

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-2020-01582

April 16, 2021

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. Harj Cheema
GMH Land Holdings, Inc.
Unit 388, 1130 West Pender Street
Vancouver, BC V6E4A4
Canada

for a permit to expand an industrial laydown area within 0.99 acre of wetlands adjacent to

Popperdam Creek

at 2835 Ashley Phosphate Road in North Charleston, Charleston County, South Carolina (Latitude: 32.9336 °, Longitude: -80.0590 °), Ladson, SC USGS 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 filling 0.99 acre of freshwater wetlands to expand an industrial laydown area (Phase 2). The existing laydown area (Lease Area 3) is currently leased by Shyft Group (formerly the Spartan Motor Group) to store vehicles and materials from their nearby manufacturing facility located at 6555 Fain Street, North Charleston, SC. The Shyft Group has

outgrown their existing storage space at the manufacturing facility and Lease Area 3. Lease Areas 1 and 2, located on the subject GMH Land Holdings, Inc. property, are currently occupied by two other companies. Therefore, the applicant plans to expand the existing laydown area (Lease Area 3) by 7.9 acres to the north. Phase 1 (totaling 4.1 acres) will not impact wetlands or other waters, and Phase 2 (totaling 3.8 acres) is the proposed work within 0.99 acres of wetlands. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 9.86 mitigation credits from an approved mitigation bank. The project purpose is to allow the occupant of Lease Area 3 to expand as its business continues to grow at its North Charleston manufacturing facility.

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 0.99 acre of wetlands located 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 will have no effect on the Frosted flatwoods salamander (*Ambystoma cingulatum*), American wood stork (*Mycteria americana*), Eastern black rail (*Laterallus jamaicensis jamaicensis*), Bachman's warbler (*Vermivora bachmanii*), Piping plover (*Charadrius melodus*), Red knot (*Calidris canutus rufa*), Atlantic sturgeon (*Acipenser oxyrinchus*), Shortnose sturgeon (*Acipenser brevirostrum*), Finback whale (*Balaenoptera physalus*), Humpback whale (*Megaptera novaeangliae*), Right whale (*Eubalaena glacialis*), West Indian manatee (*Trichechus manatus*), American chaffseed (*Schwalbea americana*), Canby's dropwort (*Oxypolis canbyi*), Pondberry (*Lindera melissifolia*), Seabeach amaranth (*Amaranthus pumilus*), Green sea turtle (*Chelonia mydas*), Kemp's Ridley sea turtle (*Lepidochelys kempii*), Leatherback sea turtle (*Dermochelys coriacea*), and Loggerhead sea turtle (*Caretta caretta*); and is not likely to adversely affect the Northern long-eared bat (*Myotis septentrionalis*) and the Red-cockaded woodpecker (*Picoides borealis*). Furthermore, the

project will not 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 these determinations.

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.

