

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1519 TAYLOR STREET
COLUMBIA, SC 29201-2918
and
THE S.C. DEPARTMENT OF ENVIRONMENTAL SERVICES
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: SAC-2022-00685

February 19, 2025

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the South Carolina Department of Environmental Services (SCDES) by

Mr. Michael Spires
Lexington County
212 South Lake Drive
Lexington, South Carolina 29072

Mr. John Collum
JMT
140 Stoneridge Drive, Suite 600
Columbia, South Carolina 29210
jcollum@jmt.com

for a permit to construct a water main and a roadway extension in

wetlands and a tributary to the Congaree River

located a site southeast of the existing traffic circle at 12th Street Extension and Old Pine Plain Road and northwest of K Avenue in West Columbia, Lexington County, South Carolina (Latitude: 33.8821 °, Longitude: -81.0321 °), Southwest Columbia Quad.

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 **SCDES** 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 construct a water main and a four-lane divided roadway extension from the existing traffic circle at 12th Street Extension and Old Pine Plain Road southeastward to K Avenue to support the future development of Phase II of the Saxe Gotha Industrial Park and the Lexington County owned property across K Avenue.

Project Description

The proposed work consists of constructing a water main and an approximate 0.5-mile extension of a roadway known as 12th Street Extension from the existing traffic circle at Old Pine Plain Road southeast to K Avenue. In detail, the proposed project would fill 1.75 acres of wetlands, construct an 8-foot by 6-foot box culvert in 72 linear feet (0.005 acre) of stream, and construct stone inlet and outlet protection in 95 linear feet (0.005 acre) of stream. The applicant has stated that 0.32 acre of wetlands and 0.27 acre of buffer proposed for impact were preserved as compensatory mitigation for SAC-39-2004-2350.

Avoidance and Minimization

The applicant has stated that the proposed project will avoid and/or minimize impacts to the aquatic environment by using appropriately sized culverts, acquiring a land disturbance permit from the SCDES, and implementing erosion control measures during construction.

Proposed Compensatory Mitigation

The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States through the purchase of 24.4 wetland credits and 536.7 stream credits from Mill Creek Mitigation Bank. The applicant has stated this includes double the required credits for 0.37 acres of preserved wetlands. The District Engineer has not reached a decision as to the proposed plan's compliance with current regulations and the Charleston District's Guidelines for Preparing a Compensatory Mitigation Plan.

South Carolina Department Environmental Services

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 Environmental Services, 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.

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 South Carolina Department of Environmental Services. 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 approximately 1.76 acres of freshwater habitat well inland 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 proposed project and based on location and available information, including **IPaC Project Code 2025-0036816** information, the following species have the potential to occur in the vicinity of the proposed work:

Tricolored Bat, *Perimyotis subflavus* (Proposed Endangered)

Red-cockaded Woodpecker, *Dryobates borealis*
Monarch Butterfly, *Danaus Plexippus* (Proposed Threatened)
Smooth Coneflower, *Echinacea laevigata*
Shortnose sturgeon, *Acipenser brevirostrum*

Based on all information provided by the applicant and the most recent available information, the District Engineer has determined the following:

The project will have no effect on Red-cockaded Woodpecker, *Dryobates borealis*, Smooth Coneflower, *Echinacea laevigata*, and Shortnose sturgeon, *Acipenser brevirostrum* and will not result in the destruction or adverse modification of designated or proposed critical habitat.

Section 7(a)(4) of the Endangered Species Act requires federal agencies to confer with the U.S. Fish and Wildlife Service (USFWS) on any action that is likely to jeopardize the continued existence of proposed species or result in the destruction or adverse modification of proposed critical habitat. The proposed endangered Tricolored bat *Perimyotis subflavus* and the proposed threatened Monarch Butterfly *Danaus Plexippus* may be present within the project area. Because the Corps is not aware of any known roost trees nor hibernaculum for Tricolored bat *Perimyotis subflavus* on site, and because the project location does not overlap the proposed critical habitat for Monarch Butterfly *Danaus Plexippus*, the Corps has determined that the proposed project is not likely to jeopardize the continued existence of the proposed species and conference with USFWS is not required.

This public notice serves as a request to the U.S. Fish and Wildlife Service (USFWS project code: 2025-0036816) 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 reviewed the information submitted by the applicant and 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.

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

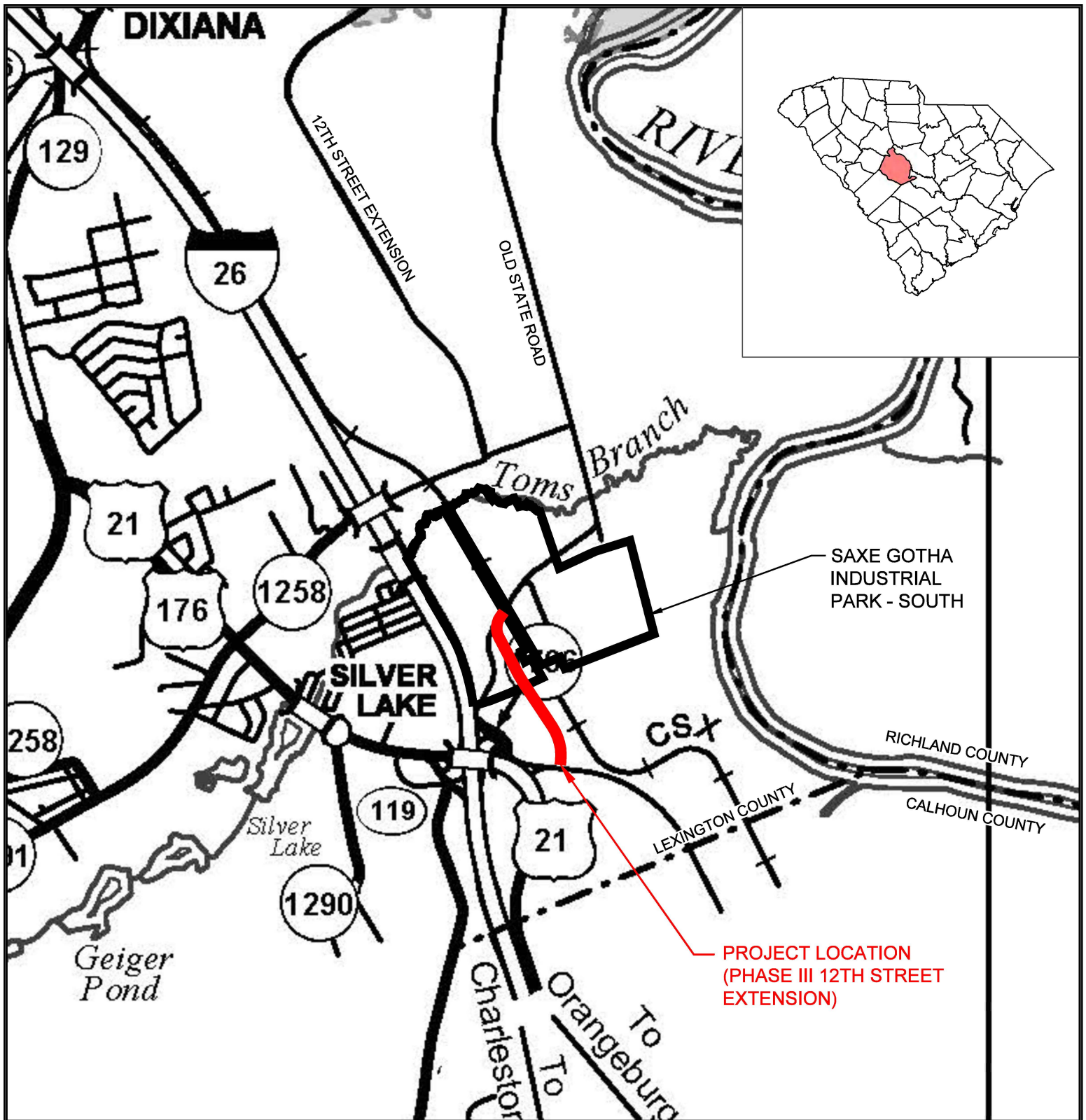
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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.

