



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Mr. Mike Roderer
Kittle Property Group, Inc.

Published: August 28, 2025
Expires: September 17, 2025

**Charleston District
Permit Application No. SAC 2009-00067**

TO WHOM IT MAY CONCERN: The Charleston District of the U.S. Army Corps of Engineers (Corps) 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).

The South Carolina Department of Environmental Services (SCDES) is also reviewing an application pursuant to Section 401 of the Clean Water Act (33 U.S.C. § 1341) and the South Carolina Coastal Zone Management Act (48-39-10 et. seq.). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Mr. Mike Roderer
Kittle Property Group Inc.
310 East 96th Street, Suite 400
Indianapolis, Indiana 46240

AGENT: Mr. Asher Howell
Newkirk Environmental Inc.
73 Sea Island Parkway
Suite 23
Beaufort, South Carolina 29907

WATERWAY AND LOCATION: The project would affect non-wetland waters of the United States associated with an un-named waterway which flows through Two Bridge Swamp to the New River. The project/review area is located along Speedway Boulevard in Beaufort, Jasper County, South Carolina (Latitude 32.2684 ° and Longitude -81.0786 °)

EXISTING CONDITIONS: The 32.71-acre project site is undeveloped and there is an existing un-named waterway (1,614 Linear Feet) and 14.38 acres of freshwater wetlands on the parcel. A DA Permit was originally issued on February 5, 2010, for a commercial and residential development on the property, with an expiration date of December 31, 2014. A time extension was granted on November 19, 2014, 2019, and 2024. The current permit is still valid until 2029. However, due to extenuating circumstances of the main road being relocated, the project was not constructed, and the footprint must be altered. The freshwater wetlands have already been preserved through restrictive covenants.

APPLICANT'S STATED PROJECT PURPOSE:

Basic: The applicant states that the project's purpose is to construct multi-family residential housing in Hardeeville, Jasper County.

Overall: The project's purpose is to construct multi-family residential housing in the Hardeeville, Bluffton, Beaufort, and Hilton Head areas of Jasper County that requires at a minimum of 20 acres of developable property, available for purchase, and appropriately zoned for multi-family that will meet rising housing demand in proximity to existing and future infrastructure.

PROPOSED WORK: The applicant requests authorization to impact 590 linear feet of the existing non-wetland waterway by re-aligning and culverting it to build a multi-family residential community with associated infrastructure.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The applicant has stated that the non-wetland feature bisects the property and is located at the planned entrance that connects this project to an existing road system from the adjacent property. Complete avoidance was impossible. The non-wetland waterway will be replaced, culverted, and relocated so all features and functions will be replaced.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

To purchase 2,014 stream credits from Palmetto Umbrella Great Swamp Mitigation Bank to account for the impacts to 590 linear feet. This bank is within the secondary HUC area for the project and applicant stated they will go to a primary HUC mitigation bank if credits become available.

SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES:

WATER QUALITY: SCDES, as the certifying authority for a 401 Water Quality Certification (401 WQC), is reviewing a request for certification to evaluate whether the proposed activity will comply with applicable water quality requirements in accordance with Clean Water Act section 401 (33 U.S.C. § 1341) and 40 CFR Part 121. The applicant is responsible for requesting a 401 WQC and providing the State any supplemental information that may be required to complete their review. A DA permit may not be issued prior to receipt of a certification (or waiver of certification) from SCDES.

COASTAL ZONE: The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930).

For questions regarding SCDES permitting procedures, please visit <https://des.sc.gov/permits-regulations/permit-central>. SCDES will receive written comments about the proposed work, as outlined above, until September 17, 2025. Comments may be submitted directly to the South Carolina Department of Environmental Services by email at WQCWetlands@des.sc.gov and OCRMPermitting@des.sc.gov.

