

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

July 23, 2025
Notice Issue Date

Camden County
City / County

August 22, 2025
Notice Close Date

SAS-2001-04990
Control Number

Sec. 401 Water Quality Certification

Crown Pointe Parkway Workforce Housing – US Army Corps of Engineers Sec. 404 Permit Application

This notice is issued to inform the public that a request has been received for water quality certification (WQC) in accordance with Section 401 of the Clean Water Act. The public is invited to comment during this 30-day period on the proposed activity. Information pertaining to the project is attached to this notice. Since the request is specific to 401 WQC, only comments pertaining to water quality are considered under the certification review process. Comments may be submitted via e-mail to: EPD.WQC@dnr.ga.gov. Comments may also be provided in writing to: Program Manager, Wetlands Unit, 2 Martin Luther King, Jr. Dr. SE, Suite 1052 East, Atlanta, GA 30334. Include the words “Water Quality Certification Comment” and the Control Number above in the e-mail subject line or on the top of the first page of written comments to ensure that your comments will be forwarded to the appropriate staff. For additional information, contact Dewey Richardson at dewey.richardson@dnr.ga.gov.

Type of Permit Application: 401 Water Quality Certification

Applicable Law: Federal Clean Water Act, 33 U.S.C. § 1341

Applicable Rules: 40 CFR part 121

Description and Location of Proposed Activity:

Crown Pointe Parkway Partners, LLC is seeking a Section 401 Water Quality Certification for aquatic resource impacts associated with the construction of a multifamily residential development with associated infrastructure. The 24.15-acre project site is located approximately 400 feet south of the intersection of Boone Street and Crown Pointe Parkway in Kingsland, Camden County, Georgia (30.78561, -81.65148). According to the 404 application, the proposed project includes the construction of a multifamily development generally including construction of site access, buildings, parking and stormwater management. Specifically, the construction of site access from Boone Avenue Extension, Crown Pointe Parkway and South Easy Street. Nine buildings and associated parking areas will be constructed including one office/administration building and eight residential buildings. Lastly, two stormwater ponds will be constructed to satisfy the stormwater management requirements for the project.

The project, as currently proposed, requires a USACE Section 404 permit and entails impacting 8.80 acres of wetland. Specifically, the impacts would be associated with 0.89 acre for site access, 4.26 acres for building and parking and 3.65 acres for stormwater pond construction. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 35.2 legacy wetland mitigation credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area.

Name and Address of Permit Applicant: Mr. William Gross
Crown Pointe Parkway Partners, LLC
1209 East King Avenue
Kingsland, Georgia 31548



14 July 2025

Dewey Richardson
Environmental Specialist
Wetlands Unit
Watershed Protection Branch
Email: dewey.richardson@dnr.ga.gov

**RE: Crown Pointe Pkwy Workforce Housing
Camden County, Georgia
USACE Project No. SAS-2001-04990**

RLC#: 24-346

Dear Mr. Richardson:

Resource & Land Consultants (RLC), on behalf of Crown Pointe Pkwy Partners, LLC, is submitting this information requesting a 401 certification in association with the Section 404 Permit Application for the construction of a multifamily development to support workforce housing needs for the City of Kingsland. The project area totals approximately 24.15 acres located along Crown Pointe Parkway and approximately 0.15 mile south of Boone Avenue Extension within Kingsland, Camden County, Georgia (30.785753°, -81.651841°). In accordance with the 2023 WQC Improvement Rule that became effective on November 27, 2023, we are providing the following information as part of the request package:

(1) If the request for certification is for an individual Federal license or permit, it shall be in writing, signed, and dated and shall include the following:

- (i) A copy of the Federal license or permit application submitted to the Federal agency; and*
- (ii) Any readily available water quality-related materials that informed the development of the application.*

A complete copy of the 404 Permit Application was provided to EPD via email on 13 June 2025.