February 19, 2025

Please submit comments in writing, identifying the project of interest by public notice/file number (SAC-2022-00685), to Amy.E.Cappellino@usace.army.mil or the following address:

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
1519 TAYLOR STREET
COLUMBIA, SC 29201-2918**

If there are any questions concerning this public notice, please contact Amy Cappellino, Project Manager, at (803) 833-4459, or by email at Amy.E.Cappellino@usace.army.mil.



Location Map

REFERENCE:
LEXINGTON COUNTY
HIGHWAY MAP
DATED 2016

Project Title: Phase III Roadway and Water Improvements
12th Street Extension in the Saxe Gotha Industrial Park
Applicant: Lexington County
Location: Lexington County, South Carolina
Date: June 12, 2024
Permit Number: SAC-

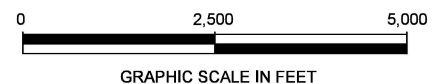
SAC-2022-00685

Saxe Gotha Industrial Park Phase III

PN February 19, 2025

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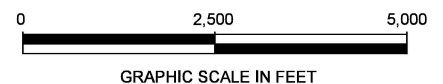
REFERENCE:
LEXINGTON COUNTY
USDA NRCS GEOSPATIAL GATEWAY
DATED 2021

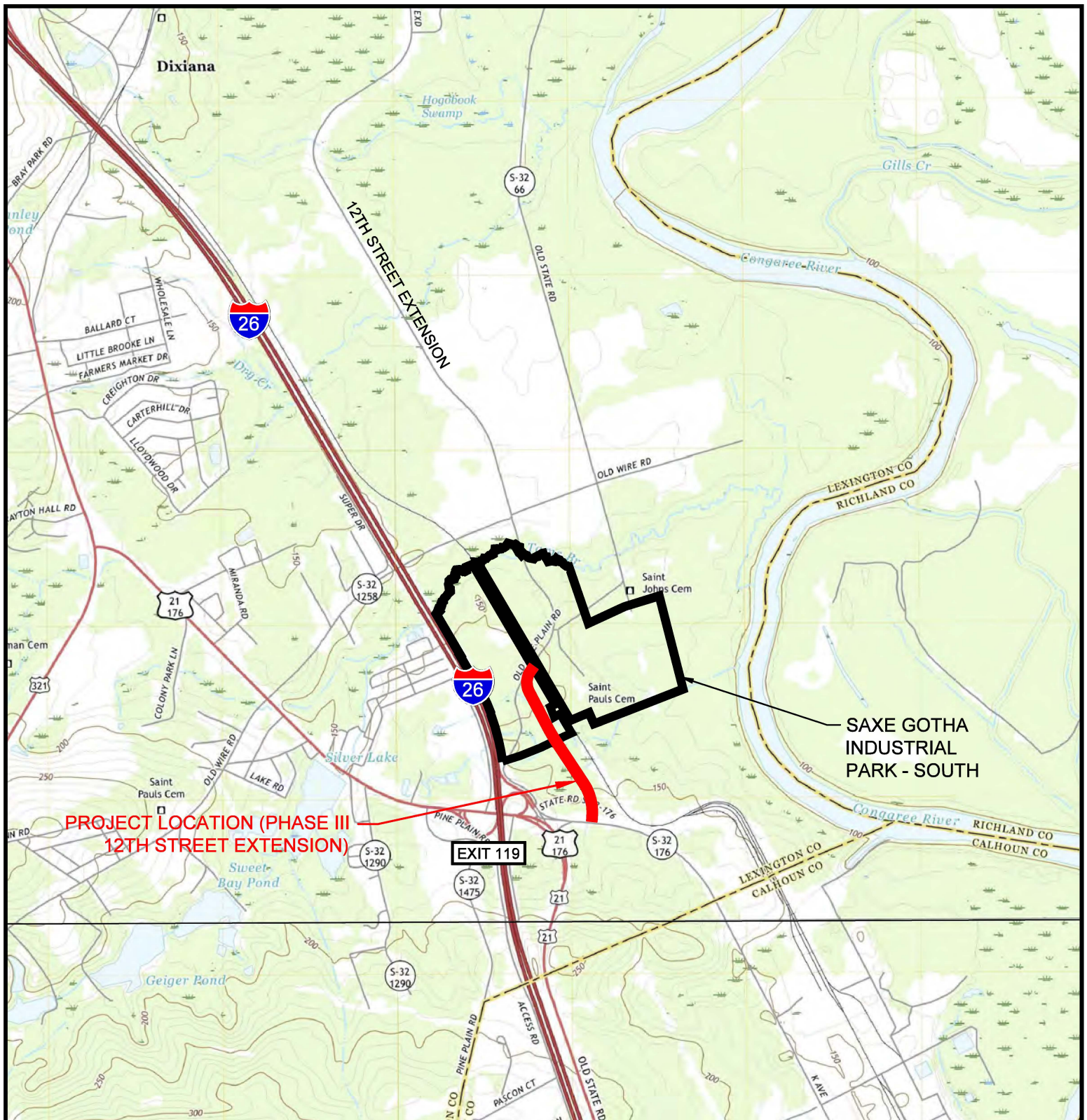
Aerial Map

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12th Street Extension in the Saxe Gotha Industrial Park
Applicant: Lexington County
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REFERENCE:
LEXINGTON COUNTY
USDA NRCS GEOSPATIAL GATEWAY
DATED 2021

