

**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: SAC-2022-01769

8 February 2023

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), the South Carolina Coastal Zone Management Act (48-39-10 et.seq.), and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et. seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**Mr. Joseph Walker**  
**Spring Grove Logistics SC Property Owner LP**  
**17304 Preston Rd Suite 550**  
**Dallas, Texas 75252**

**Mr. Ryan Clarey**  
**Newkirk Environmental, Inc.**  
**P O Box 746**  
**Mt. Pleasant, South Carolina 29465**  
**ryan@newkirkenv.com**

for a permit to place fill material in wetlands associated with the

a Tributary of Sophia Swamp

located adjacent to Cypress Gardens Road in Moncks Corner, Berkeley County, South Carolina (Latitude: 33.07101 °, Longitude: -79.98418 °), Kittredge 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.

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

### **Applicant's Stated Purpose**

According to the applicant, the purpose of the proposed project is to develop a site for the construction and operation of a new inland warehouse facility of imported and exported goods intend to complement and support supply chain logistics, operations, and supplemental industries associated with the growing operations of the Port of Charleston and meet the demand and industrial warehouse space in the greater Charleston area.

### **Project Description**

The proposed work consists of the discharge of fill material into 2.7 acres of wetlands for the construction of an industrial building. In detail, the proposed work involves the discharge of 17,235 cubic yards of fill material not 2.7 acres of wetlands for the construction of one (1) 544,040 square foot warehouse/distribution facility building with incorporated loading docks, dedicated truck/trailer/POV parking, dedicated stormwater detention basins, and an independent vehicular access into and within the site via a newly constructed entrance road to the parcel off of Cypress Gardens Road.

### **Avoidance and Minimization**

The applicant has stated that the proposed project will avoid avoid impacts to a 1.05 acre wetland and will preserve 0.91 acre of the wetland with 1.61 acre of upland buffer.

### **Proposed Compensatory Mitigation**

The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 28.4 mitigation credits to compensate for the proposed

impacts.

### **South Carolina Department of Health and Environmental Control**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the certifying authority, South Carolina Department of Health and Environmental Control, in accordance with provisions of Section 401 of the Clean Water Act (CWA). The CWA Section 401 Certification Rule (Certification Rule, 40 CFR 121), effective September 11, 2020, requires certification, or waiver, for any license or permit that authorizes an activity that may result in a discharge. The scope of a CWA Section 401 Certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. The applicant is responsible for requesting certification and providing required information to the certifying authority. In accordance with Certification Rule part 121.12, the Corps will notify the U.S. Environmental Protection Agency Administrator when it has received a Department of the Army (DA) permit application and the related certification. The Administrator is responsible for determining if the discharge may affect water quality in a neighboring jurisdiction. The DA permit may not be issued pending the conclusion of the Administrator's determination of effects on neighboring jurisdictions.

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.

### **Essential Fish Habitat**

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 2.7 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.

### **Endangered Species**

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project and based on the location of the project and available information, the following species may be present in the County(s) where the work will occur: Frosted flatwoods salamander, American wood stork, red-cockaded woodpecker, Atlantic sturgeon, shortnose sturgeon, Northern long-eared bat, West Indian manatee, American chaffseed, Canby's dropwort, and pondberry.

Based on all information provided by the applicant and the most recently available information, the District Engineer has determined the following: The project will have no effect on the Frosted flatwoods salamander, red-cockaded woodpecker, Atlantic sturgeon, shortnose sturgeon, West Indian manatee, American chaffseed, Canby's dropwort, and pondberry and will not result in the destruction or adverse modification of designated or proposed critical habitat.

The project is not likely to adversely affect the American wood stork or the Northern long eared bat, 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.

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 listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity.

### **Cultural Resources**

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).

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.

### **Corps' 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 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, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. 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.

### **Solicitation of Public Comment**

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. 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.