CULTURAL RESOURCES:

The Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps' program-specific procedures include 33 CFR 325, Appendix C, and revised interim guidance issued in 2005 and 2007, respectively. The District Engineer consulted district files and records and the latest published version of the National Register of Historic Places (NRHP) and initially determines that:

No historic properties (i.e., properties listed in or eligible for inclusion in the NRHP) are present within the Corps' permit area; therefore, there will be no historic properties affected. The Corps subsequently requests concurrence from the State Historic Preservation Officer (SHPO) and/or Tribal Historic Preservation Officer (THPO).

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.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), National Marine Fisheries Service (NMFS) SERO Section 7 Mapper, and the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. There are no critical habitats within the vicinity of the proposed project.

The following species and/or critical habitat have the potential to be present in the action area:

Table 1: ESA-listed species and/or critical habitat potentially present in the action area.

Species	Federal Status
American Chaffseed (<i>Schwalbea americana</i>)	Endangered
Canby's Dropwort (<i>Oxypolis canbyi</i>)	Endangered

Eastern Black Rail (<i>Laterallus jamaicensis ssp. jamaicensis</i>)	Threatened
Green Sea Turtle (<i>Chelonia mydas</i>)	Threatened
Kemp's Ridley Sea Turtle (<i>Lepidochelys kempii</i>)	Endangered
Piping Plover (<i>Charadrius melodus</i>)	Threatened
Pondberry (<i>Lindera melissifolia</i>)	Endangered
Red-cockaded Woodpecker (<i>Dryobates borealis</i>)	Threatened
Wood Stork (<i>Mycteria americana</i>)	Threatened
Monarch Butterfly (<i>Danaus Plexippus</i>)	Proposed Threatened
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed Endangered
Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Endangered

Pursuant to Section 7 of the ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service (USFWS Project Code: 2024-0147644) for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

The Corps has determined the proposal would have no effect on any Essential Fish Habitat (EFH). There is no EFH identified at this location. Therefore, no consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996 is required.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The proposed project will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

EVALUATION: 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 benefits, 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 reasonably foreseeable impacts thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historical 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. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: 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 proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to 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 (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Charleston District will receive written comments on the proposed work, as outlined above, until September 17, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to L. Chantelle Carroll at Lchantelle.carroll@usace.army.mil. Alternatively, you may submit comments in writing to the District Engineer, U.S. Army Corps of Engineers, Charleston District, Attention: L. Chantelle Carroll, 69A Hagood Avenue, Charleston, South Carolina 29403-5107. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

As noted above, SCDES will receive written comments about the proposed work, as outlined above, until September 17, 2025. Comments may be submitted directly to the South Carolina Department of Environmental Services by email at OCRMPermitting@des.sc.gov and wqcwetlands@des.sc.gov.



