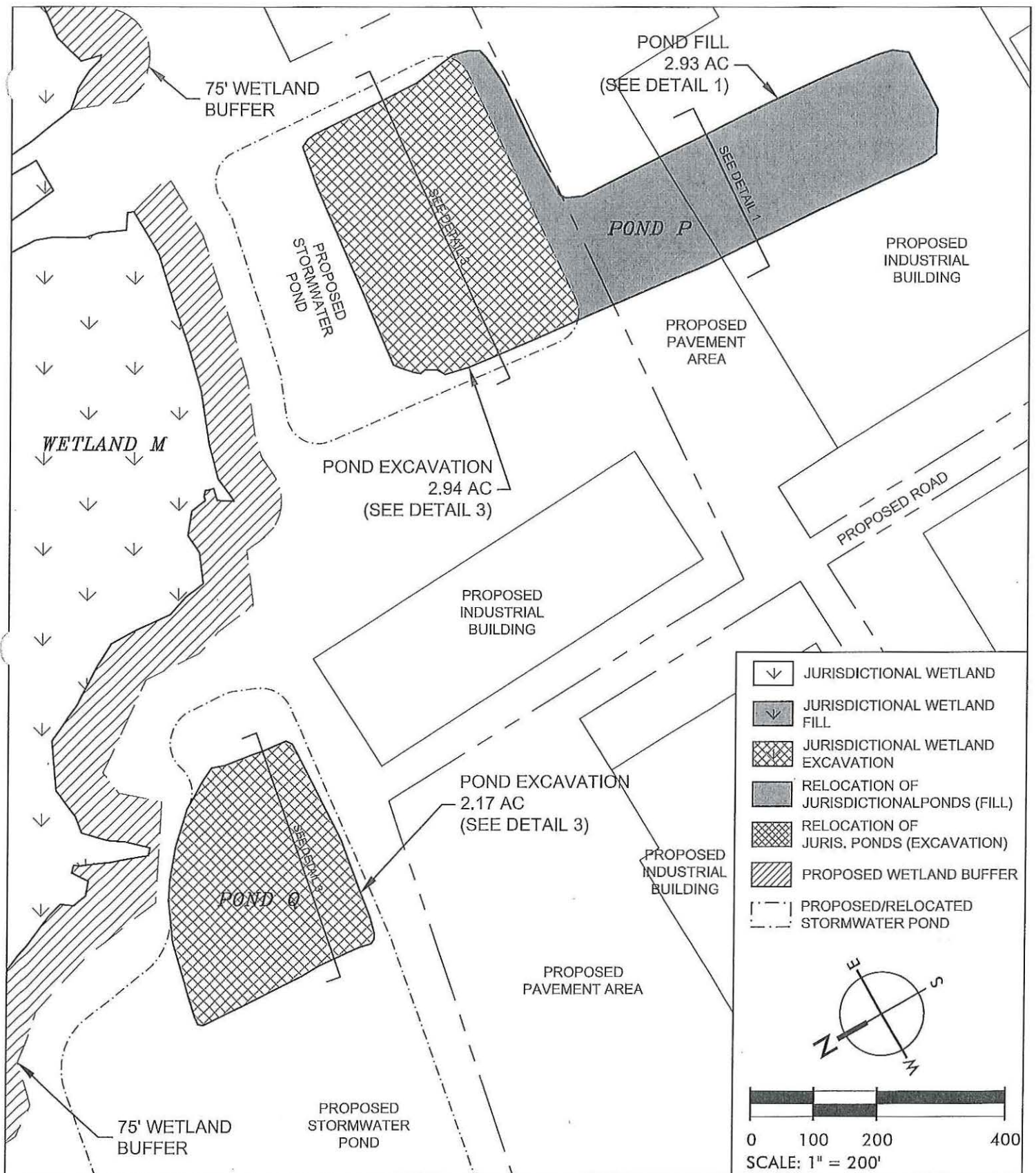
CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

VIEW 4
SHEET 10



CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

VIEW 5
SHEET 11

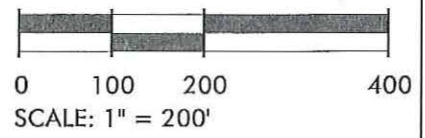
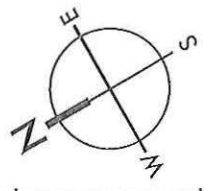


CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

VIEW 6
SHEET 12

CSX RIGHT OF WAY

EXISTING 70' EASEMENT



- JURISDICTIONAL POND
- RELOCATION OF JURISDICTIONAL PONDS (FILL)
- RELOCATION OF JURISDICTIONAL PONDS (EXCAVATION)
- PROPOSED WETLAND BUFFER
- PROPOSED/RELOCATED STORMWATER POND

