

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: P/N SAC-2018-00298

June 7, 2022

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), 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. Danny Black
Southern Carolina Regional Development Alliance
201 Lee Avenue
Hampton, South Carolina 29924

for a permit application submitted on May 16, 2022 (revised June 2, 2022), to construct the South Atlantic Logistics Terminal (SALT) in Jasper County, South Carolina. This project is located on a 1,437 acres site that will include multiple buildings to provide manufacturing, warehousing and distributions facilities and associated road/rail access and vehicle/trailer parking in

wetlands adjacent to tributaries to both Union Creek and Savannah River

at a location west of US 17 and east of Purrysburg Road (S-34) approximately 1 mile south of the Interstate 95 and US 17 Interchange (exit 5) south of the Town of Hardeeville in Jasper County, South Carolina (Latitude: 32.251876 °, Longitude: -81.083667 °), Hardeeville, S.C. and Limehouse, S.C. quadrangles.

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 impacts to a total of 48.02 acres of wetland as part of the construction of the South Atlantic Logistics Terminal in Jasper County, South Carolina. This project is located on a 1,437 acres site that will include multiple buildings to provide manufacturing, warehousing and distributions facilities and associated road/rail access and vehicle/trailer parking. In detail, this project will include permanent placement of fill material of site/road/rail/stormwater development in a total of 47.62 acres in wetlands (29.73 acres jurisdictional waters and 17.89 acres of non-jurisdictional waters) and temporary impacts to a total of 0.4 acres of wetlands from placement of utility crossings for a beverage manufacturer/distributor, a food-related cold storage warehouse and a number of inland warehouse and distribution facilities. These facilities will utilize the Port of Savannah and its associated infrastructure (rail served and rail adjacent properties that are both adjacent to the I-95 corridor and within a 30-mile distance from the Garden City Terminal in Savannah, Georgia. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by preserving on-site, a total of 510.27 acres of wetlands (498.2 acres of jurisdictional waters and 11.98 acres of non-jurisdictional waters), 102.26 acres of upland buffers and to purchase 407.33 wetland mitigation credits from a Corps approved commercial mitigation bank that servers this project location. The project purpose is to construct an in-land manufacturing/warehousing/distributions facilities to serve the Garden City Terminal.

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). 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 Public Notice will serve as the notification to the Administrator of the Environmental Protection Agency (EPA) pursuant to section 401(a)(2) of the Clean Water Act.

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 **48.02** acres of freshwater wetlands inland from 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 is not likely to adversely affect any Federally endangered, threatened, or proposed species 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.

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 historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. 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 other interested parties to provide any information they may have with regard to historic properties.

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.