119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

(843) 837-5250

www.WardEdwards.com

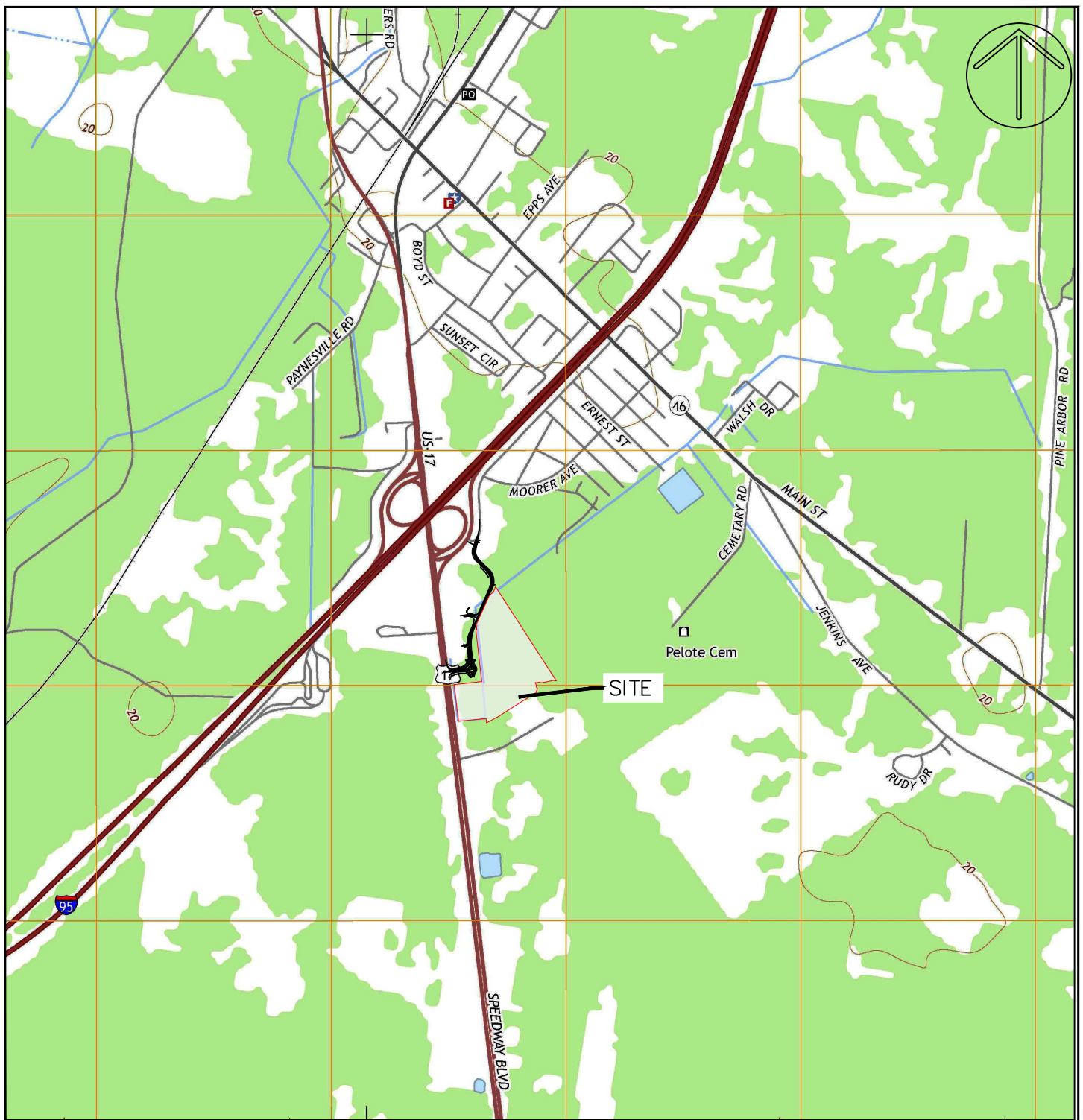
LOCATION MAP GATEWAY CROSSING MULTI-FAMILY SPEEDWAY BLVD

LOCATION: JASPER COUNTY, SC

DATE: 07/25/25

PROJECT #: 220131

SHEET: 1 OF 5
SCALE: 1" = 2000'