Topographic Map

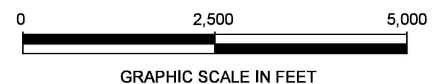
Project Title: Phase III Roadway and Water Improvements
12th Street Extension in the Saxe Gotha Industrial Park
Applicant: Lexington County
Location: Lexington County, South Carolina
Date: June 12, 2024
Permit Number: SAC-

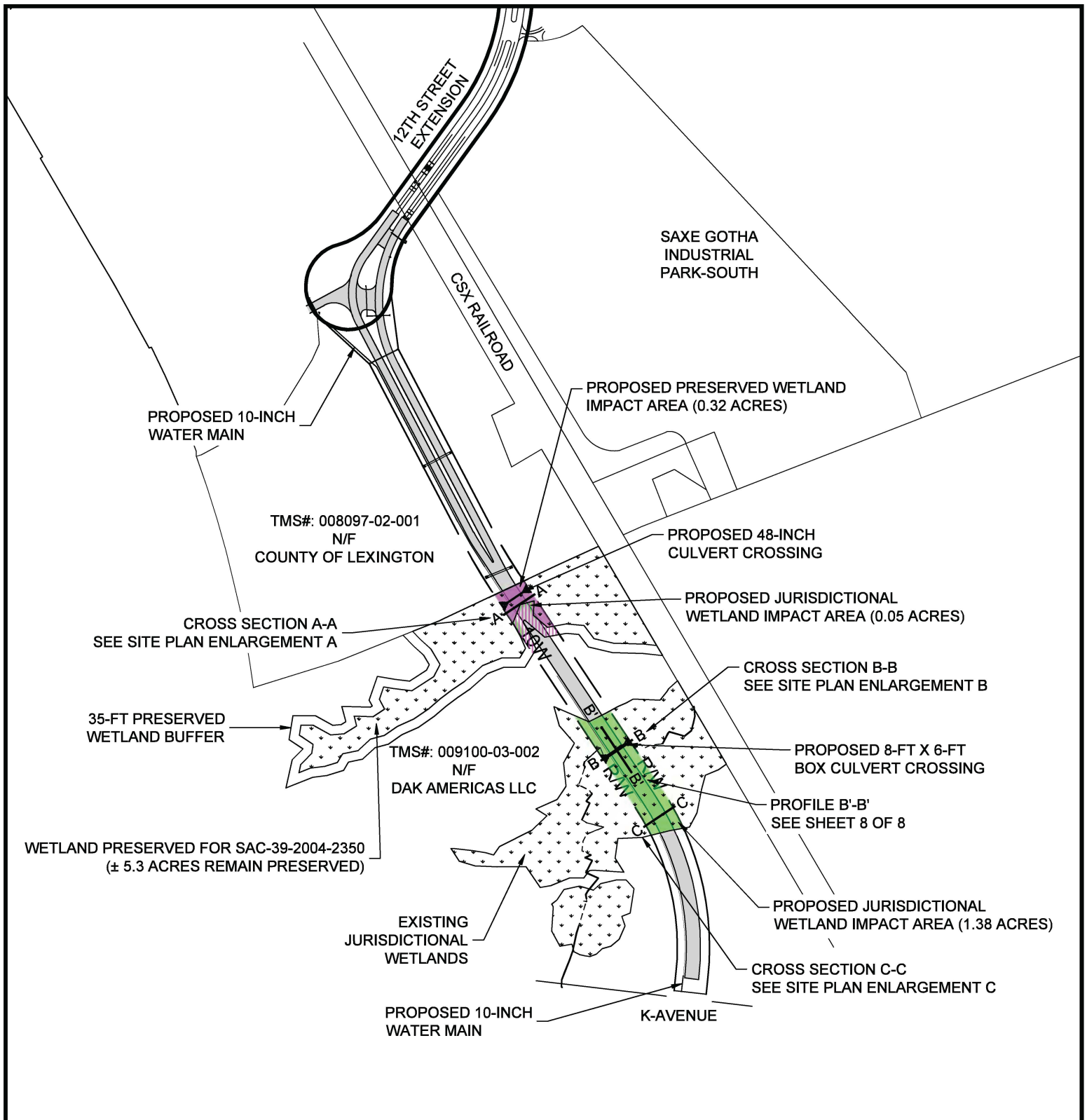
SAC-2022-00685




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-  JURISDICTIONAL WETLANDS
-  PROPOSED WETLAND IMPACT AREA (1.43 ACRES)
-  PROPOSED PRESERVED WETLAND IMPACT AREA (0.32 ACRES)

Overall Site Plan

Project Title: Phase III Roadway and Water Improvements
12th Street Extension in the Saxe Gotha Industrial Park