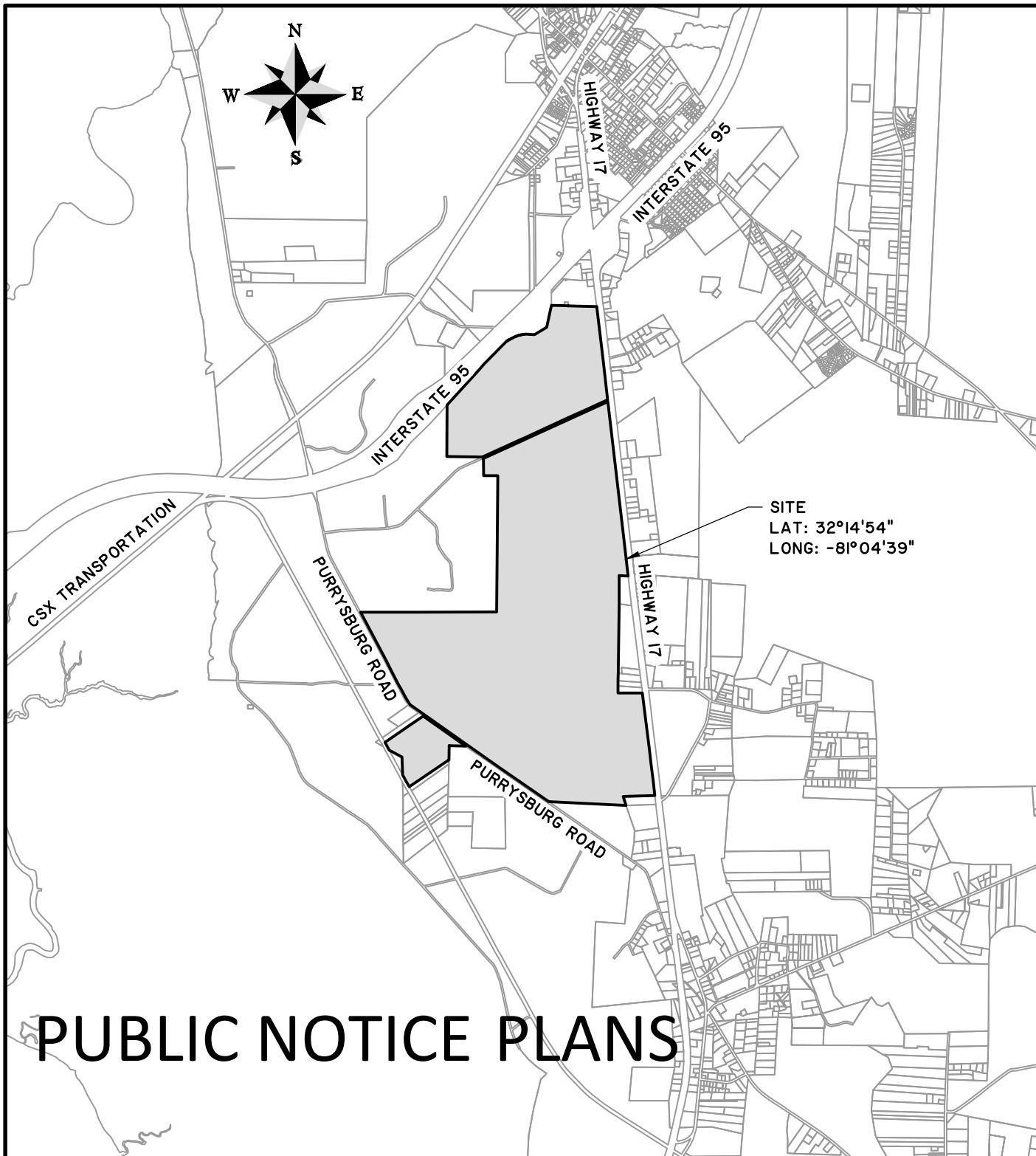
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the 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.

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, SC 29403-5107**

If there are any questions concerning this public notice, please contact Stephen A. Brumagin, Project Manager, at (803) 253-3444, or by email at Stephen.A.Brumagin@usace.army.mil.



PUBLIC NOTICE PLANS

SALT WETLAND PERMIT PLANS

SHEET NAME:
COVER SHEET
CLIENT:

LOCATION: HARDEVILLE, SC
DATE: 06/01/2022
JOB NUMBER: J-28826.0000
DRAWN BY: KHT
REVIEWED BY: MCR
SHEET: 1
SCALE: 1" = 400'






50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300







www.thomasandhutton.com

LEGEND



ACREAGE SUMMARY TABLE

TOTAL PROJECT ACREAGE		1,437.00 AC.
	TOTAL JURISDICTIONAL WETLAND AREA	524.95 AC.
	TOTAL OTHER JURISDICTIONAL WOUS AREA	3.07 AC.
	TOTAL NON-JURISDICTIONAL WETLAND AREA	29.87 AC.
	TOTAL UPLAND AREA	879.11 AC.





JURISDICTIONAL IMPACTS

	WETLAND ROAD IMPACT	11.98 AC.
	WETLAND SITE IMPACT	14.82 AC.
	WETLAND SITE EXCAVATION IMPACT	1.96 AC.
	WOUS ROAD IMPACT	0.97 AC.
	75' TEMPORARY UTILITY WETLAND IMPACT	0.35 AC.
	30' TEMPORARY UTILITY WETLAND IMPACT	0.05 AC.
TOTAL JURISDICTIONAL WETLAND IMPACTS		30.13 AC.

NON-JURISDICTIONAL IMPACTS

	WETLAND ROAD IMPACT	1.65 AC.
	WETLAND SITE IMPACT	16.24 AC.
TOTAL NON-JURISDICTIONAL WETLAND IMPACTS		17.89 AC.