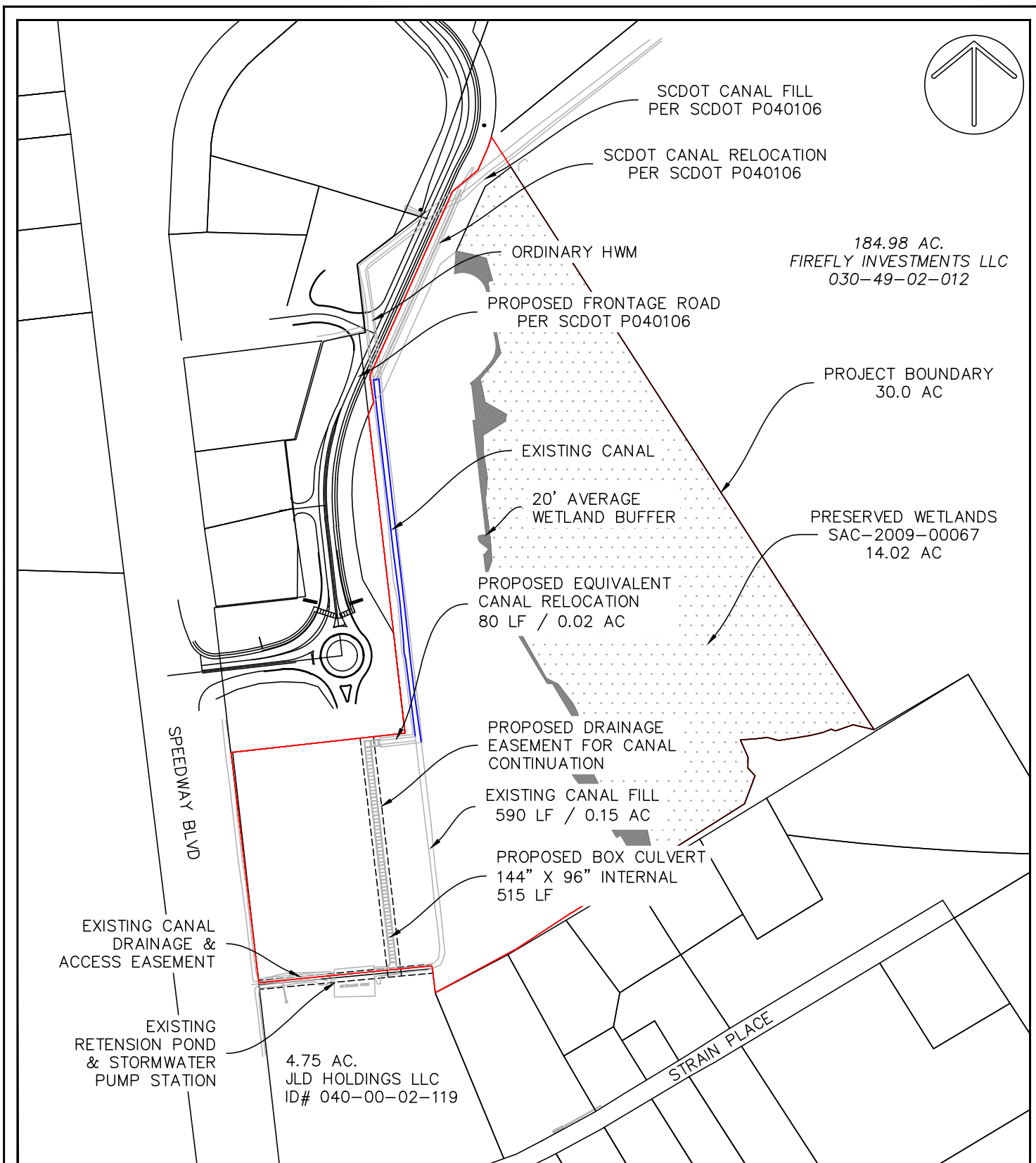
119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

USGS MAP GATEWAY CROSSING MULTI-FAMILY SPEEDWAY BLVD

LOCATION: JASPER COUNTY, SC
DATE: 07/25/25
PROJECT #: 220131

SHEET: 2 OF 5
SCALE: 1" = 2000'