**Please submit comments in writing, identifying the project of interest by public notice/file number (SAC-2022-01769), to [Tracy.D.Sanders@usace.army.mil](mailto:Tracy.D.Sanders@usace.army.mil) or the following address:**

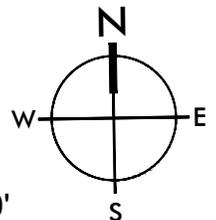
**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue**

**Charleston, SC 29403-5107**

If there are any questions concerning this public notice, please contact Tracy D. Sanders, Project Manager, at (843) 329-8190, toll free at 1-866-329-8187, or by email at [Tracy.D.Sanders@usace.army.mil](mailto:Tracy.D.Sanders@usace.army.mil).



ACTIVITY: INDUSTRIAL DEVELOPMENT  
PROJECT: SPRING GROVE INDUSTRIAL - EAST TRACT - BUILDING 2  
ADDRESS: CYPRESS GARDENS ROAD  
 MONCKS CORNER, SC 29461  
LOCATION: BERKELEY COUNTY  
LATITUDE: 33.07° N    LONGITUDE: 79.98° W

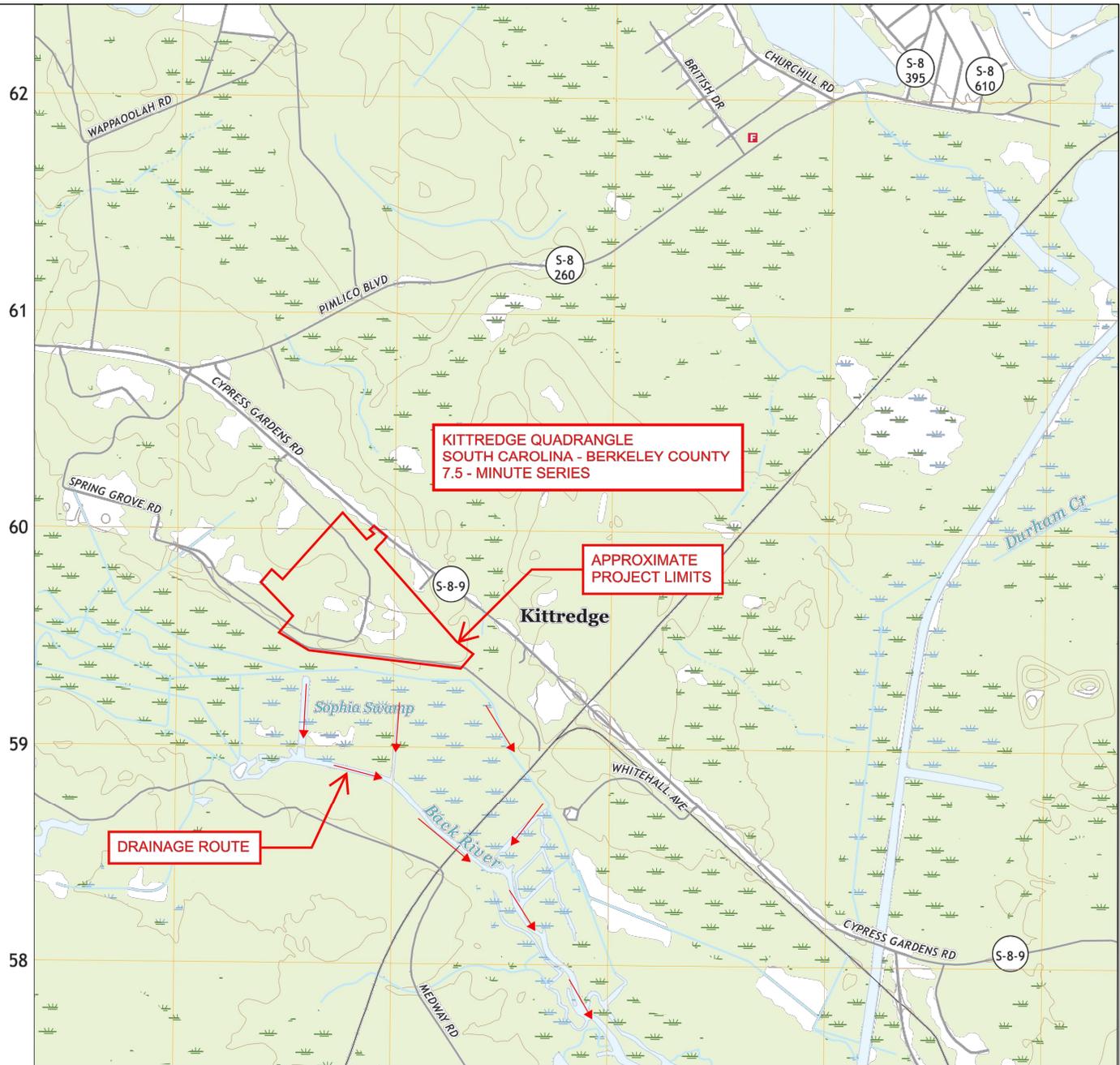


APPLICANT:  
 SPRING GROVE LOGISTICS SC  
 PROPERTY OWNER LP

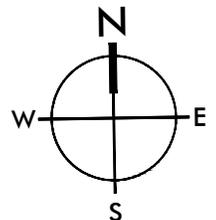
DATE: 12/20/2022

LOCATION MAP

SHEET 1 OF 8



**ACTIVITY:** INDUSTRIAL DEVELOPMENT  
**PROJECT:** SPRING GROVE INDUSTRIAL - EAST TRACT - BUILDING 2  
**ADDRESS:** CYPRESS GARDENS RD  
 MONCKS CORNER, SC 29461  
**LOCATION:** BERKELEY COUNTY  
**LATITUDE:** 33.07° N     **LONGITUDE:** 79.98° W