AVOIDENCE & MINIMIZATION

	BUFFERS (50' AVERAGE WIDTH)	102.04 AC.
	PRESERVED JURISDICTIONAL WETLANDS AREA	495.79 AC.
	PRESERVED JURISDICTIONAL WOUS AREA	2.10 AC.
	PRESERVED NON-JURISDICTIONAL WETLANDS AREA	11.98 AC.

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LEGEND
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LOCATION: HARDEVILLE, SC
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JOB NUMBER: J-28826.0000

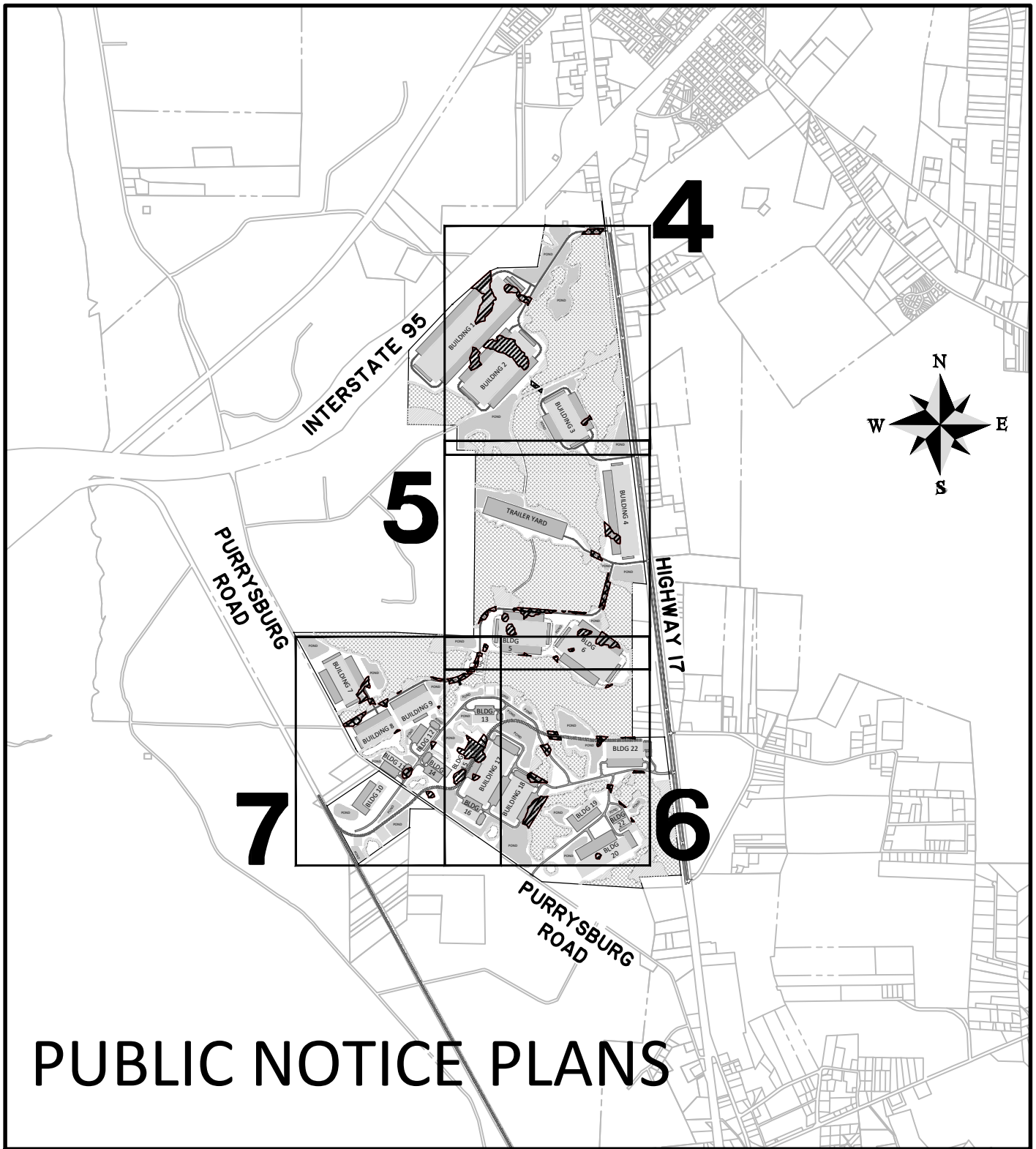
DRAWN BY: KHT
REVIEWED BY: MCR

SHEET: 2
SCALE: N.T.S.