(2) If the request for certification is for the issuance of a general Federal license or permit, it shall be in writing, signed, and dated and shall include the following:

- (i) A copy of the draft Federal license or permit; and*
- (ii) Any readily available water quality-related materials that informed the development of the draft Federal license or permit.*

Not applicable.

(b) Where a project proponent is seeking certification from the Regional Administrator, if not already included in the request for certification in accordance with paragraph (a) of this section, a request for certification shall also include the following, as applicable:

(1) A description of the proposed activity, including the purpose of the proposed activity and the type(s) of discharge(s) that may result from the proposed activity;

The proposed project includes the development of a multifamily development to support workforce housing needs for the City of Kingsland. The project will utilize federal and state financing resources to provide workforce housing to the community, inclusive of federal and state 4% low-income housing tax credits and tax-exempt bonds. In order to secure these resources, the applicant completed a competitive application process with the Georgia Department of Community Affairs ("DCA"), whereby applicants are selected based on various criteria and competing with other applicants across the State of Georgia. This

process used a points-based evaluation to rank potential sites based on criteria that DCA has identified as most important for workforce housing suitability. The competitive categories include Desirable Activities, Community Transportation Options, Quality Education Areas, and Stable Communities.

The proposed discharge includes filling of wetland areas for the construction of buildings, parking, access, stormwater, etc.

(2) The specific locations of any discharge(s) that may result from the proposed activity.

The proposed project includes construction of multifamily development generally including construction of site access, buildings, parking and stormwater management. Specifically, construction of site access from Boone Avenue Extension, Crown Pointe Parkway and South Easy Street. Nine buildings and associated parking areas will be constructed including one office/administration building and eight residential buildings. Lastly, two stormwater ponds will be constructed to satisfy the stormwater management requirements for the project. The proposed site plan requires a total of 8.80 acres of wetland impact including approximately 0.89 acre for site access, 4.26 acres for building and parking and 3.65 acres for stormwater pond construction. Approximately 4.26 acres of wetland will remain undisturbed. Permit drawings depicting the proposed project are provided in Appendix D of the 404-application package.

(3) A map or diagram of the proposed activity site, including the proposed activity boundaries in relation to local streets, roads, and highways;

See maps, exhibits, drawings, etc. provided in the 404-permit application.

(4) A description of current activity site conditions, including but not limited to relevant site data, photographs that represent current site conditions, or other relevant documentation;

The project site totals 24.15 acres and consists of highly disturbed habitats. Historic aerial imagery documents the project site was intensively managed for pine production from the 1960's until 2005. Between January 2006 and September 2006, all the upland areas within the tract were cleared and graded but vertical construction was never initiated. While portions of the site were mowed and maintained from 2006-2016, as of 2025, the site has been allowed to naturally revegetate. As noted above, the project site was previously verified by the USACE as containing 5.8 acres of wetland and 18.35 acres of upland. Based on a 2024 aquatic resources delineation, the 24.15-acre project site contains 11.09 acres of upland and 13.06 acres of wetland which represents a 7.26-acre increase in wetland. This increase in wetland area is likely attributed to the prior land disturbance activity and lack of site maintenance since 2006. Due to past land clearing and site development activities, the wetland habitats within the site are not natural and are of low quality. The vegetation is dominated by loblolly pine, sweetgum, red maple and a variety of other shrub and herbaceous species common for the coastal plain of Georgia and Camden County, Georgia. Photographs depicting typical site conditions are attached.

(5) The date(s) on which the proposed activity is planned to begin and end and, if known, the approximate date(s) when any discharge(s) may commence;

The project is scheduled to commence upon receipt of U.S. Army Corps of Engineers 404 Permit Authorization and is scheduled to end within 10 years of permit issuance.

(6) A list of all other Federal, interstate, Tribal, state, territorial, or local agency authorizations required for the proposed activity and the current status of each authorization; and

The permittee will obtain a USACE Individual Permit and Stormwater and Land Disturbance Permit from the local municipality.