Applicant: Lexington County

Location: Lexington County, South Carolina

Date: June 12, 2024

Permit Number: SAC-

SAC-2022-00685

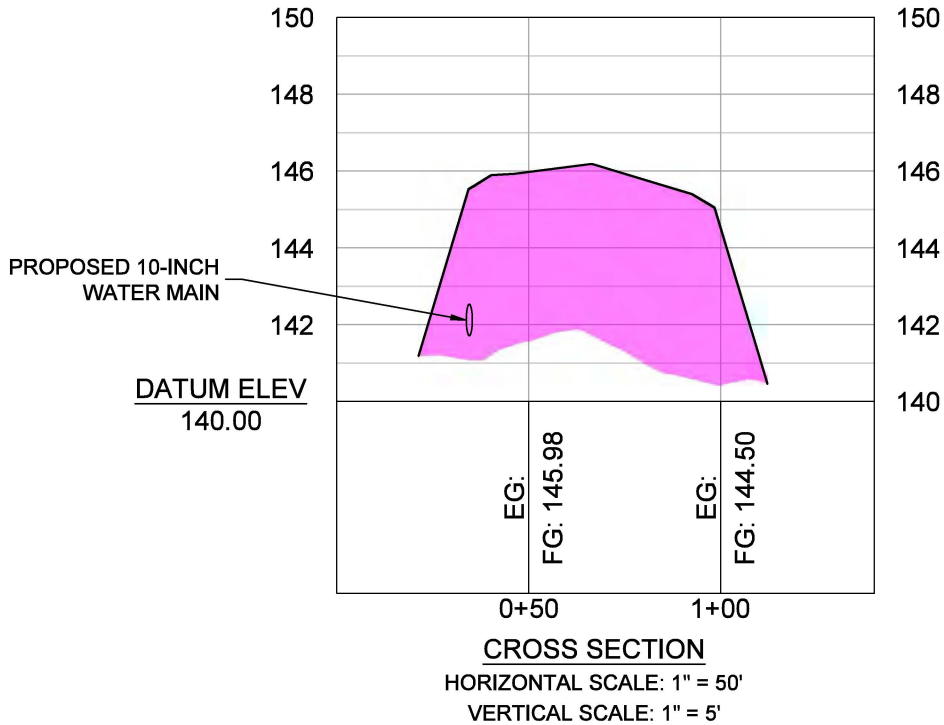
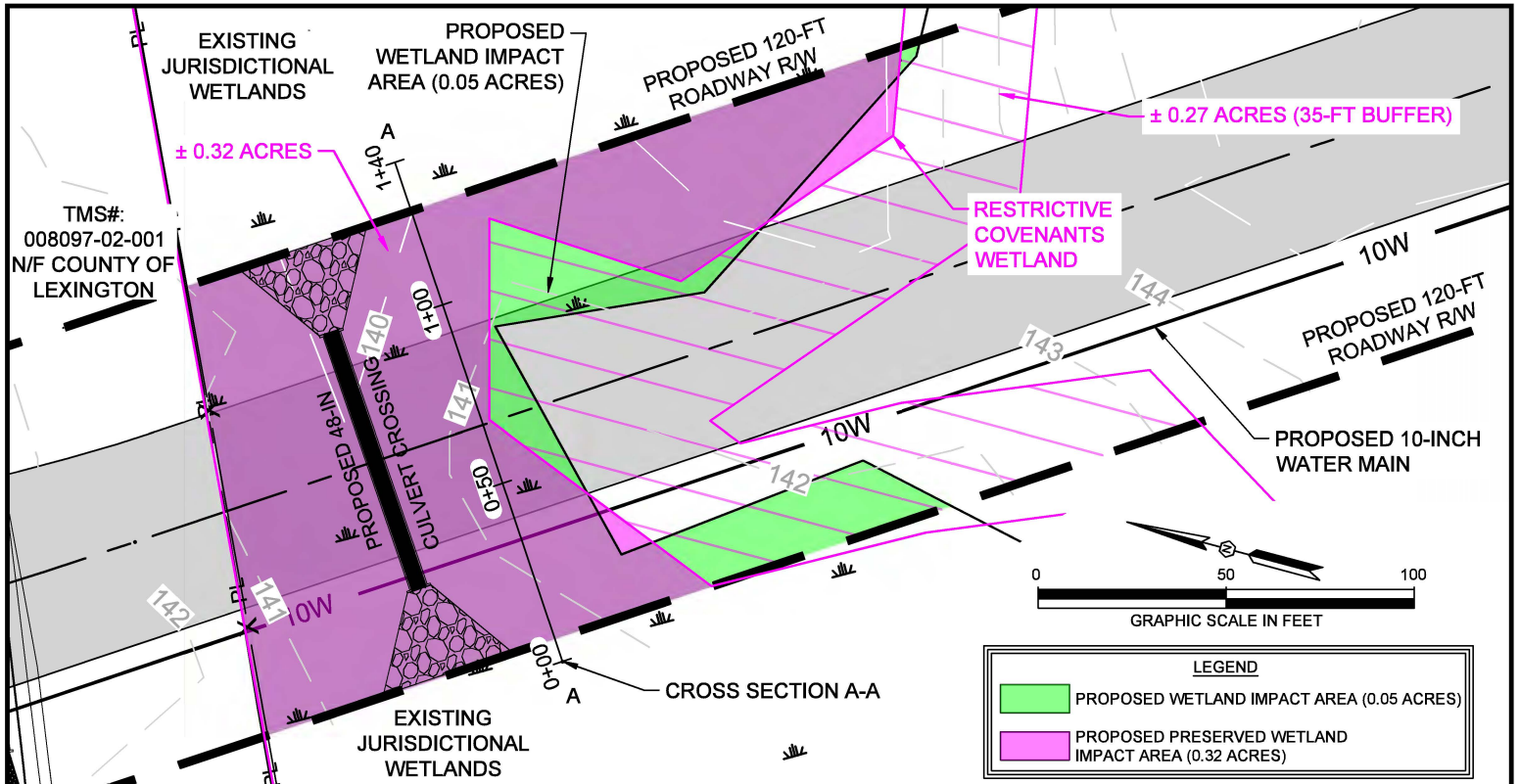
Saxe Gotha Industrial Park Phase III