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SALT WETLAND PERMIT PLANS

SHEET NAME:
SHEET INDEX
CLIENT:

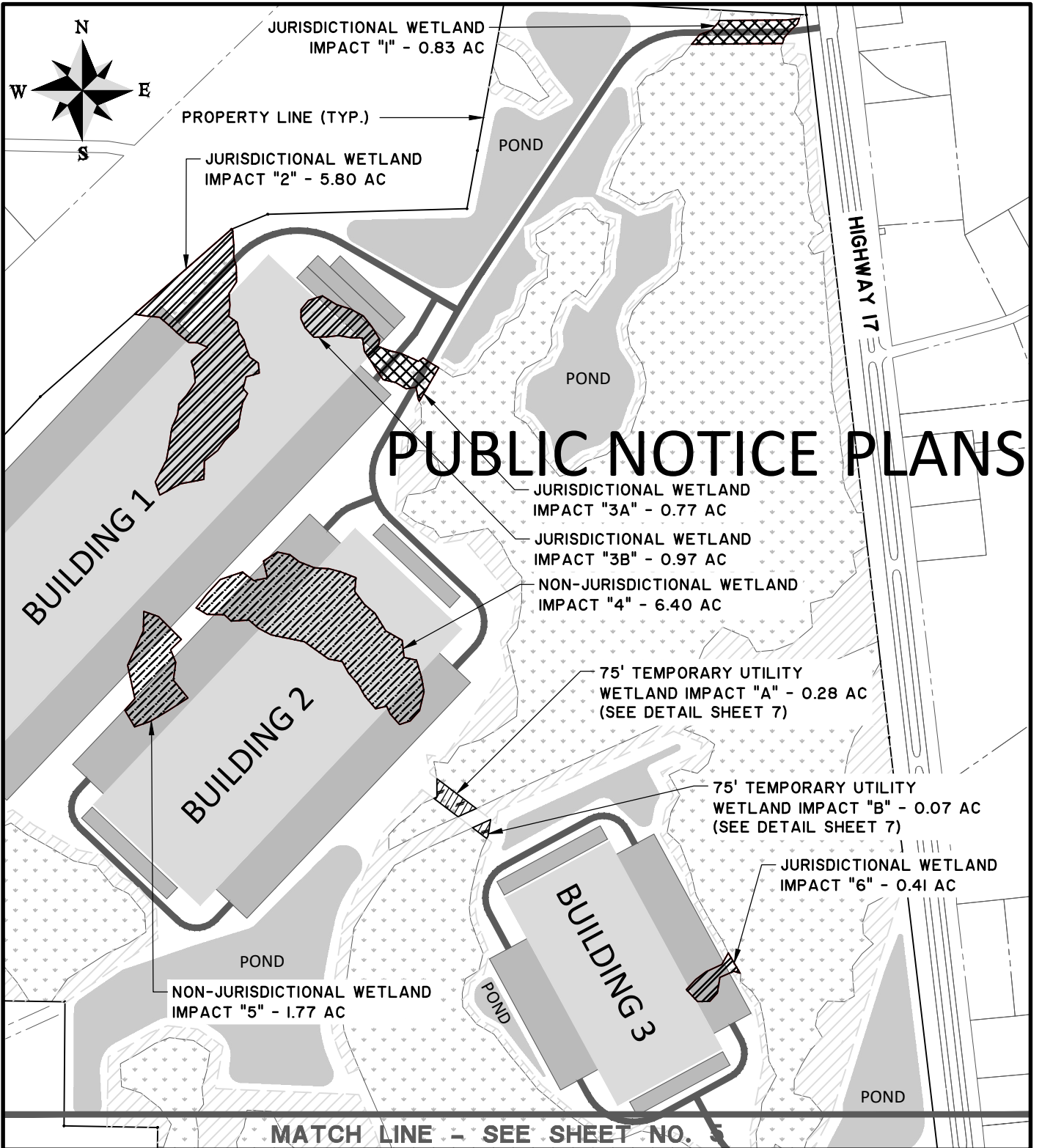
LOCATION: HARDEVILLE, SC
DATE: 06/01/2022
JOB NUMBER: J-28826.0000
DRAWN BY: KHT
REVIEWED BY: MCR
SHEET: 3
SCALE: 1" = 300'