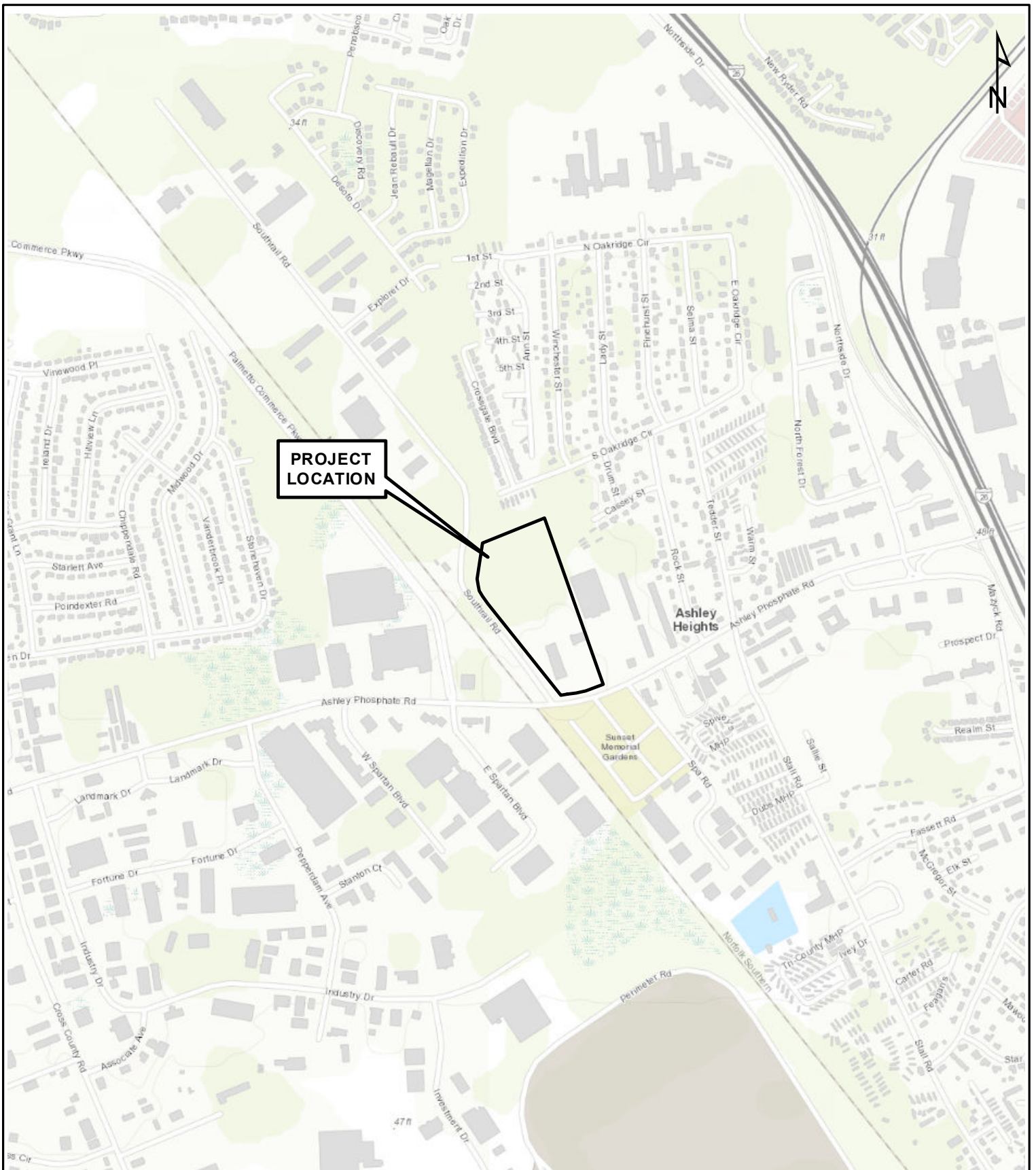
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate. 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 e-mail address: Leslie.A.Estill@usace.army.mil, or to the address below:**

**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 Leslie Estill, Project Manager, at (843) 329-8039, toll free at 1-866-329-8187, or by email at Leslie.A.Estill@usace.army.mil.