(7) Documentation that a pre-filing meeting request was submitted to the certifying authority in accordance with applicable submission procedures, unless the pre-filing meeting request requirement was waived.

A pre-filing meeting request was submitted to EPD via email on 13 June 2025. A complete copy of the USACE 404 Permit Application package was provided at that time.

(c) Where a project proponent is seeking certification from a certifying authority other than the Regional Administrator, and that certifying authority has identified contents of a request for certification in addition to those identified in paragraph (a) of this section that are relevant to the water quality-related impacts from the activity, the project proponent shall include in the request for certification those additional contents identified prior to when the request for certification is made.

Not Applicable.

(d) Where a project proponent is seeking certification from a certifying authority other than the Regional Administrator, and that certifying authority has not identified contents of a request for certification in addition to those identified in paragraph (a) of this section that are relevant to the water quality-related impacts from the activity, the project proponent shall include in the request for certification those additional contents identified in paragraph (b) of this section.

Not Applicable.

Additionally, the contact information for the applicant and agent is:

Permittee:

Crown Pointe Pkwy Partners, LLC
Attn: Mr. William Gross
1209 E. King Avenue
Kingsland GA 31548
912.729.3564
whgross@whgross.com

Agent:

Resource & Land Consultants
Attn: Mr. Alton Brown, Jr
41 Park of Commerce Way, Suite 101
Savannah, Georgia 31405
abrown@rlandc.com
912-443-5896

We greatly appreciate your assistance with this project. If you have any questions or require additional information, please do not hesitate to contact us at (912) 443-5896.

Sincerely,



Alton Brown, Jr.
Principal
Resource & Land Consultants

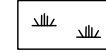
OVERALL PROPERTY ACREAGE = ± 24.15 AC.

WETLAND INDEX

WETLAND IMPACT "A" = 2.39 AC.

WETLAND IMPACT "B" = 6.41 AC.

TOTAL WETLAND IMPACT = 8.80 AC.



EXISTING WETLAND

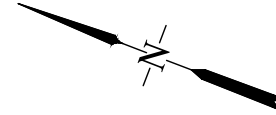


WETLAND IMPACT AREA



IMPACT "A"
104,285 SQ. FT.
2.39 AC.
EXHIBIT A
SHEET 2

IMPACT "B"
279,137 SQ. FT.
6.41 AC.
EXHIBIT
B.1 & B.2
SHEET 3 & 4

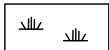


ROBERTS
CIVIL ENGINEERING

DATE: 2025-05-28
DRAWN BY: RCE
CHECKED BY: JLL
PROJECT NO.: 25025
SCALE: 1" = 200'