NOT TO SCALE

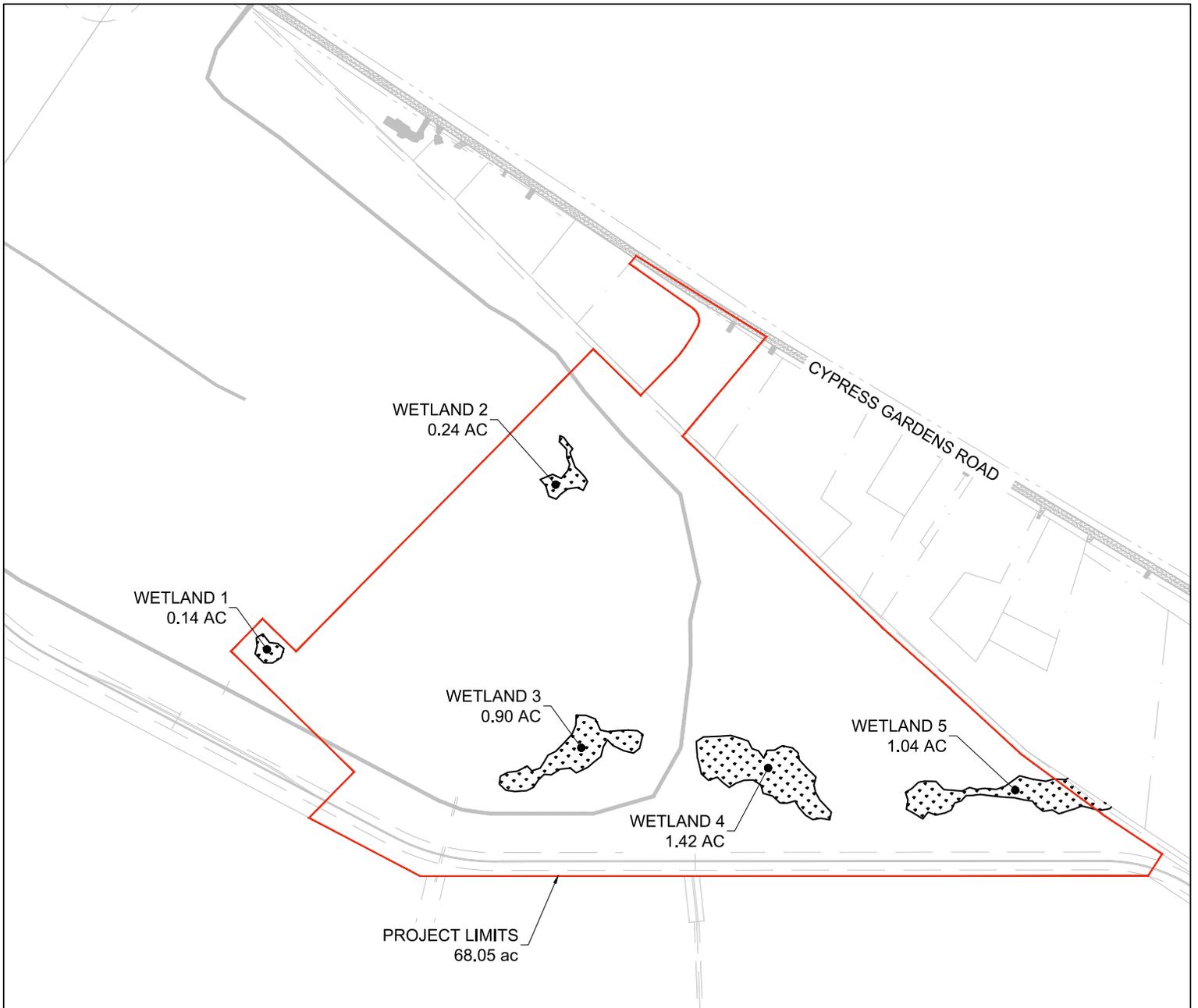


**APPLICANT:**  
 SPRING GROVE LOGISTICS SC  
 PROPERTY OWNER LP

**DATE:** 12/20/2022

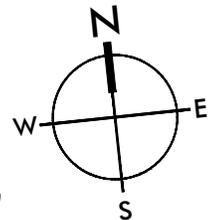
KITTREDGE QUADRANGLE

SHEET 2 OF 8



WETLAND CHART	
EXISTING WETLANDS	3.74 AC