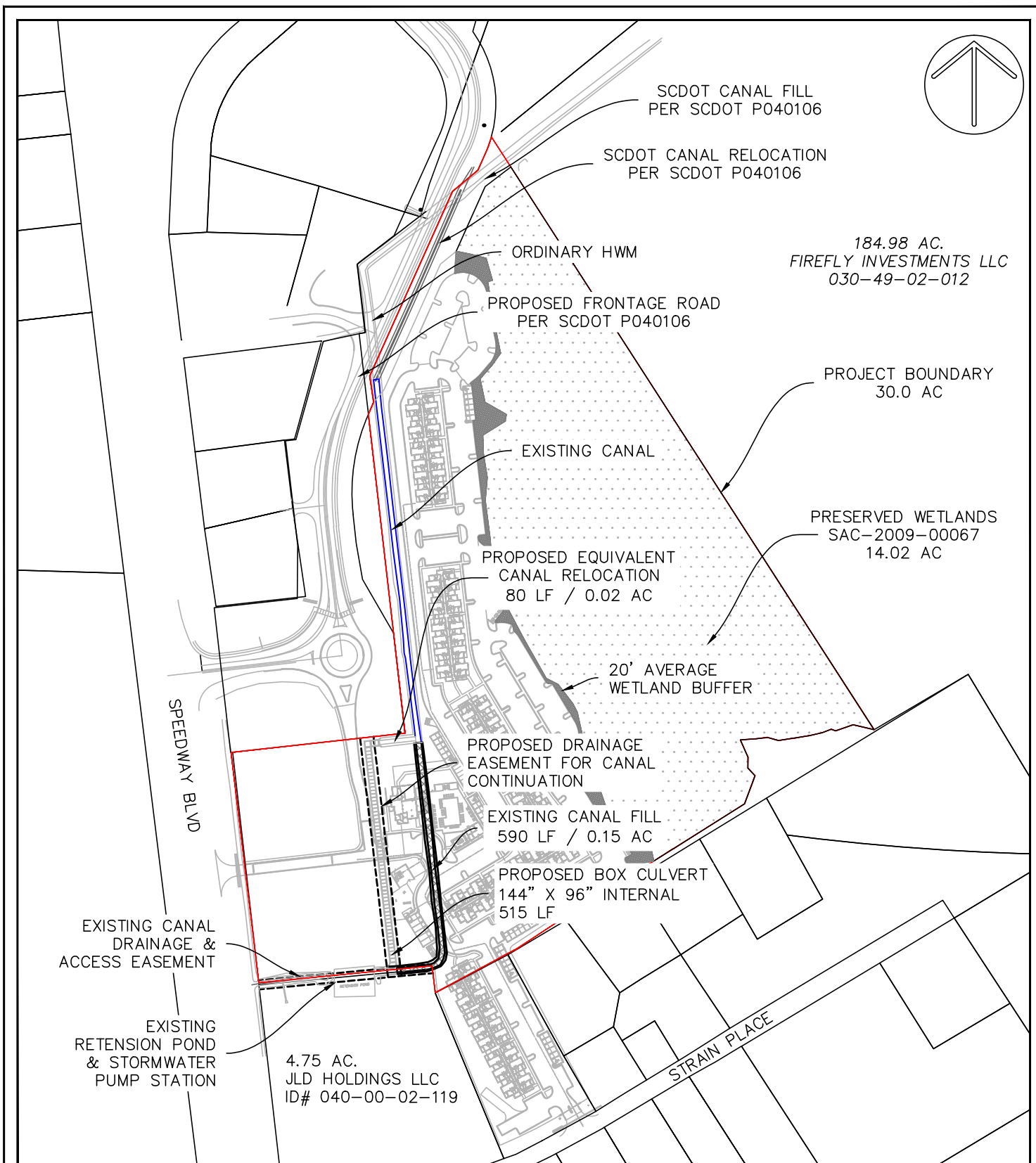
119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

CANAL EXHIBIT GATEWAY CROSSING MULTI-FAMILY SPEEDWAY BLVD

LOCATION: JASPER COUNTY, SC
DATE: 07/25/25
PROJECT #: 220131

SHEET: 3 OF 5
SCALE: 1" = 300'



119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

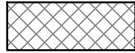
(843) 837-5250
www.WardEdwards.com

CANAL EXHIBIT GATEWAY CROSSING MULTI-FAMILY SPEEDWAY BLVD

LOCATION: JASPER COUNTY, SC
DATE: 07/25/25
PROJECT #: 220131

SHEET: 3B OF 5
SCALE: 1" = 300'

LEGEND



CANAL TO BE EXCAVATED



CANAL TO BE FILLED

CANAL FILL TOTAL

IMPACTED ACREAGE	0.15
LF	590
CF	54,365

CANAL EXCAVATION TOTAL

REPLACEMENT ACREAGE	0.02
LF	80
CF	6,365

New Culvert 515 LF

SUMMARY INFORMATION

TOTAL PROJECT AREA	30.04 AC
EXISTING JURISDICTIONAL WETLANDS	14.02 AC
PRESERVED JURISDICTIONAL WETLANDS	14.02 AC
AVERAGE 20' WETLAND BUFFER	0.70 AC
EXISTING CANAL	1,614 LF / 138,917 CF
TOTAL CANAL TO BE FILLED	590 LF / 54,365 CF
TOTAL CANAL TO BE EXCAVATED	80 LF / 6,365 CF