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GRAPHIC SCALE IN FEET

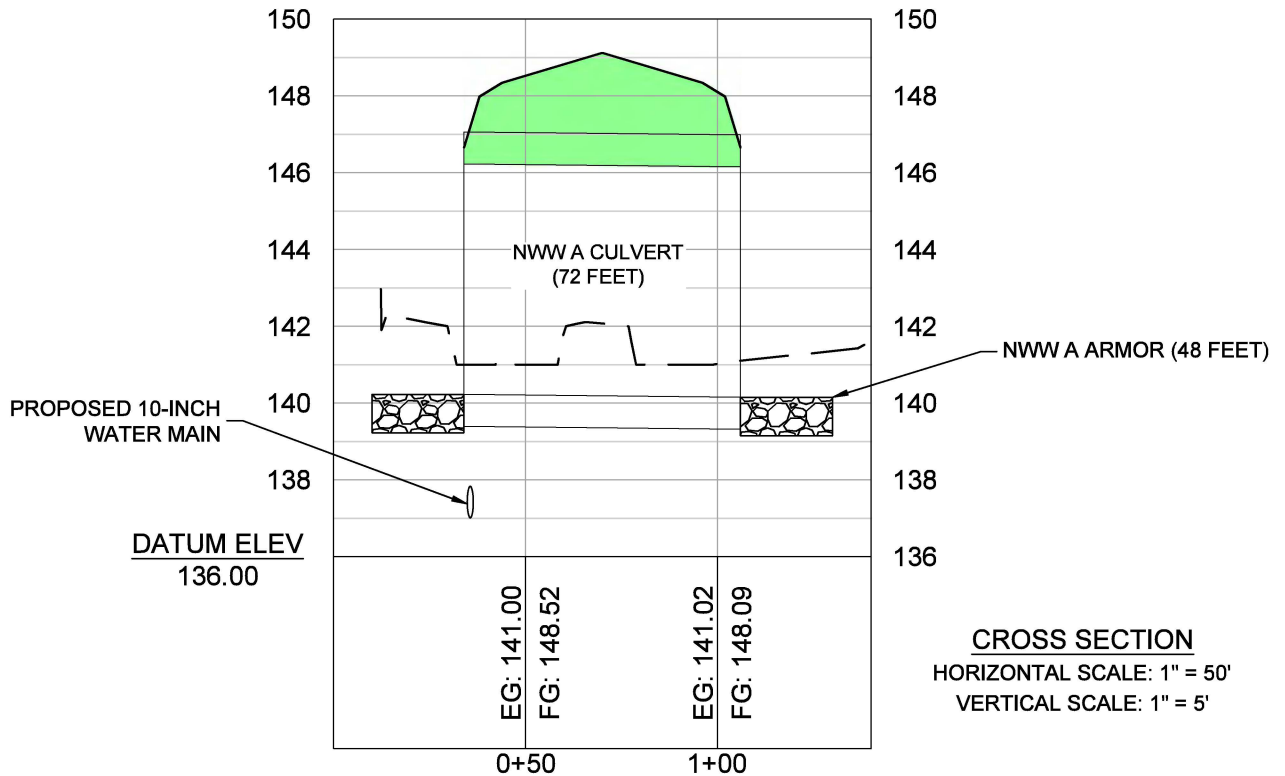
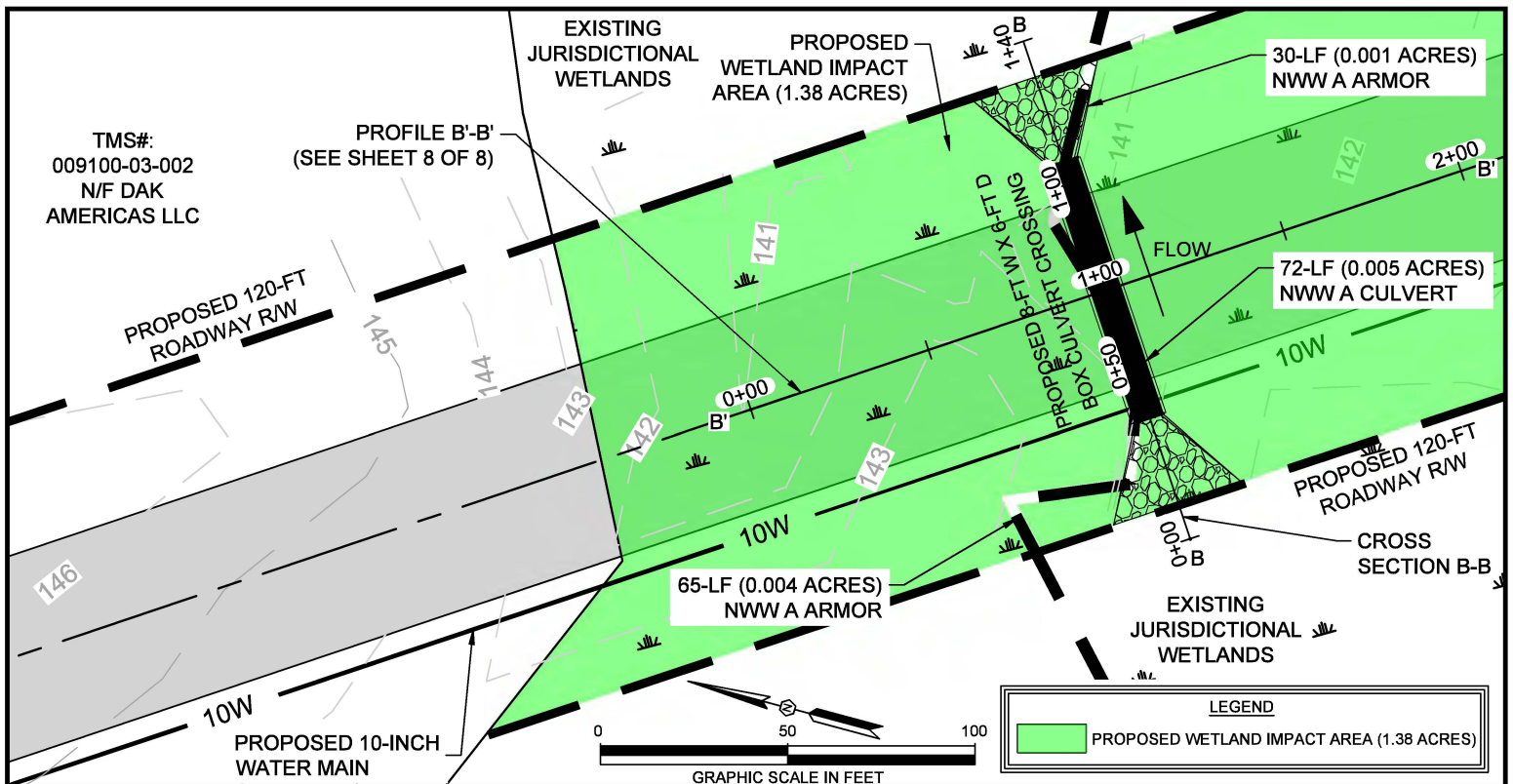


Site Plan and Cross Section Enlargement A

Project Title: Phase III Roadway Improvements
12th Street Extension at the Saxe Gotha Industrial Park
Applicant: Lexington County
Location: Lexington County, South Carolina
Date: June 12, 2024
Permit Number: SAC-

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- JURISDICTIONAL WETLANDS**
- PROPOSED WETLAND IMPACT AREA (1.43 ACRES)**
- PROPOSED PRESERVED WETLAND IMPACT AREA (0.32 ACRES)**