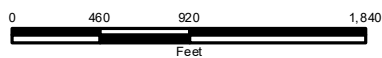


APPLICANT
 GMH LAND HOLDINGS, INC.
 2835 ASHLEY PHOSPHATE ROAD
 NORTH CHARLESTON, SOUTH CAROLINA

DATE: NOVEMBER 24, 2020

FIGURE 1

SITE LOCATION MAP

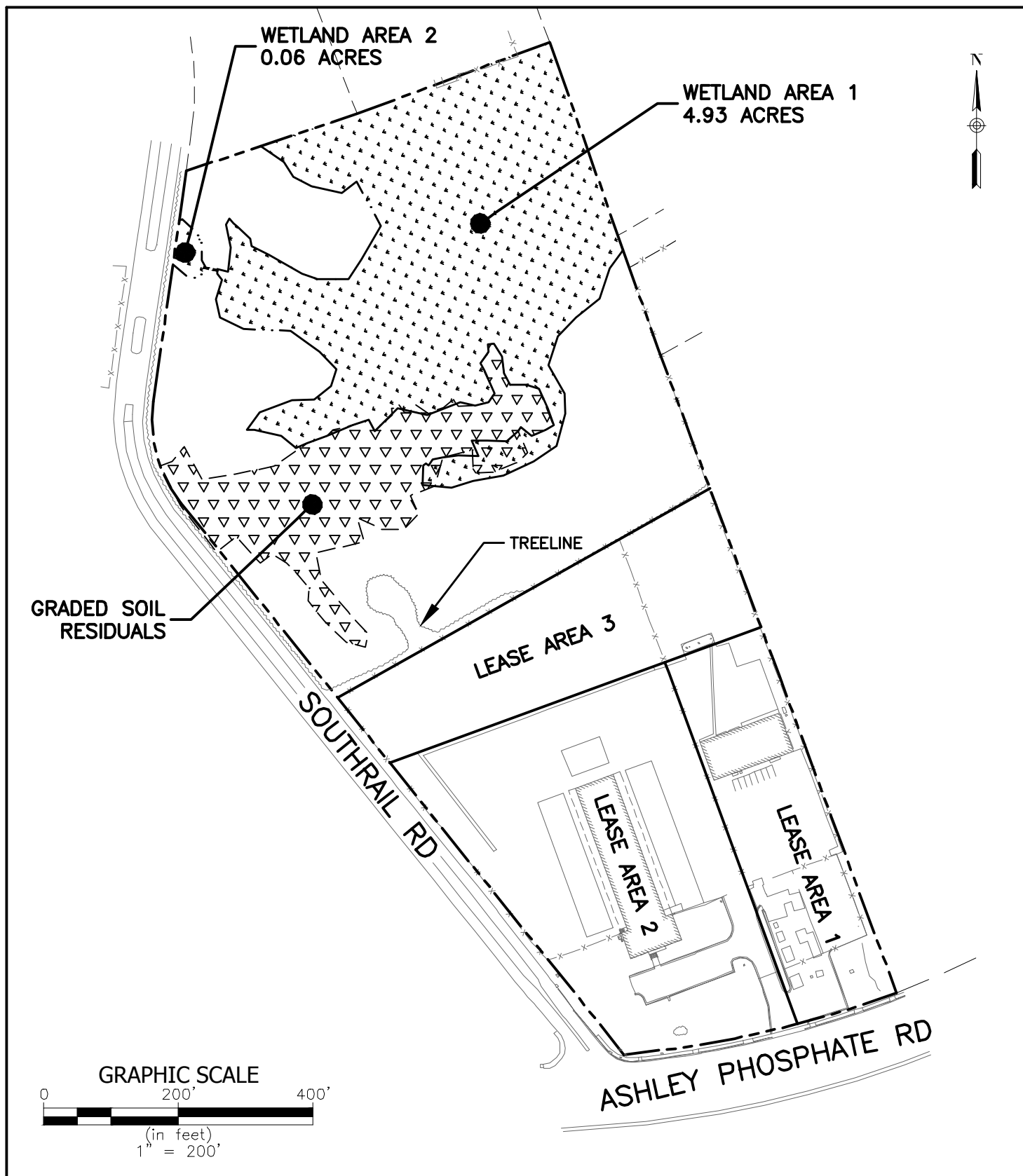


2835 ASHLEY PHOSPHATE ROAD
 NORTH CHARLESTON, SOUTH CAROLINA

ACTIVITY: COMMERCIAL DEVELOPMENT

AT: NORTH CHARLESOTN
 SOUTH CAROLINA

COUNTY: CHARLESTON



Engineering LLC

P.O. Box 30712 Charleston, SC 29417
 2040 Savage Road Charleston, SC 29407
 P 843.769.7378 F 843.769.7397
 www.GEL.com