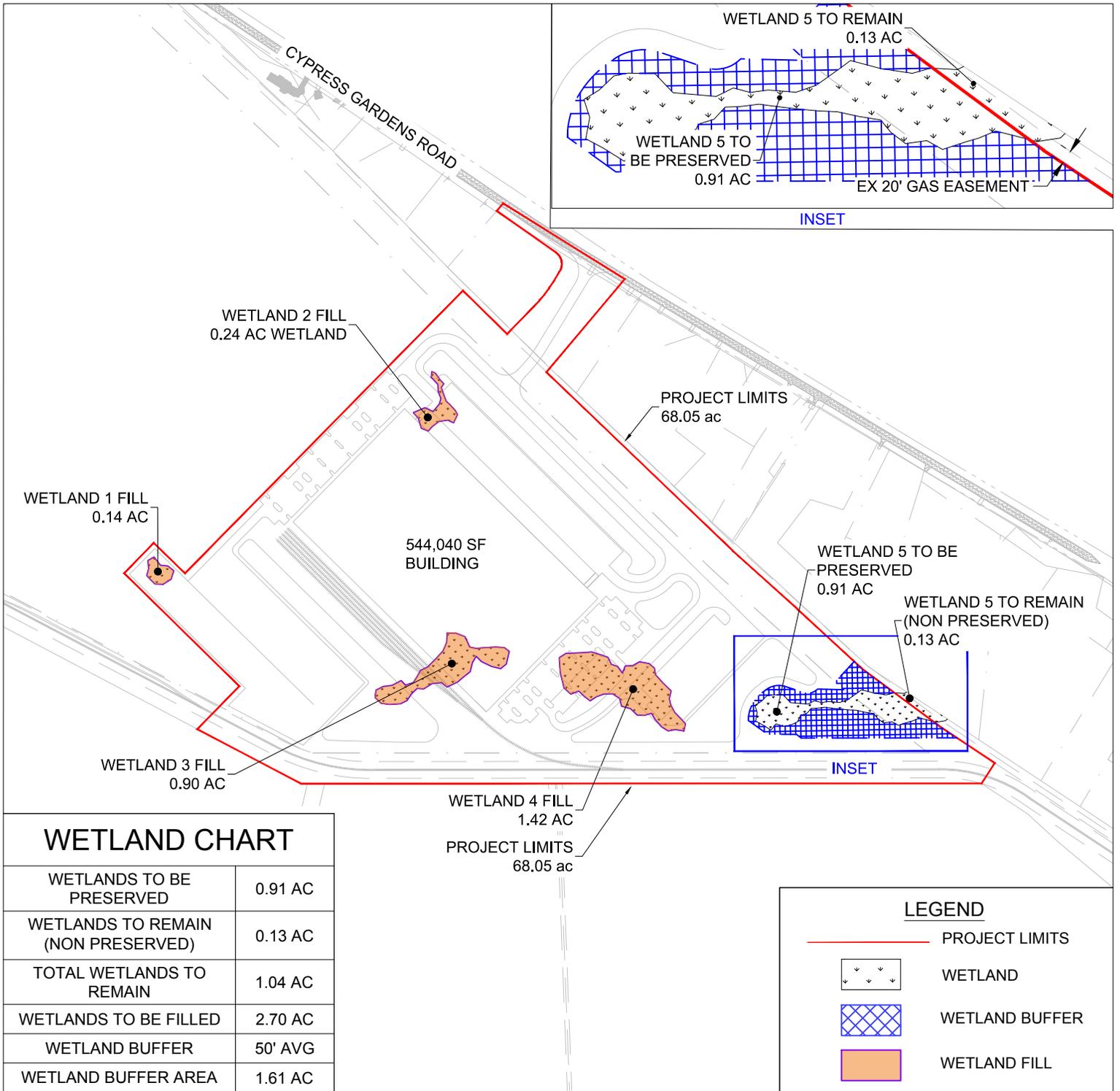
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**ADDRESS:** CYPRESS GARDENS ROAD  
 MONCK'S CORNER, SC 29461  
**LOCATION:** BERKELEY COUNTY  
**LATITUDE:** 33.07° N      **LONGITUDE:** 79.98° W  
**SCALE:** 1"=500'