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PUBLIC NOTICE PLANS

SALT WETLAND PERMIT PLANS

SHEET NAME:
WETLAND IMPACT DRAWING
CLIENT:

LOCATION: HARDEVILLE, SC
DATE: 06/01/2022
JOB NUMBER: J-28826.0000
DRAWN BY: KHT
REVIEWED BY: MCR
SHEET: 4
SCALE: 1" = 600'



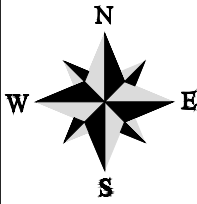
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MATCH LINE - SEE SHEET NO. 4

POND



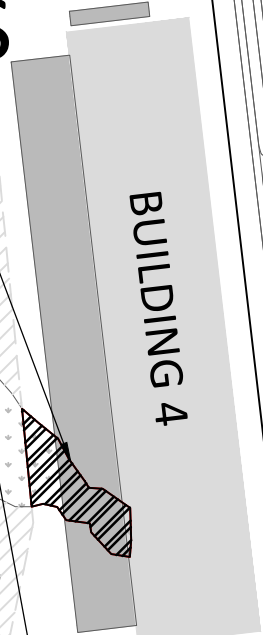
PUBLIC NOTICE PLANS

PROPERTY LINE (TYP.)

JURISDICTIONAL WETLAND
IMPACT "7" - 1.43 AC

JURISDICTIONAL WETLAND
IMPACT "8" - 1.33 AC

JURISDICTIONAL WETLAND
IMPACT "9" - 0.53 AC



HIGHWAY 17

JURISDICTIONAL WETLAND
IMPACT "13" - 0.02 AC

JURISDICTIONAL WETLAND
IMPACT "14A" - 1.28 AC

NON-JURISDICTIONAL WETLAND
IMPACT "15" - 0.82 AC

NON-JURISDICTIONAL WETLAND
IMPACT "16" - 0.42 AC

JURISDICTIONAL WETLAND
IMPACT "17" - 0.66 AC

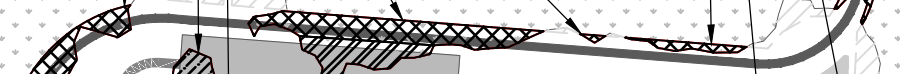
JURISDICTIONAL WETLAND
IMPACT "10" - 2.02 AC