OVERALL KEY MAP
CROWN POINTE PKWY PARTNERS LLC
KINGSLAND, GA 31548

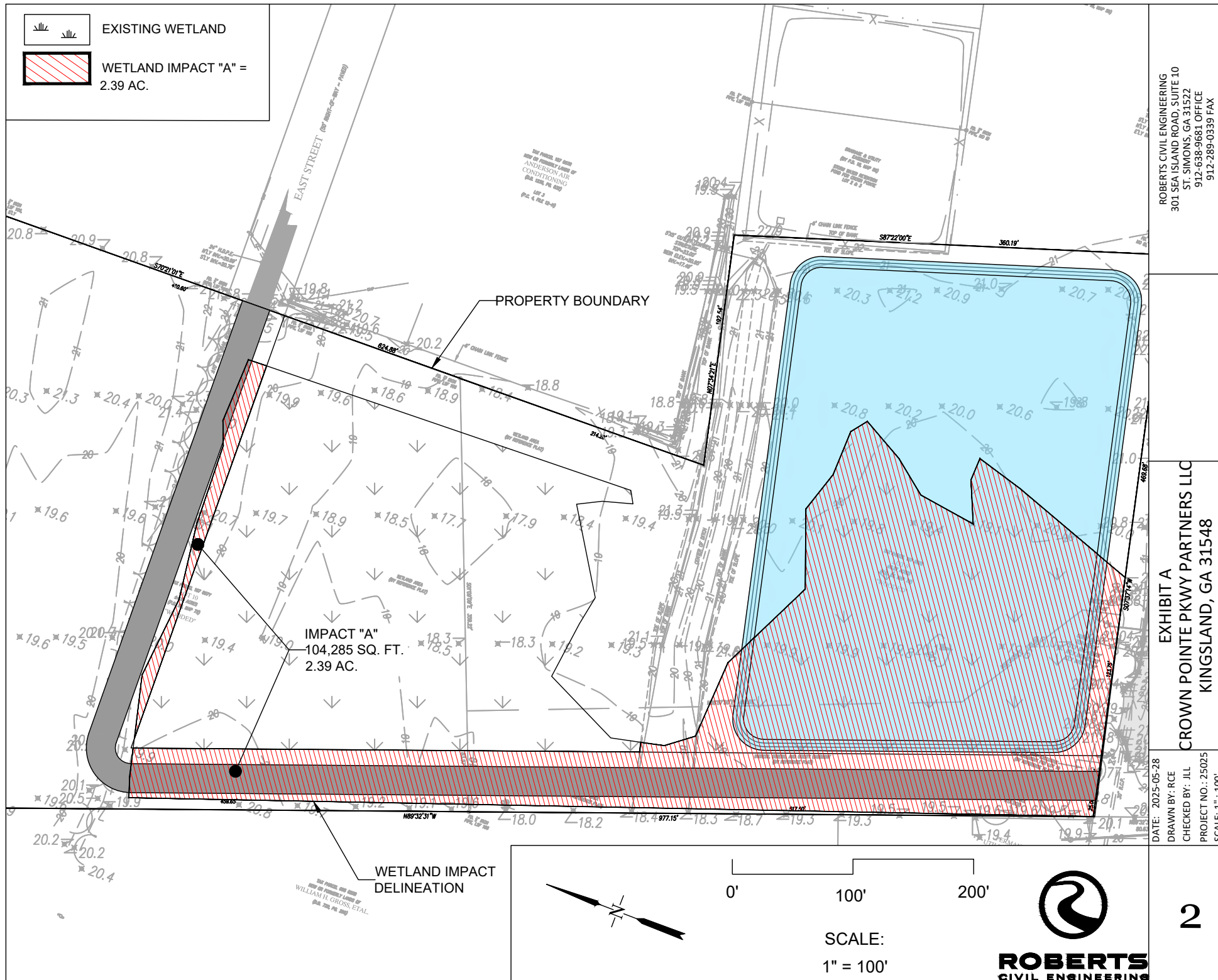
ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX

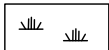


EXISTING WETLAND



WETLAND IMPACT "A" =
2.39 AC.





EXISTING WETLAND



WETLAND IMPACT "B" =
6.41 AC.



0' 100' 200'

SCALE:
1" = 100'

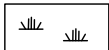


ROBERTS
CIVIL ENGINEERING

DATE: 2025-05-28
DRAWN BY: RCE
CHECKED BY: JLL
PROJECT NO.: 25025
SCALE: 1" = 100'