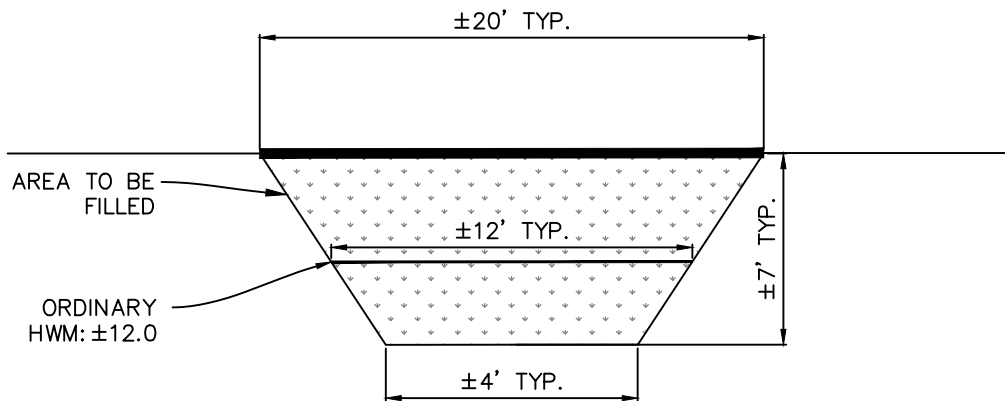
119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

LEGEND AND SUMMARY INFORMATION GATEWAY CROSSING MULTI-FAMILY SPEEDWAY BLVD

LOCATION: JASPER COUNTY, SC
DATE: 07/25/25
PROJECT #: 220131

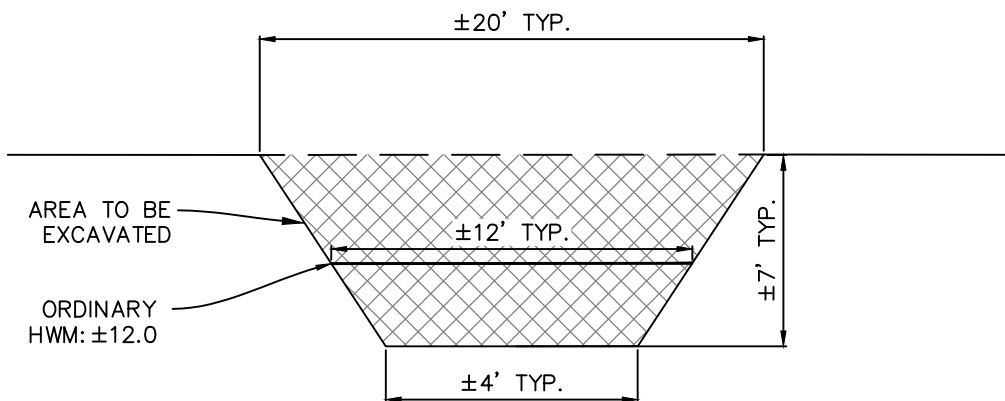
SHEET: 4 OF 5
SCALE: N.T.S.



EXISTING CANAL

NOT TO SCALE

NOTE:
FILL TOTALS
590 LF
0.15 AC
54,365 CF



RELOCATED CANAL

NOT TO SCALE

NOTE:
EXCAVATION TOTALS
80 LF
0.02 AC
6,365 CF



119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

TYPICAL WETLAND FILL
GATEWAY CROSSING MULTI-FAMILY
SPEEDWAY BLVD

LOCATION: JASPER COUNTY, SC
DATE: 07/25/25
PROJECT #: 220131

SHEET: 5 OF 5
SCALE: N.T.S.