NON-JURISDICTIONAL WETLAND
IMPACT "11" - 0.74 AC

JURISDICTIONAL WETLAND
IMPACT "12" - 0.16 AC

POND

POND



POND

JURISDICTIONAL WETLAND
IMPACT "14B" - 0.71 AC

JURISDICTIONAL WETLAND
IMPACT "18" - 0.08 AC



POND

MATCH LINE - SEE SHEET NO. 6

JURISDICTIONAL WETLAND
IMPACT "19" - 0.16 AC

NON-JURISDICTIONAL WETLAND
IMPACT "20" - 0.13 AC

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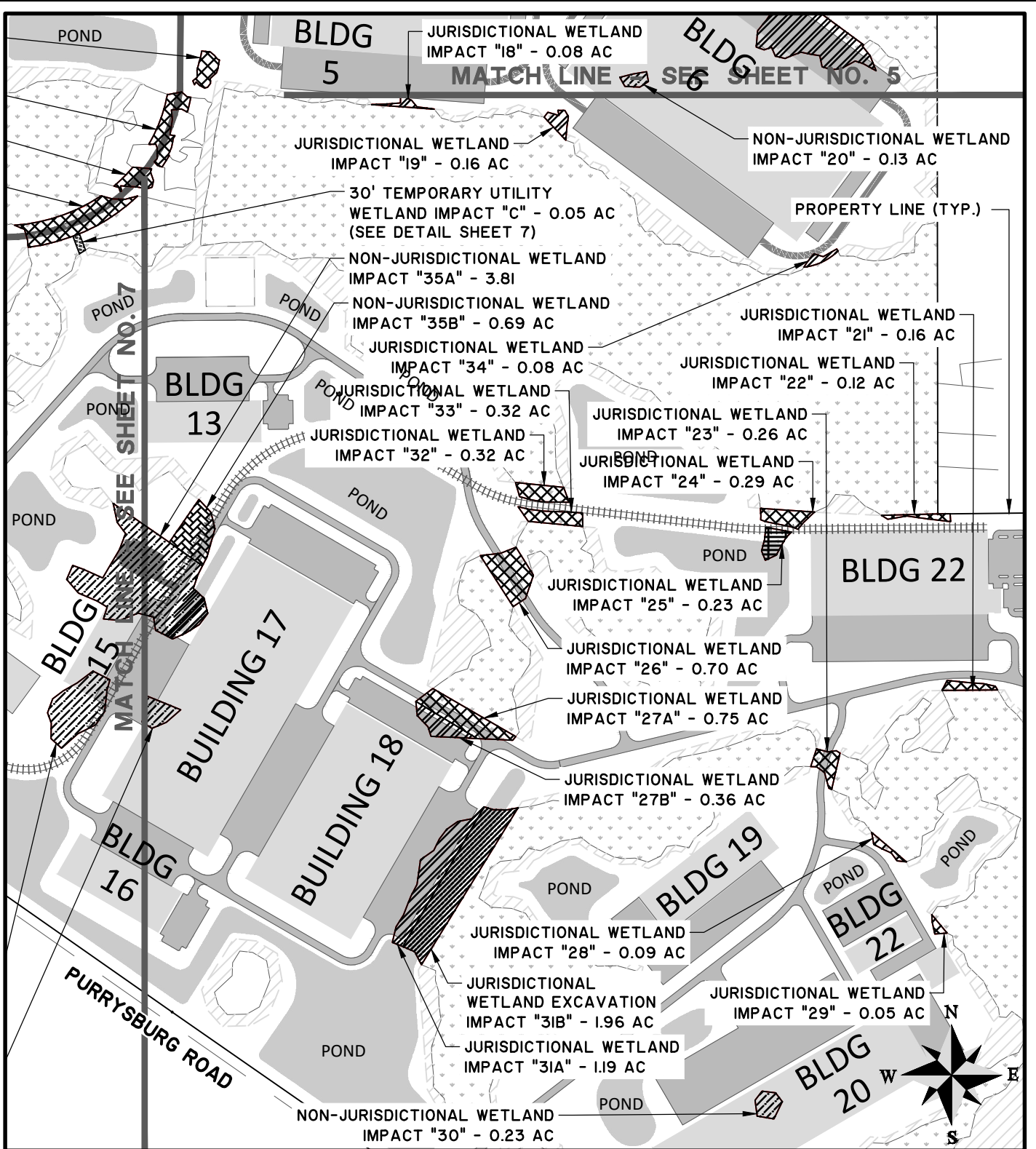
SHEET: 5
SCALE: 1" = 600'