EXHIBIT B.1
CROWN POINTE PKWY PARTNERS LLC
KINGSLAND, GA 31548

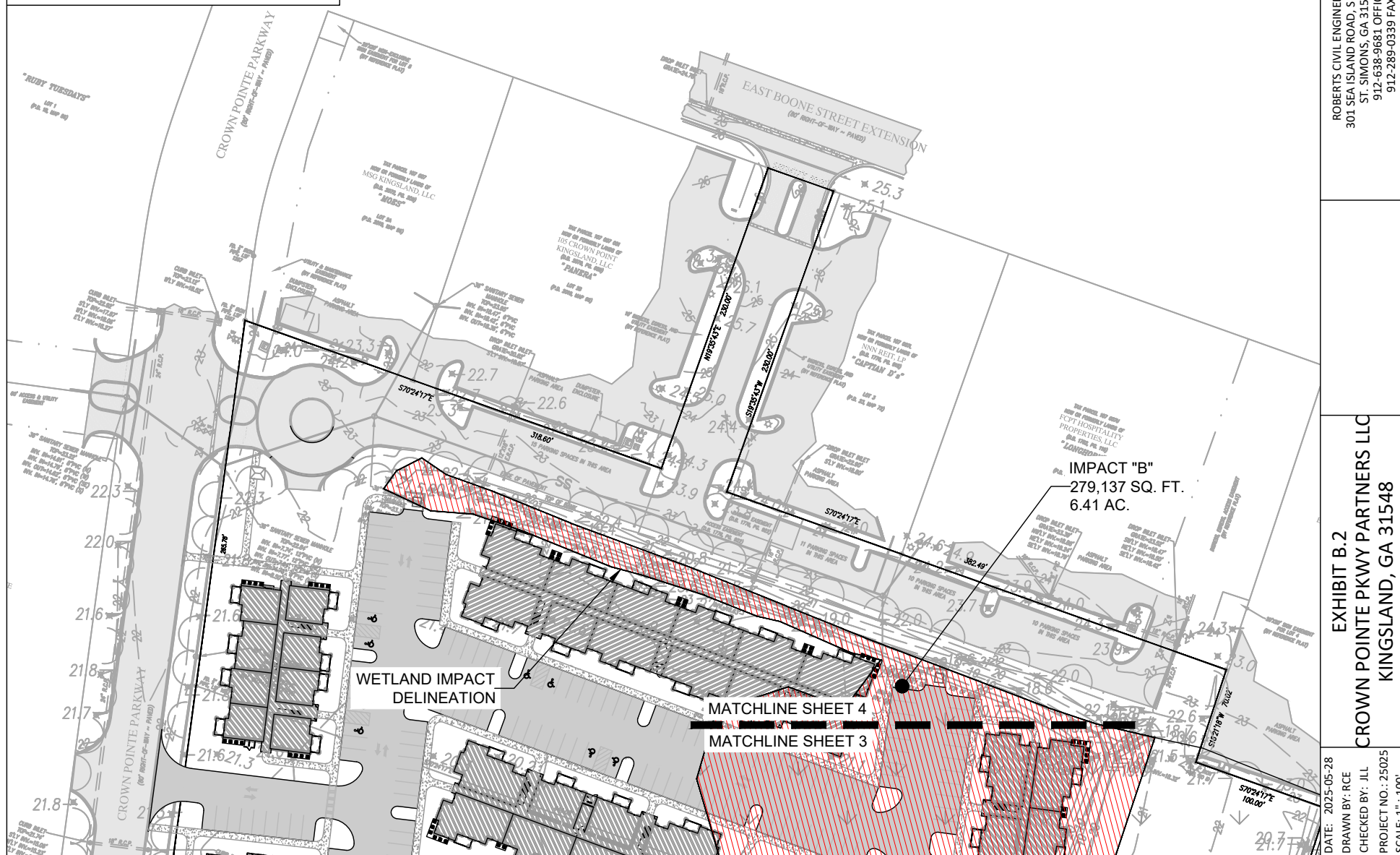
ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



EXISTING WETLAND



WETLAND IMPACT "B" =
6.41 AC.