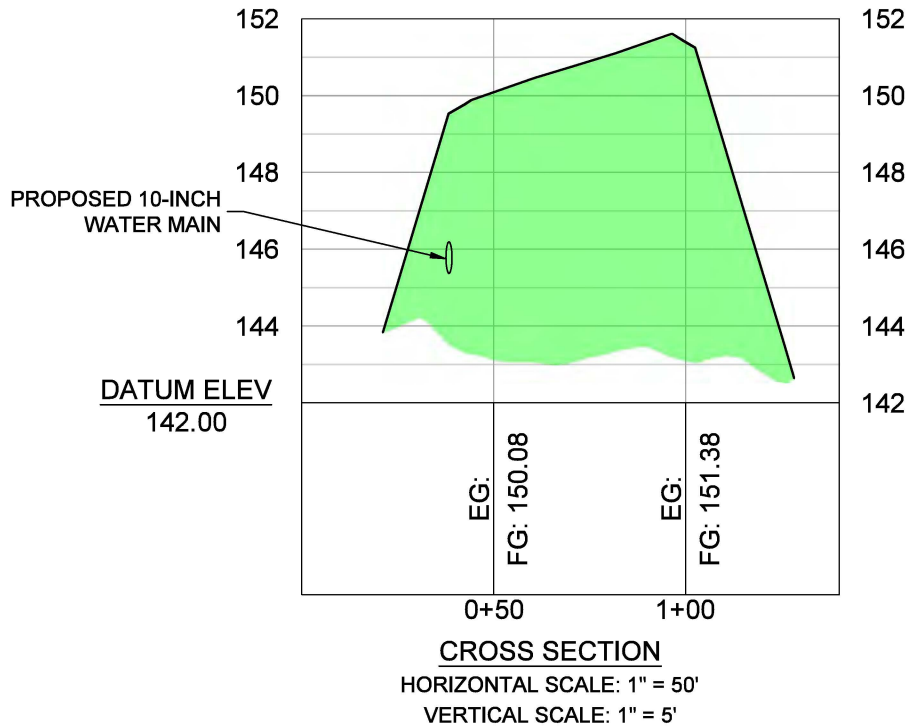
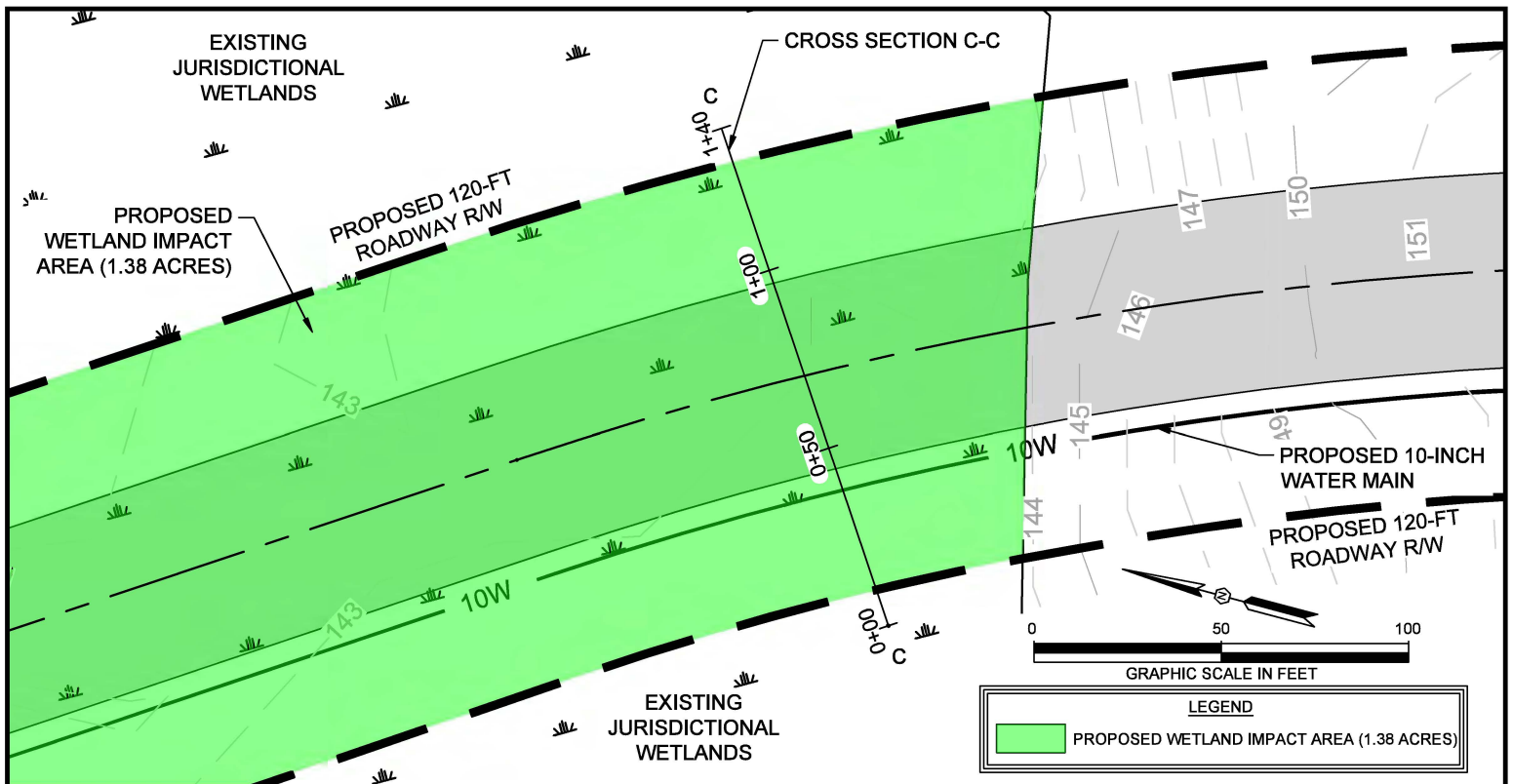


Site Plan and Cross Section Enlargement B

Project Title: Phase III Roadway Improvements
12th Street Extension at the Saxe Gotha Industrial Park
Applicant: Lexington County
Location: Lexington County, South Carolina
Date: June 12, 2024
Permit Number: SAC-

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Saxe Gotha Industrial Park Phase III
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- JURISDICTIONAL WETLANDS
- PROPOSED WETLAND IMPACT AREA (1.43 ACRES)
- PROPOSED PRESERVED WETLAND IMPACT AREA (0.32 ACRES)



Site Plan and Cross Section Enlargement C

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Saxe Gotha Industrial Park Phase III

PN February 19, 2025

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- JURISDICTIONAL WETLANDS
- PROPOSED WETLAND IMPACT AREA (1.43 ACRES)
- PROPOSED PRESERVED WETLAND IMPACT AREA (0.32 ACRES)