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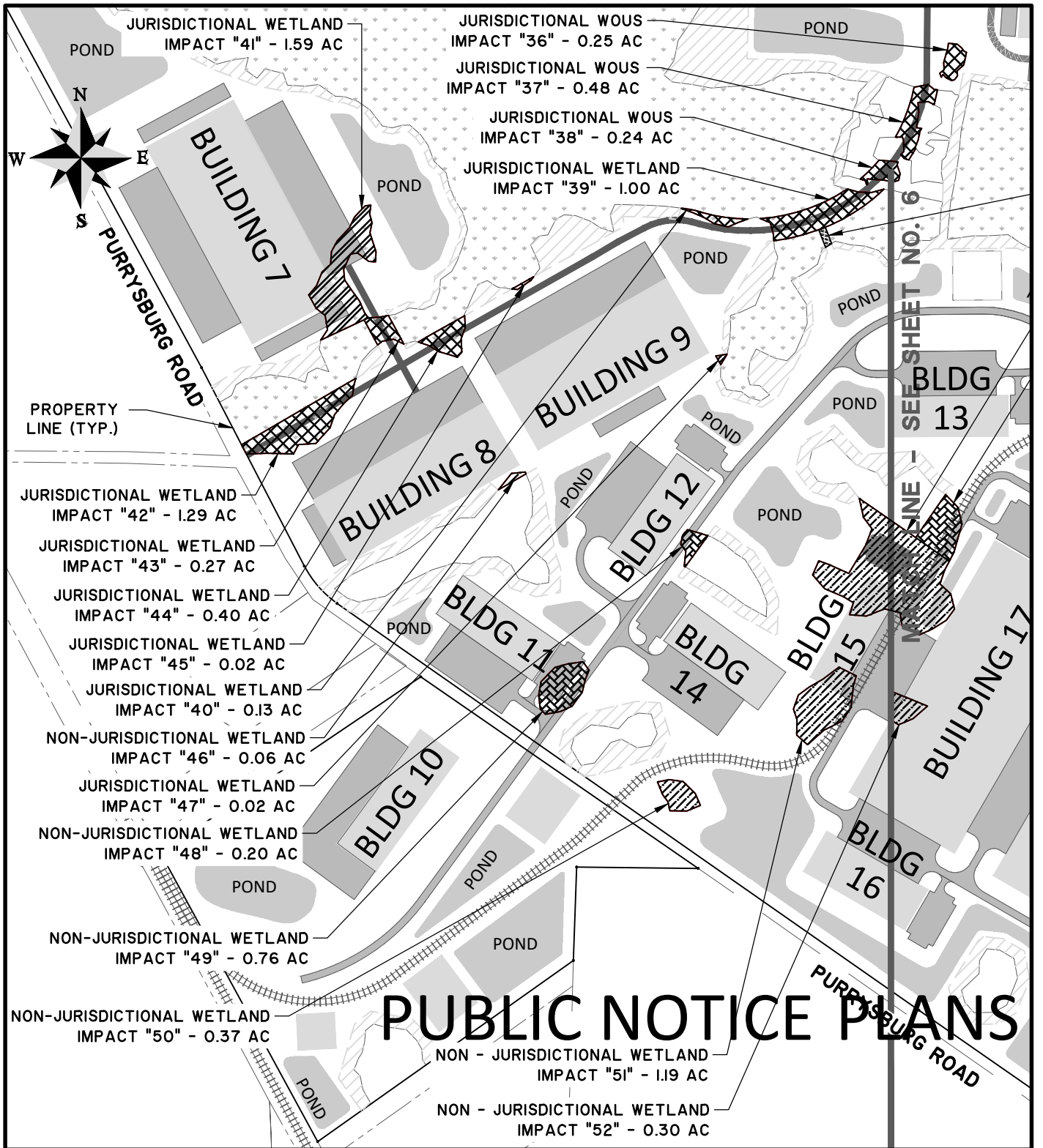
SHEET: 6
SCALE: 1" = 600'