PROPOSED PAVEMENT AREA

PROPOSED INDUSTRIAL BUILDING

POND FILL
4.12 AC

SEE DETAIL 3

POND R

PROPOSED INDUSTRIAL BUILDING

PROPOSED PAVEMENT AREA

POND EXCAVATION
0.33 AC

PROPOSED INDUSTRIAL BUILDING

PROPOSED PARKING

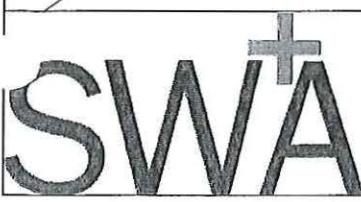
PROPOSED STORMWATER POND

PROPOSED ROAD

PROPOSED PARKING

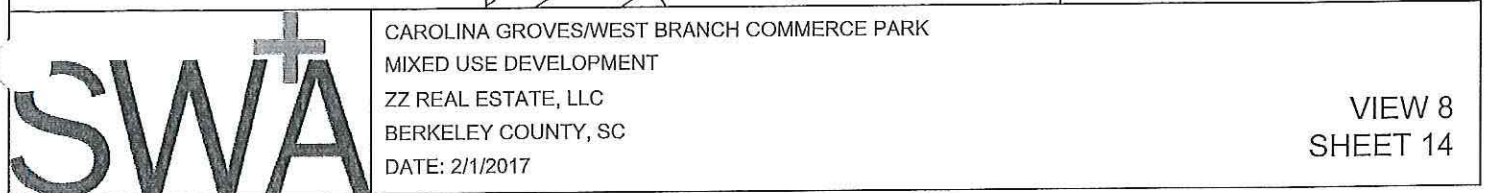
SEE DETAIL 4

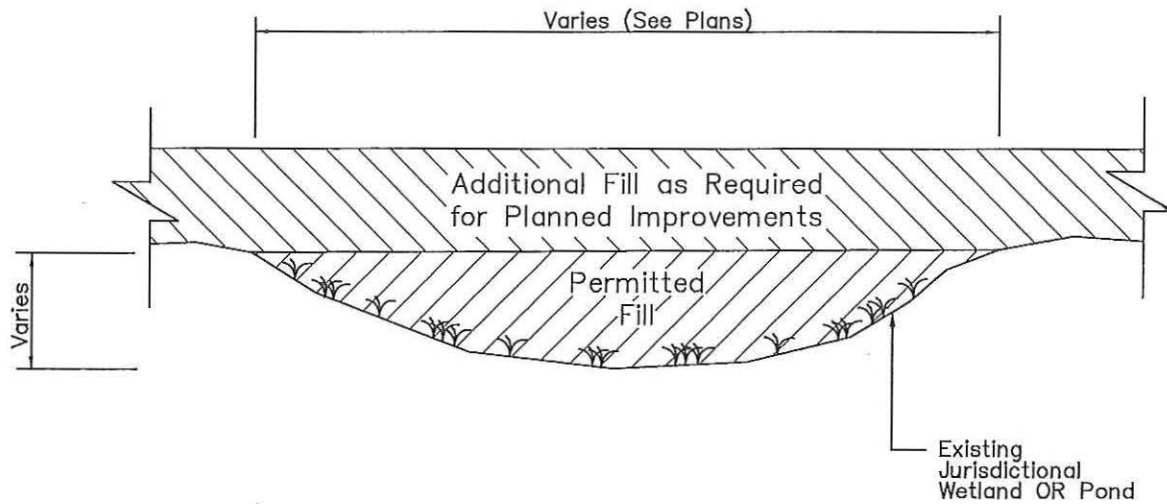
PROPOSED ROAD



CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

VIEW 7
SHEET 13





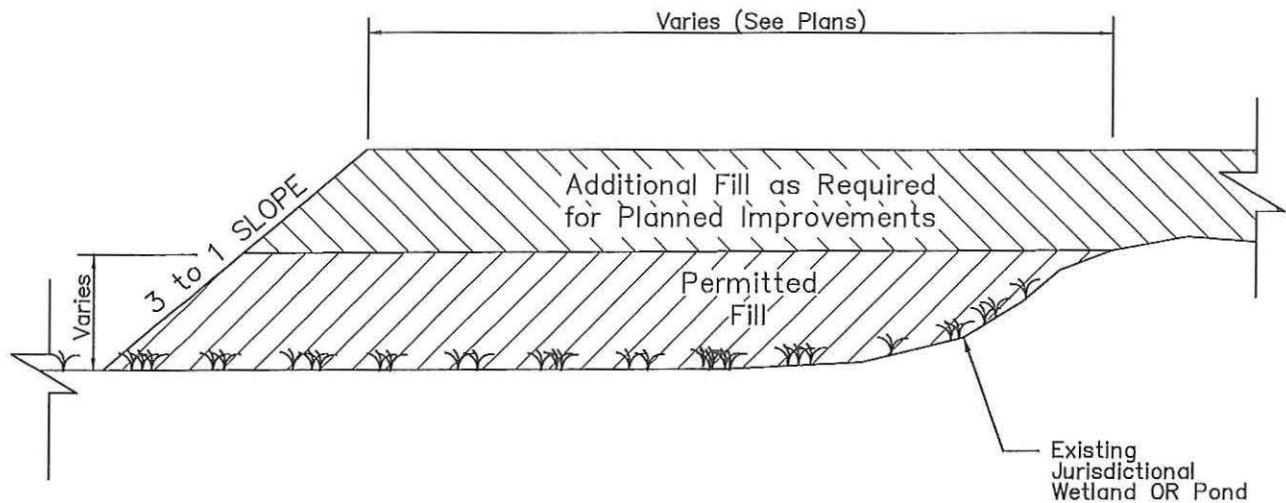
1

Typical Jurisdictional Wetland/Pond Fill
(NOT TO SCALE)



CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

DETAIL 1
SHEET 15



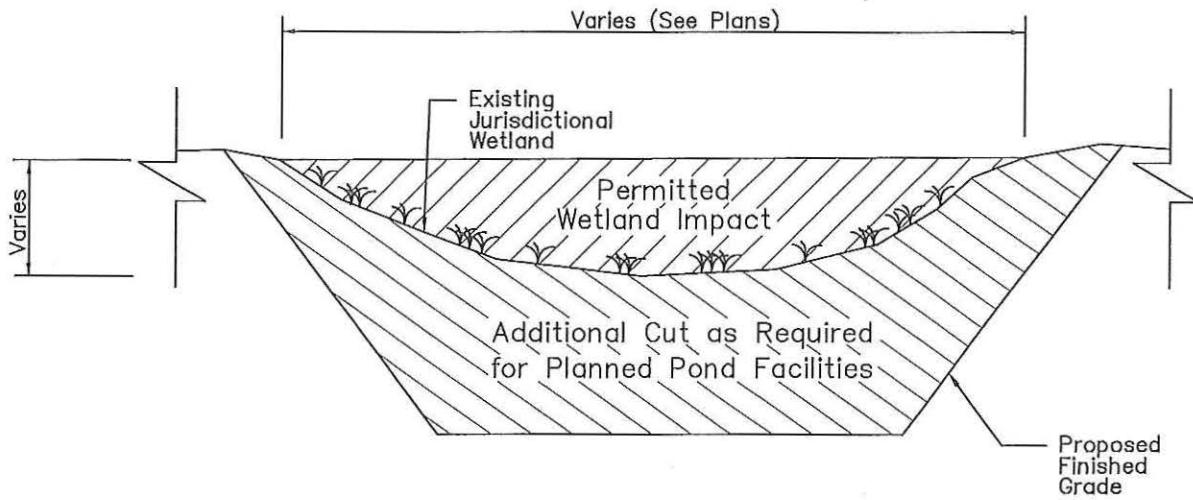
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Typical Partial Jurisdictional Wetland/Pond Fill
(NOT TO SCALE)

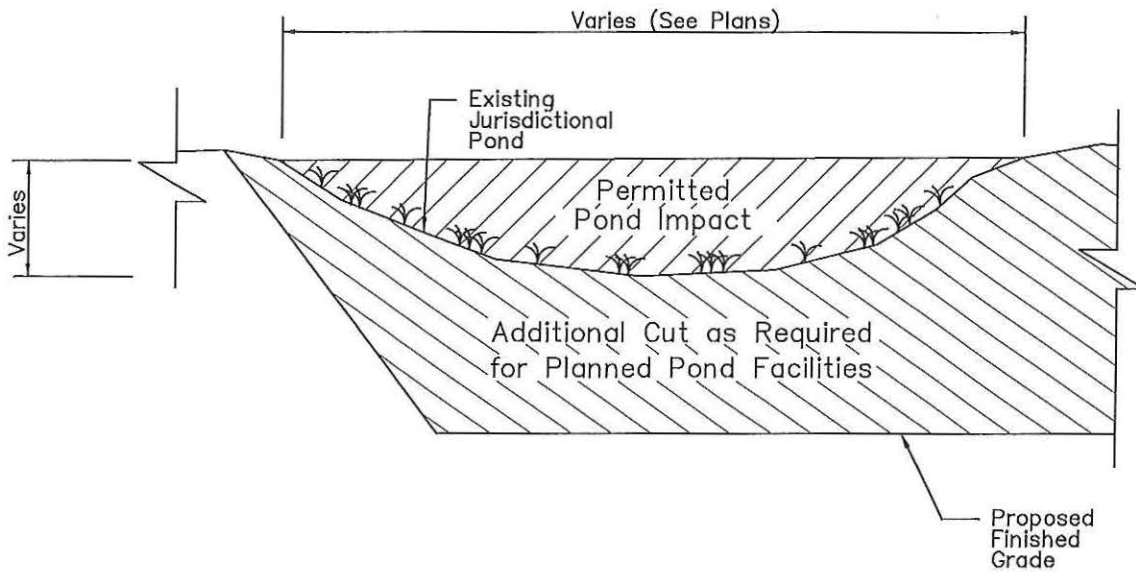


CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

DETAIL 2
SHEET 16



OR



3

Typical Jurisdictional Wetland/Pond Cut for Stormwater Pond
(NOT TO SCALE)



CAROLINA GROVES/WEST BRANCH COMMERCE PARK
MIXED USE DEVELOPMENT
ZZ REAL ESTATE, LLC
BERKELEY COUNTY, SC
DATE: 2/1/2017

DETAIL 3
SHEET 17