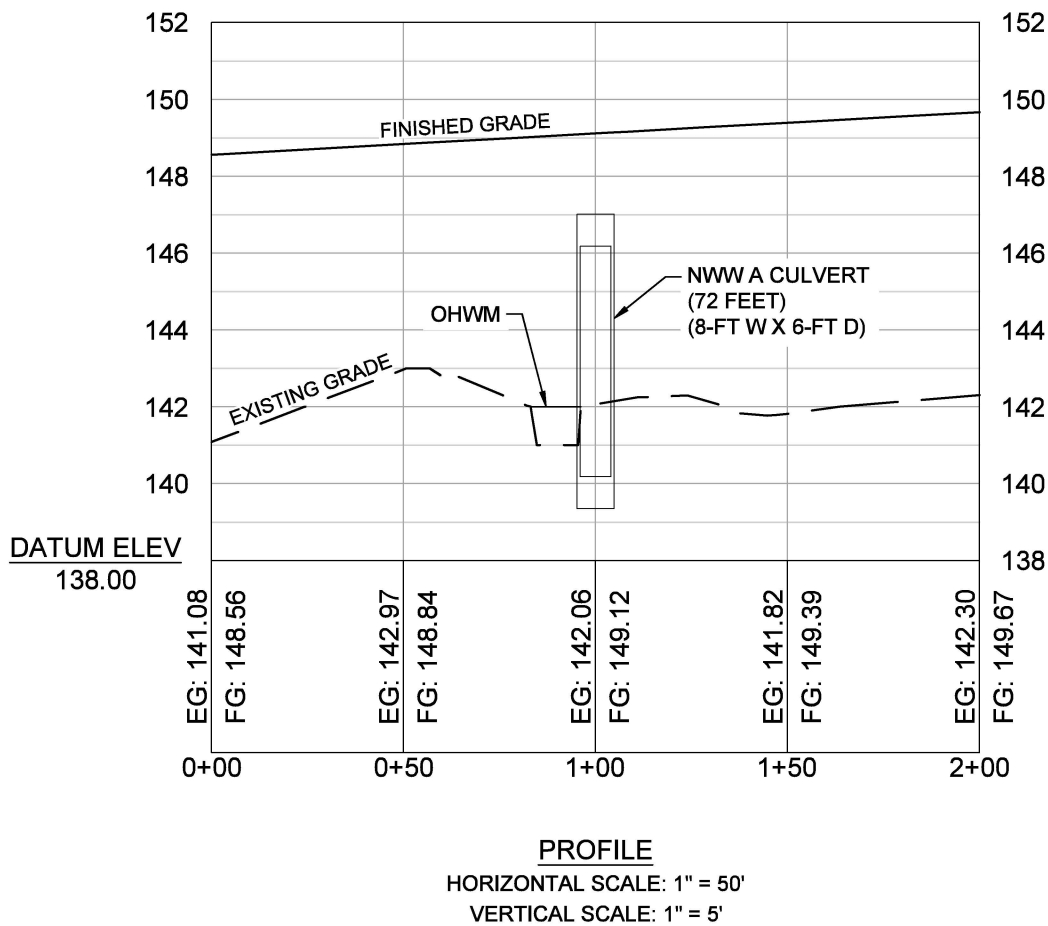
Project Title: Phase III Roadway Improvements
12th Street Extension at the Saxe Gotha Industrial Park

Applicant: Lexington County

Location: Lexington County, South Carolina

Date: June 12, 2024

Permit Number: SAC-






Profile B'-B'

SAC-2022-00685

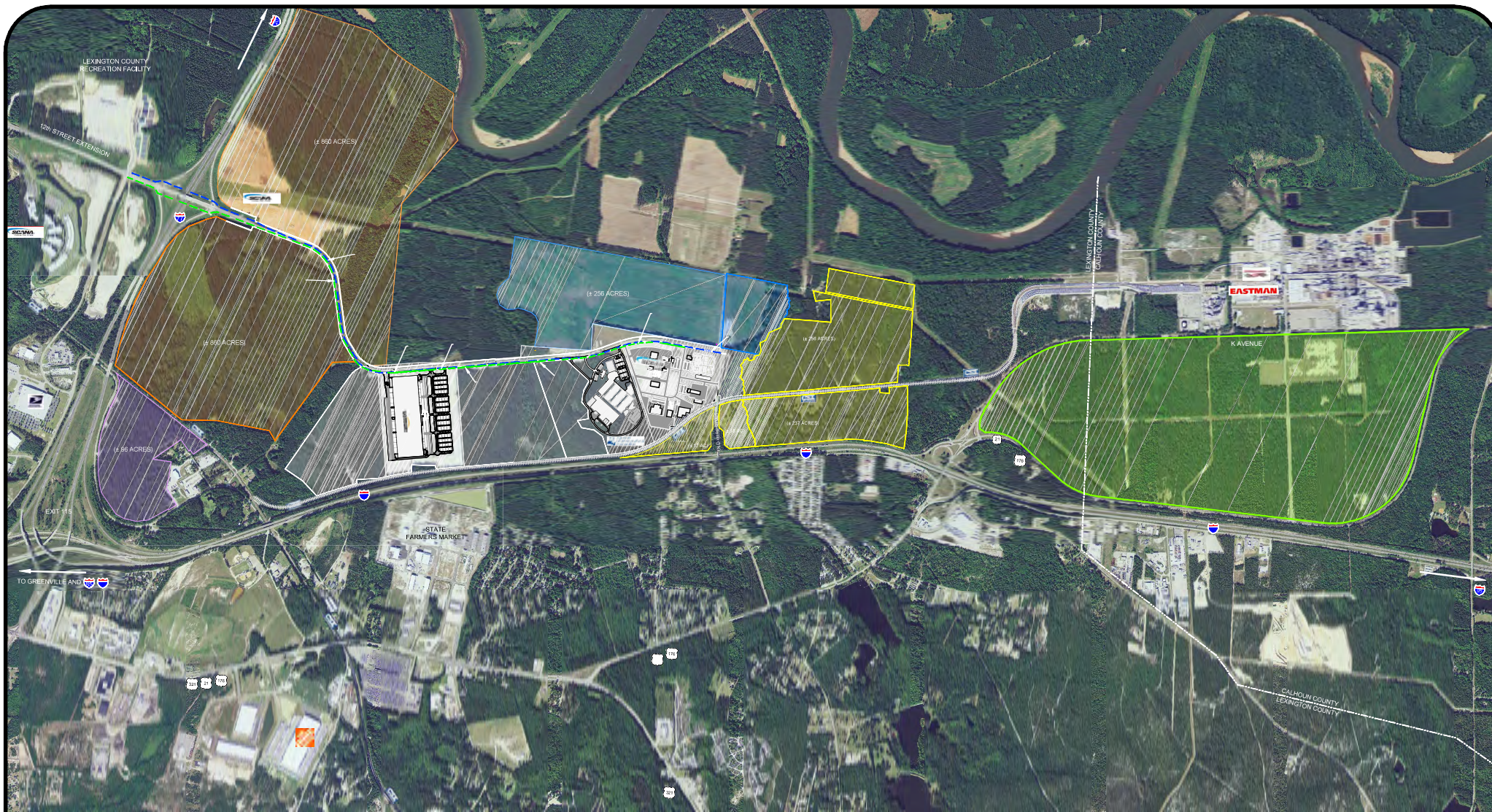
Saxe Gotha Industrial Park Phase III

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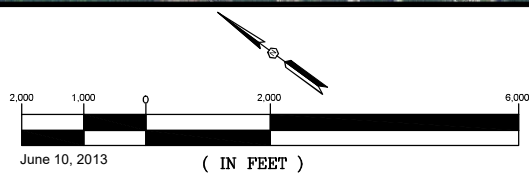
Sheet 8 of 10