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SALT WETLAND PERMIT PLANS

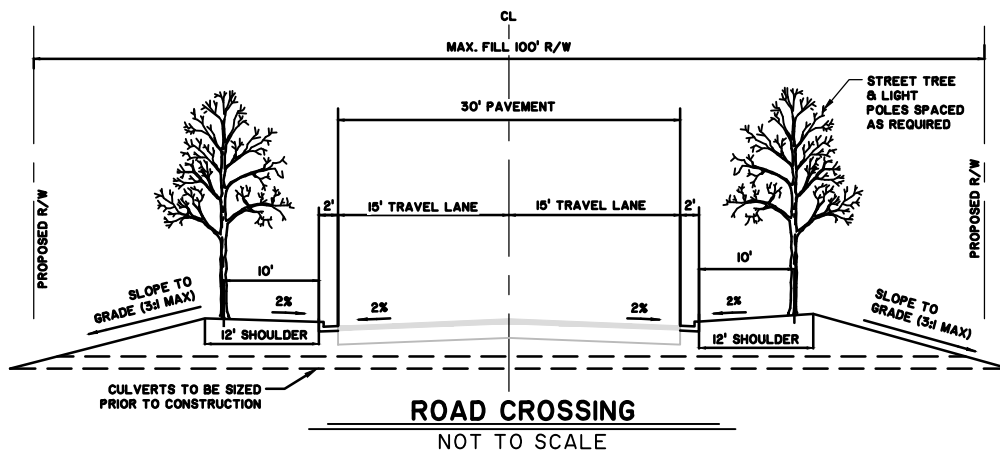
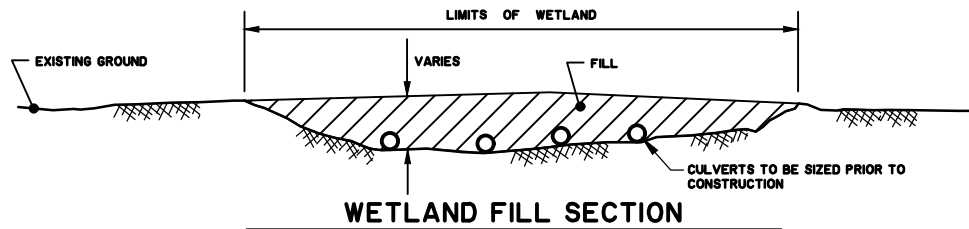
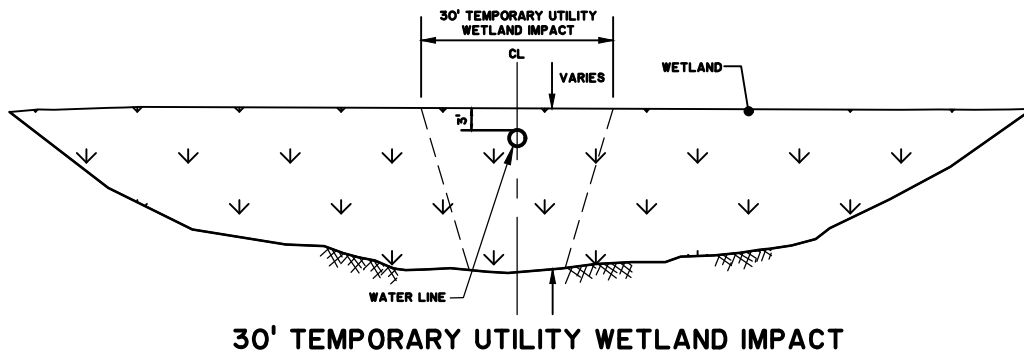
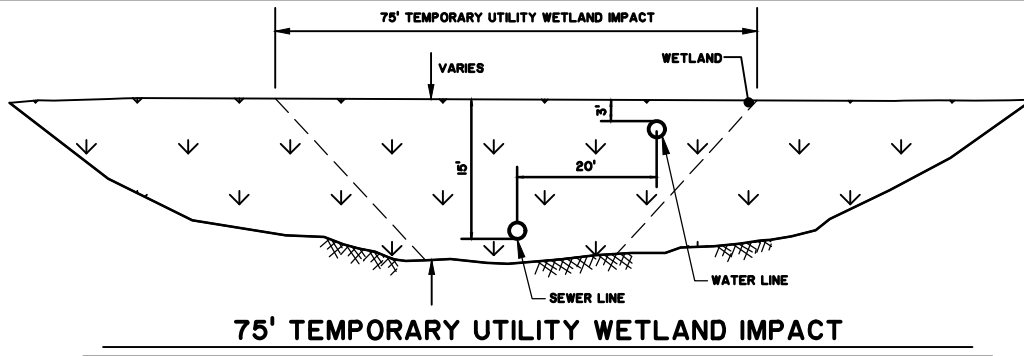
SHEET NAME:
WETLAND IMPACT DRAWING
CLIENT:

LOCATION: HARDEVILLE, SC
DATE: 06/01/2022
JOB NUMBER: J-28826.0000
DRAWN BY: KHT
REVIEWED BY: MCR
SHEET: 7
SCALE: 1" = 600'



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SALT WETLAND PERMIT PLANS

SHEET NAME:
DETAILS

CLIENT:

PUBLIC NOTICE PLANS

LOCATION: HARDEVILLE, SC
DATE: 06/01/2022
JOB NUMBER: J-28826.0000

DRAWN BY: KHT
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SHEET: 8
SCALE: N.T.S.



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