Problem Solved

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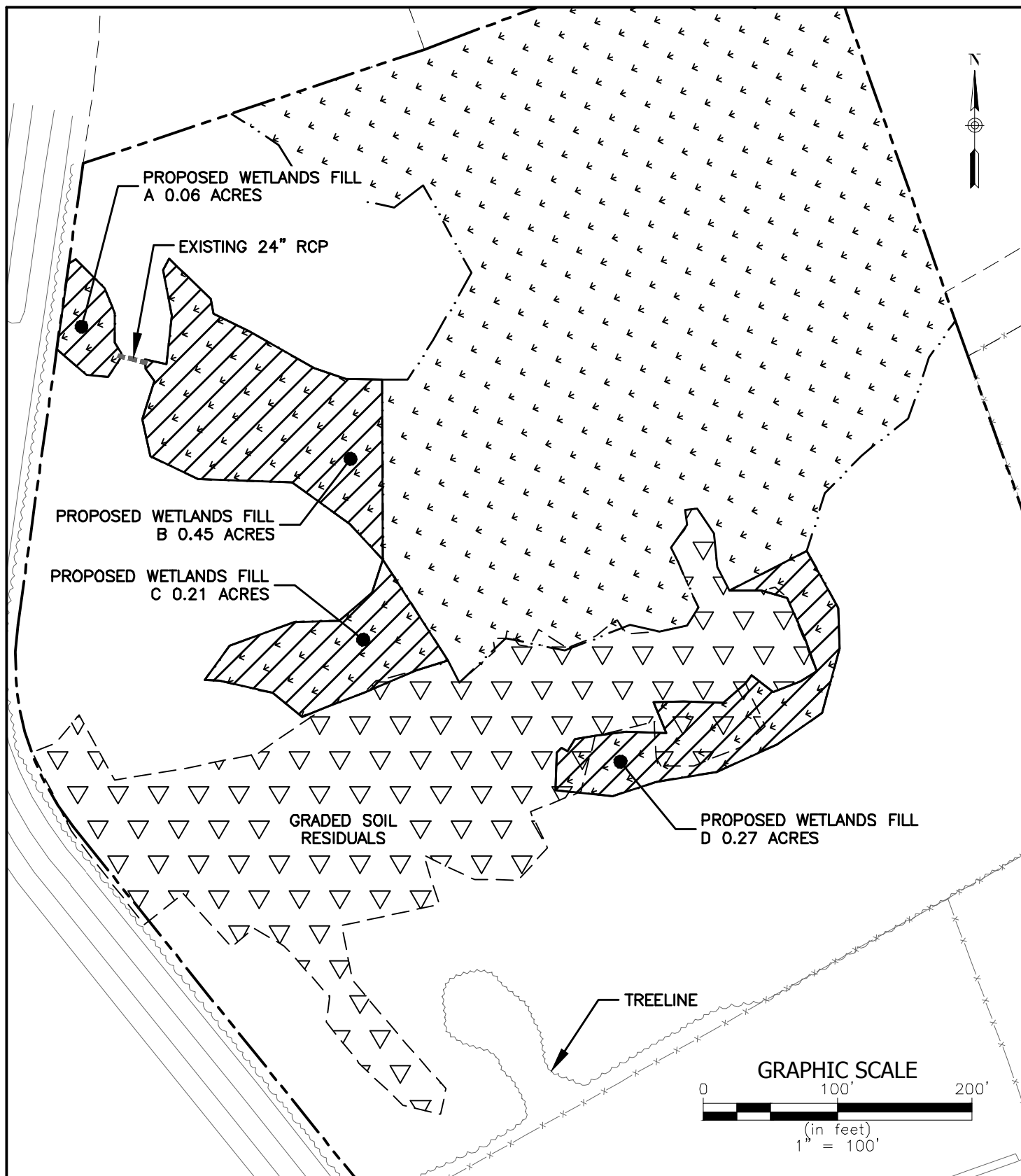
**FIGURE 2
 EXISTING CONDITION**

PROPOSED: COMMERCIAL DEVELOPMENT

AT: 2835 ASHLEY PHOSPHATE RD
 NORTH CHARLESTON, SC

COUNTY OF: CHARLESTON
 SOUTH CAROLINA

DATE: JANUARY 14, 2021



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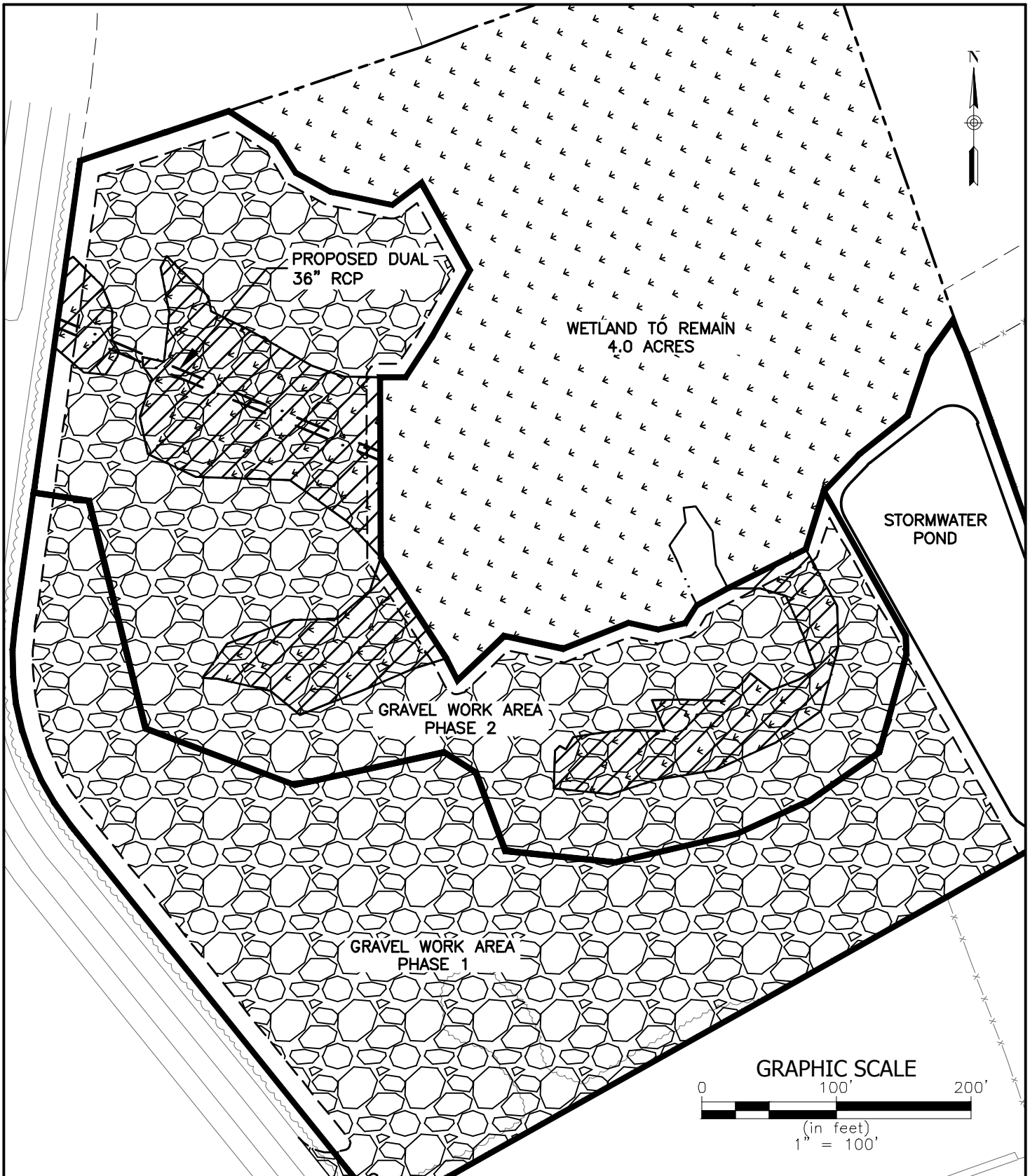
**FIGURE 3
PROPOSED FILL**