**APPLICANT:**  
 SPRING GROVE LOGISTICS SC  
 PROPERTY OWNER LP

**DATE:** 12/20/2022

PRE IMPACT CONDITIONS



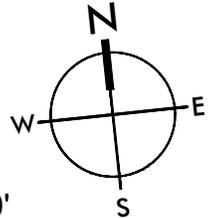
### WETLAND CHART

WETLANDS TO BE PRESERVED	0.91 AC
WETLANDS TO REMAIN (NON PRESERVED)	0.13 AC
TOTAL WETLANDS TO REMAIN	1.04 AC
WETLANDS TO BE FILLED	2.70 AC
WETLAND BUFFER	50' AVG
WETLAND BUFFER AREA	1.61 AC

### LEGEND

	PROJECT LIMITS
	WETLAND
	WETLAND BUFFER
	WETLAND FILL

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SCALE: 1" = 500'

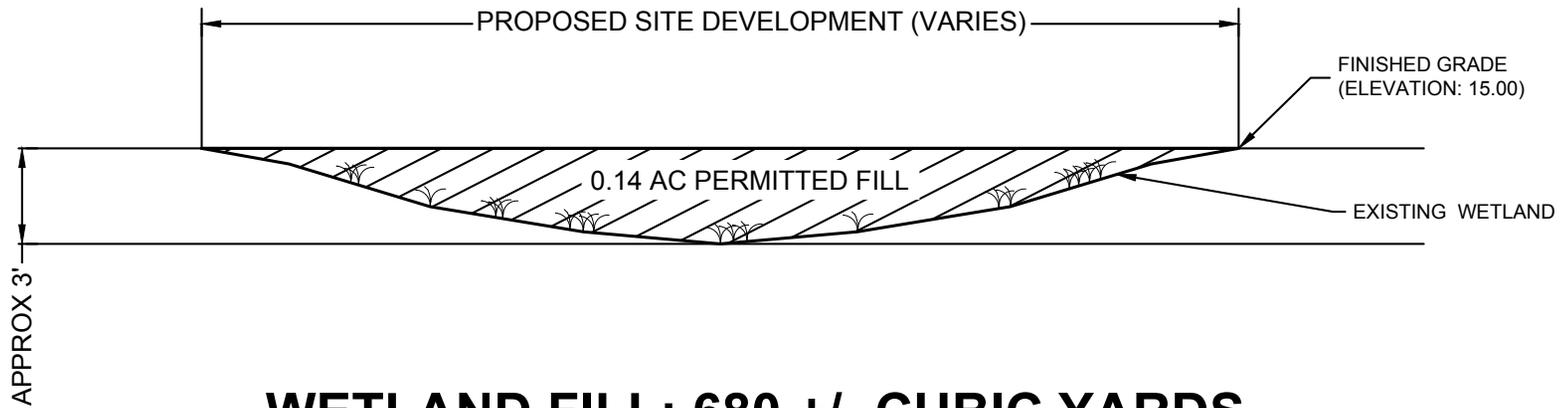


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POST-IMPACT  
CONDITIONS

SHEET 4 OF 8



## WETLAND FILL: 680 +/- CUBIC YARDS

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: NTS

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 LOCATION: BERKELEY COUNTY  
 LATITUDE: 33.07°N    LONGITUDE: 79.98°W