0' 100' 200'

SCALE:
1" = 100'

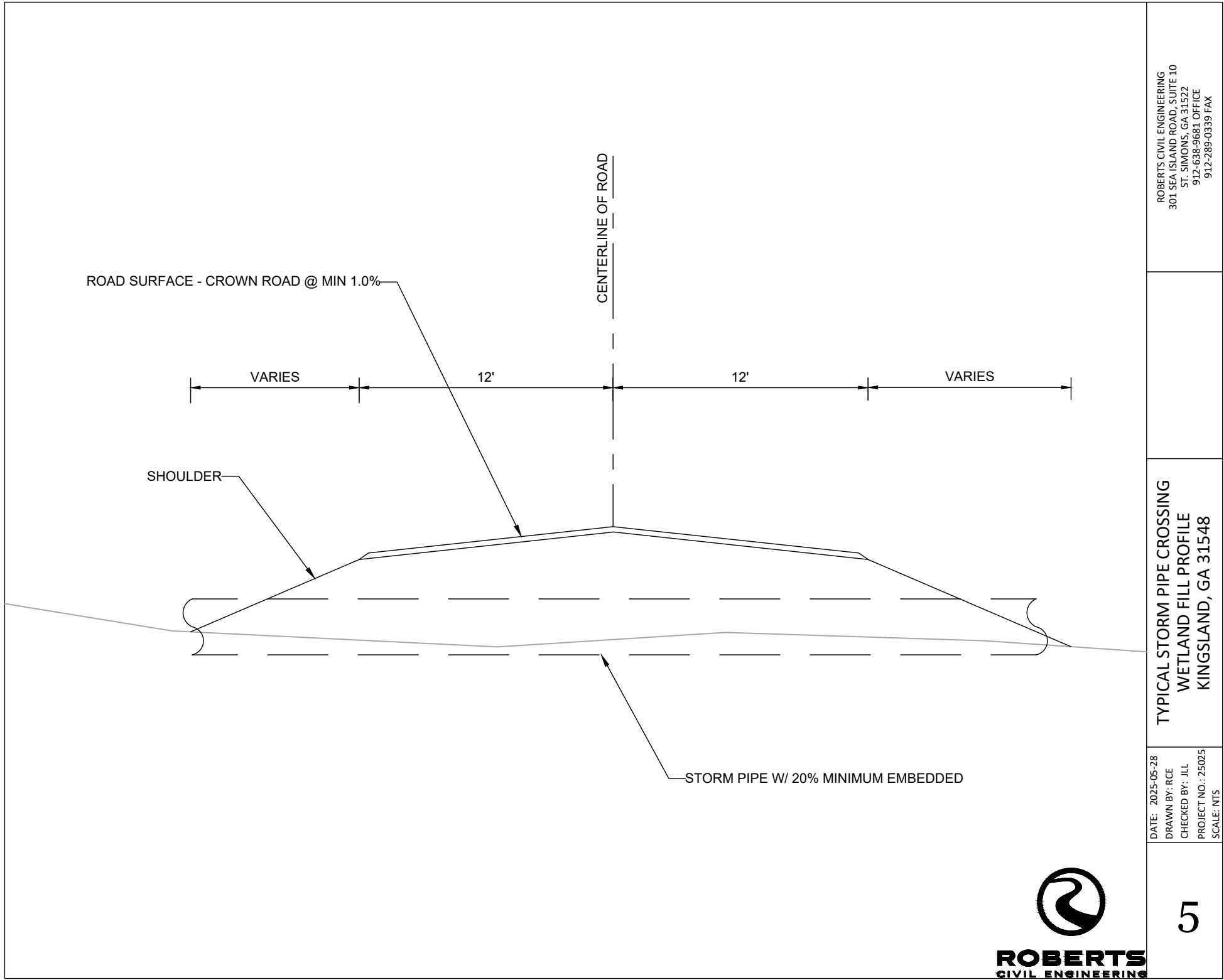


ROBERTS
CIVIL ENGINEERING

DATE: 2025-05-28
DRAWN BY: RCE
CHECKED BY: JLL
PROJECT NO.: 25025
SCALE: 1" = 100'

EXHIBIT B.2
CROWN POINTE PKWY PARTNERS LLC
KINGSLAND, GA 31548

ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



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301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX

DATE: 2025-05-28
DRAWN BY: RCE
CHECKED BY: JLL
PROJECT NO.: 25025
SCALE: NTS