PROPOSED: COMMERCIAL DEVELOPMENT

AT: 2835 ASHLEY PHOSPHATE RD
NORTH CHARLESTON, SC

COUNTY OF: CHARLESTON
SOUTH CAROLINA

DATE: JANUARY 14, 2021



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**FIGURE 4
 PROPOSED SITE PLAN**

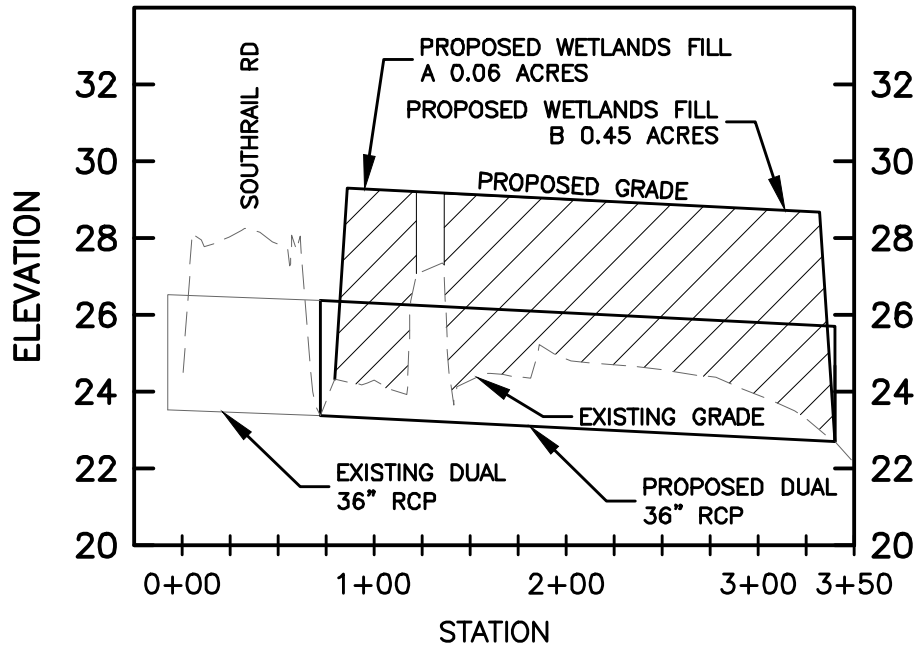
PROPOSED: COMMERCIAL DEVELOPMENT

AT: 2835 ASHLEY PHOSPHATE RD
 NORTH CHARLESTON, SC

COUNTY OF: CHARLESTON
 SOUTH CAROLINA

DATE: NOVEMBER 24, 2020

CROSS SECTION



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FIGURE 5 CROSS SECTION

PROPOSED: COMMERCIAL DEVELOPMENT

AT: 2835 ASHLEY PHOSPHATE RD
 NORTH CHARLESTON, SC

COUNTY OF: CHARLESTON
 SOUTH CAROLINA

DATE: NOVEMBER 24, 2020