NOTE: CROSS SECTION WIDTH  
 AND HEIGHT WILL BE BASED ON  
 LOCATION IN WETLANDS

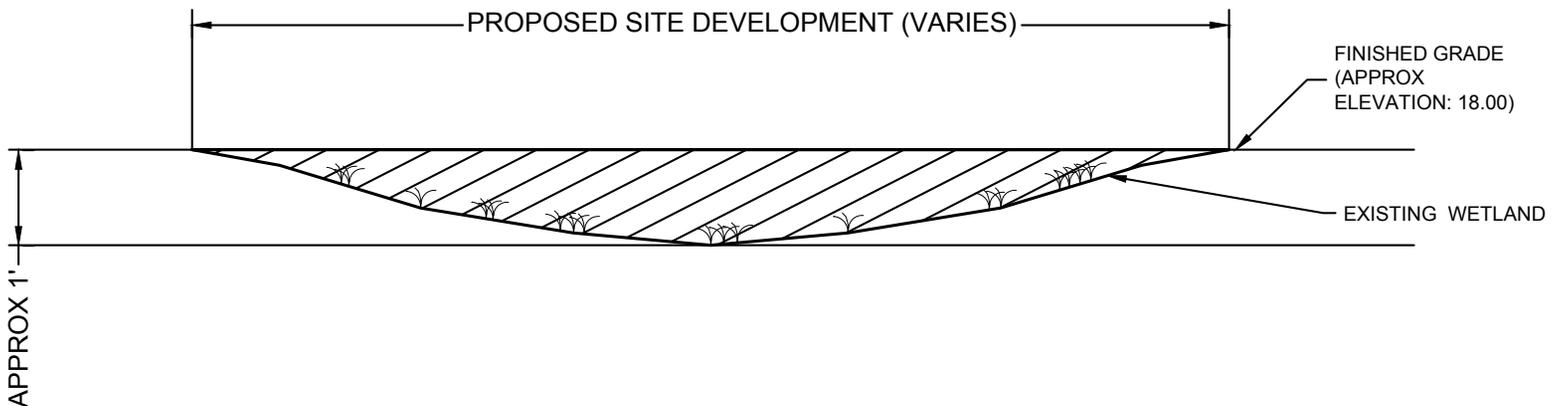


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WETLAND 1 FILL CROSS SECTION  
 0.14 AC FILL AREA