-  JURISDICTIONAL WETLANDS
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-  PROPOSED PRESERVED WETLAND IMPACT AREA (0.32 ACRES)

Project Title: Phase III Roadway Improvements
 12th Street Extension at the Saxe Gotha Industrial Park
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I-26/I-77 Industrial Corridor Lexington and Calhoun County, South Carolina



SAC-2022-00685
Paxe Gotha Industrial Park Phase III
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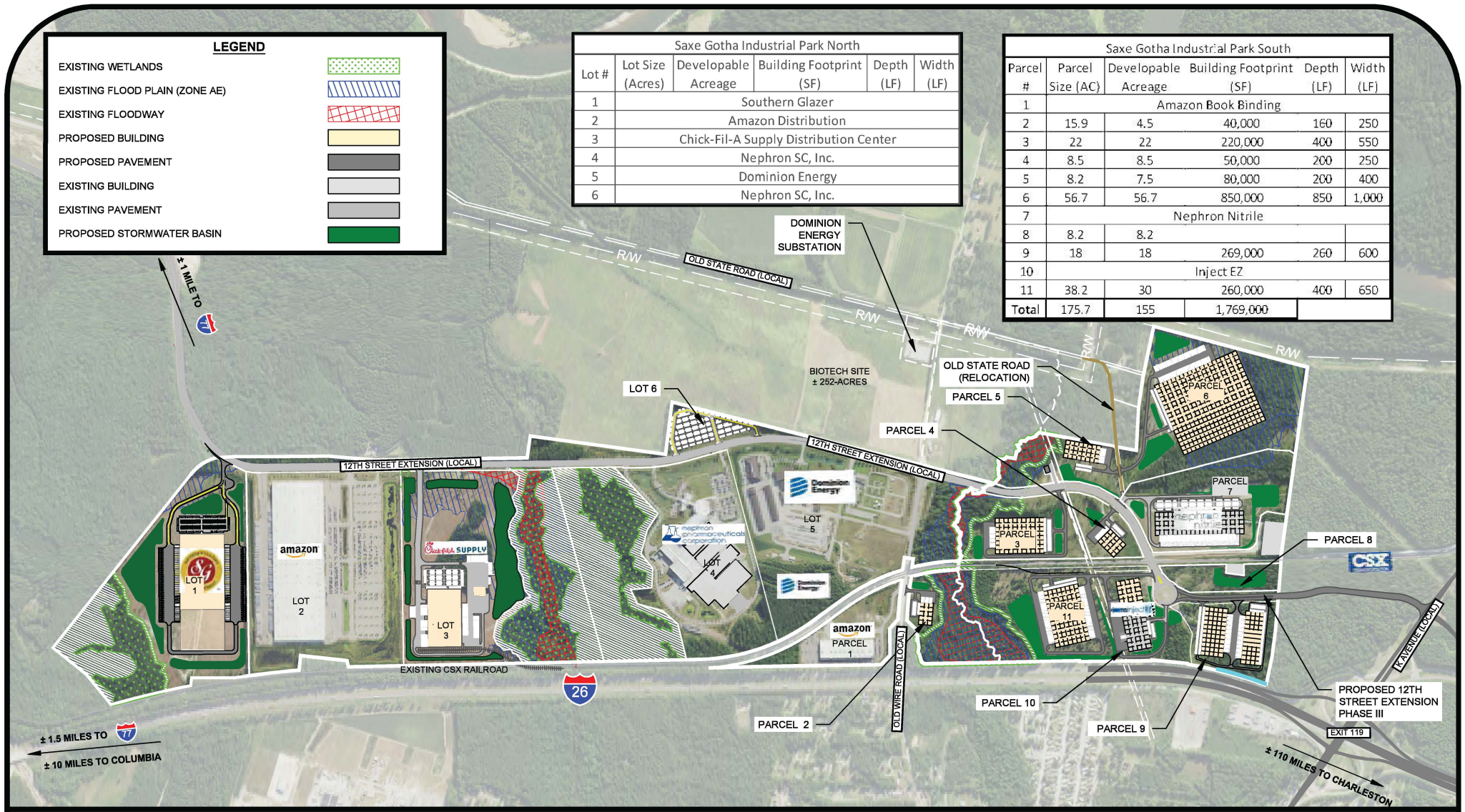
CentralSC
Business Friendly. Business Ready.

ALLIANCE
CONSULTING ENGINEERS
Prepared by Alliance Consulting Engineers, Inc.

LEGEND	
EXISTING WETLANDS	
EXISTING FLOOD PLAIN (ZONE AE)	
EXISTING FLOODWAY	
PROPOSED BUILDING	
PROPOSED PAVEMENT	
EXISTING BUILDING	
EXISTING PAVEMENT	
PROPOSED STORMWATER BASIN	

Saxe Gotha Industrial Park North					
Lot #	Lot Size (Acres)	Developable Acreage	Building Footprint (SF)	Depth (LF)	Width (LF)
1			Southern Glazer		
2			Amazon Distribution		
3			Chick-Fil-A Supply Distribution Center		
4			Nephron SC, Inc.		
5			Dominion Energy		
6			Nephron SC, Inc.		

Saxe Gotha Industrial Park South					
Parcel #	Parcel Size (AC)	Developable Acreage	Building Footprint (SF)	Depth (LF)	Width (LF)
1			Amazon Book Binding		
2	15.9	4.5	40,000	160	250
3	22	22	220,000	400	550
4	8.5	8.5	50,000	200	250
5	8.2	7.5	80,000	200	400
6	56.7	56.7	850,000	850	1,000
7			Nephron Nitrile		
8	8.2	8.2			
9	18	18	269,000	260	600
10			Inject EZ		
11	38.2	30	260,000	400	650
Total	175.7	155	1,769,000		



Maximum Buildout Exhibit
for the +/- 714-acre Saxe Gotha Industrial Park
Lexington County, South Carolina

SAC-2022-00685
Saxe Gotha Industrial Park Phase III
PN February 19, 2025
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ALLIANCE
CONSULTING ENGINEERS

PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.

Project No.: 20130-0032
October 24, 2023

(IN FEET)