SHEET 5 OF 8



**WETLAND FILL: 350 +/- CUBIC YARDS**

HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: NTS

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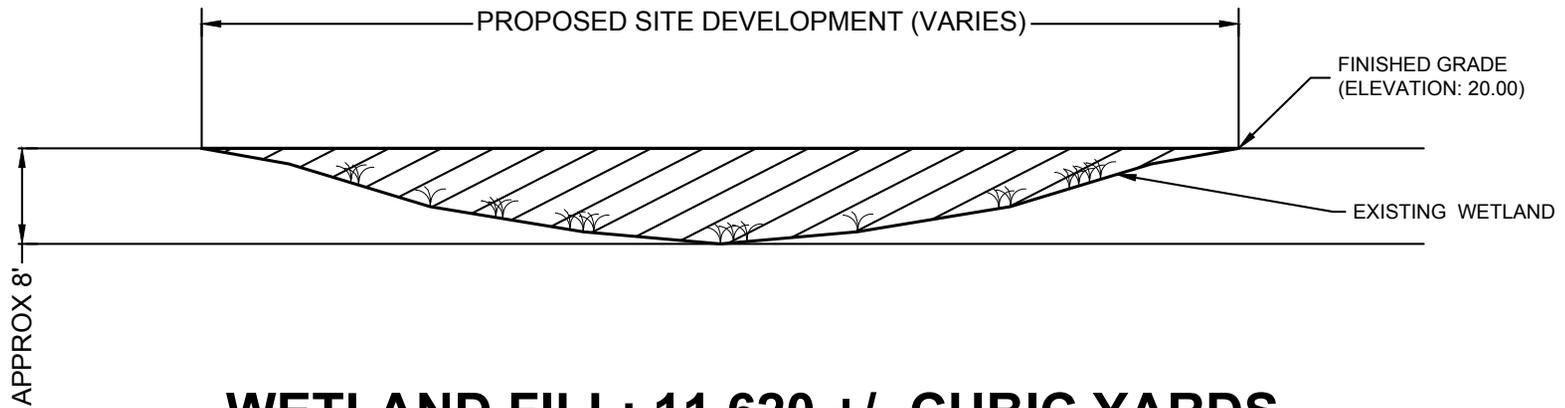
NOTE: CROSS SECTION WIDTH  
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WETLAND 2 FILL CROSS SECTION  
 0.24 AC FILL AREA



**WETLAND FILL: 11,620 +/- CUBIC YARDS**

HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: NTS

ACTIVITY: INDUSTRIAL DEVELOPMENT  
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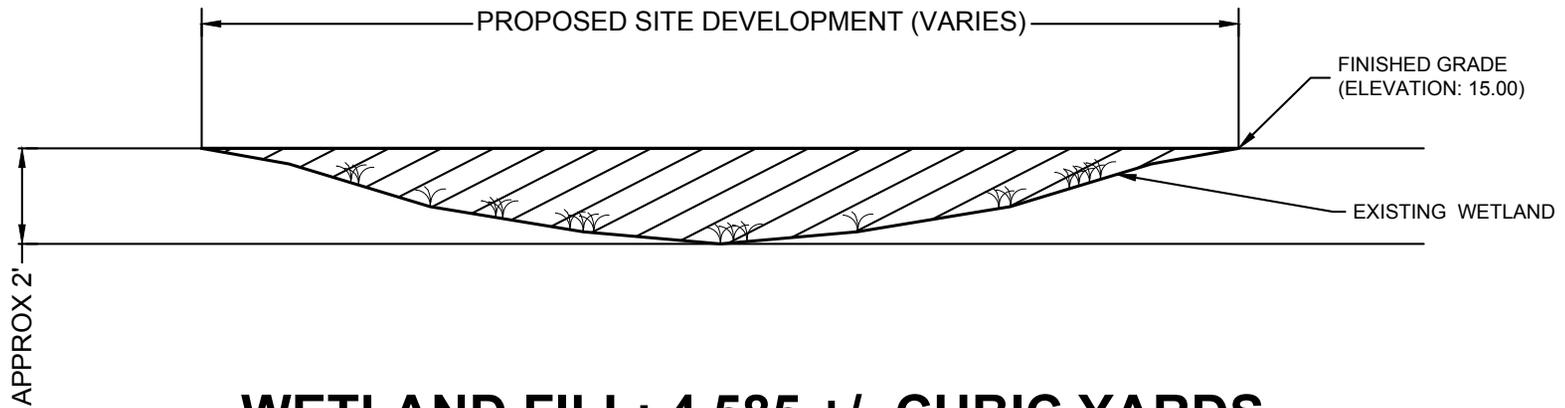
NOTE: CROSS SECTION WIDTH  
 AND HEIGHT WILL BE BASED ON  
 LOCATION IN WETLANDS



APPLICANT:  
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DATE: 12/20/2022

WETLAND 3 FILL CROSS SECTION  
 0.90 AC FILL AREA



**WETLAND FILL: 4,585 +/- CUBIC YARDS**

HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: NTS

ACTIVITY: INDUSTRIAL DEVELOPMENT  
 PROJECT: SPRING GROVE INDUSTRIAL - EAST TRACT - BUILDING 2  
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NOTE: CROSS SECTION WIDTH  
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APPLICANT:  
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DATE: 12/20/2022

WETLAND 4 FILL CROSS SECTION  
 1.42 AC FILL AREA