



**US Army Corps  
of Engineers®**

# PUBLIC NOTICE

Applicant:  
Jeremy Hall  
Mosaic Church

Published: February 24, 2026  
Expires: March 24, 2026

---

**Mobile District  
Permit Application No. SAM-2024-00765-APS  
Joint Public Notice: U.S. Army Corps of Engineers (USACE),  
Mississippi Department of Environmental Quality Office of  
Pollution Control (MDEQ), and Mississippi Department of  
Marine Resources (MDMR) (DMR24-000395)**

**TO WHOM IT MAY CONCERN:** The Mobile District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) **and/or** Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

**APPLICANT:** Jeremy Hall  
Mosaic Church  
2016 Bienville Boulevard  
Ocean Springs, Mississippi 39564

**AGENT:** Patrick Mooney  
Brown, Mitchell, & Alexander, Inc.  
401 Cowan Road  
Suite A  
Gulfport, Mississippi 39507

**WATERWAY AND LOCATION:** The project would affect waters of the United States associated with Cypress Creek. The project/review area is located between Mallett Road (formerly identified as Cook Road) and Parker Road approximately 0.75 mile west of the intersection of Mallett Road and Tucker Road and 0.50 mile east of the intersection of Mallett Road and Victoria Drive. The review area is bordered on the south side by Mallett Road and continues northward to approximately 150 feet south of Cypress Creek at its nearest point. The review area is located on four (4) parcels (07160220.000, 07160220.050, 07160248.000 and 07160249.000) in Section 2, Township 7 South, Range 9 West; at Latitude 30.458609 and Longitude 88.853278; in Latimer, Jackson County, Mississippi.

**EXISTING CONDITIONS:** The proposed project site is an undeveloped, forested property approximately 24.1 acres in size. The southernmost portion of the property is bordered on each side by single family residences. The remainder of the property is bordered by undeveloped, forested properties. The property is described as a river

terrace and flatwoods habitat in proximity to Cypress Creek and its floodplain. The overall slope at the site is minimal with waters draining north to Cypress Creek by way of linear features described by the agent as ditches; however, the USACE has not yet determined whether the features are ditches or streams.

## **PROJECT PURPOSE:**

**Basic:** Construction of new facility for institutional development

**Overall:** The overall project purpose is to alleviate overcrowding and parking issues at the institution's current location in Ocean Springs by constructing an additional structure with parking and appurtenances at the proposed project location.

**PROPOSED WORK:** The applicant requests authorization to discharge approximately 3,000 cubic yards of fill material in 8.66 acres of reportedly low-quality pine savannah wetland habitat for the construction of a 50,000-square-foot worship facility with access roads, parking, stormwater ponds, and utility installation. The applicant is also requesting authorization to relocate 420 feet of channel to reroute flow around the filled area. The channel has been reported as a man-made ditch; however, the accuracy of the wetland delineation, the classification and flow regime of the channel, and the quality of the wetlands on the site have not yet been verified by the USACE.

**AVOIDANCE AND MINIMIZATION:** The applicant's agent has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The agent states that the project has been designed to minimize wetland impacts to the greatest extent practicable while still accomplishing the applicant's stated purpose. The proposed design avoids 10.92 acres of wetlands while impacting 8.66 acres of wetlands on the 24.1-acre site. All uplands on the site are proposed to be utilized for the development. Although one of the on-site alternatives reflects fewer wetland impacts (7.09 acres), it was eliminated due to the placement of the structures on less supportive underlying soils and the alternative's failure to accommodate water quality detention pond requirements. The proposed design orients the structures over more supportive soils and accommodates water quality detention pond requirements. Determination of soil suitability for construction purposes lies outside the purview of the USACE and the accuracy of the submitted wetland delineation has not yet been verified by the USACE. The applicant proposed to conduct activities from late autumn to early winter to minimize effects to migratory birds and other avian species; however, it is also stated in the submitted materials that the project is proposed to begin in spring and end in fall 2026.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant proposed a 2:1 ratio of wetland mitigation credits also stated as being 29.46 credits. The agent presented the following formulation for their determination of credits: 8.657 acres x 2:1 mitigation ratio = 17.31 credits. The agent further states that mitigation will be through a credit purchase in the amount of 14.18 credits from an

approved mitigation bank. The USACE will require the purchase of appropriate amount of mitigation credits from an approved mitigation bank in the state of Mississippi. The project is also proposed to impact 719 square feet of Louisiana quillwort (*Isoetes louisianensis*), a federally-listed endangered species. The applicant proposes to mitigate for impacts to the Louisiana quillwort through on-site mitigation (relocation). The U.S. Fish and Wildlife Service (USFWS) will be consulted regarding the adequacy of the proposed mitigation plan for Louisiana quillwort.

**CULTURAL RESOURCES:**

The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

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), the South Mississippi Standard Local Operating Procedures for Endangered Species (SLOPES), and the agent’s field survey results for listed species, critical habitat, and habitat suitability for threatened and endangered species were used to determine if any threatened, endangered, proposed, or candidate species, and/or any proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed below. No other ESA-listed species or critical habitat will be affected by the proposed action.

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

<b>Species Common Name and/or Critical Habitat Name</b>	<b>Scientific Name</b>	<b>Federal Status</b>
Louisiana quillwort	<i>Isoetes louisianensis</i>	Endangered

Louisiana quillwort (*Isoetes louisianensis*): Multiple individuals have been identified in multiple locations within the proposed project site. The USACE has determined that the proposed activities may affect, likely to adversely affect, the Louisiana quillwort and suitable habitat for the species.

Pursuant to Section 7 ESA, formal consultation with the USFWS will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service 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.

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

**SECTION 408:** The applicant 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.

**WATER QUALITY CERTIFICATION:** Water Quality Certification may be required from the Mississippi Department of Environmental Quality.

The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency.

**NOTE:** This public notice is being issued based on information furnished by the applicant's agent. 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 not 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 cumulative impacts thereof; among these are conservation, economics, esthetics, 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's interest.

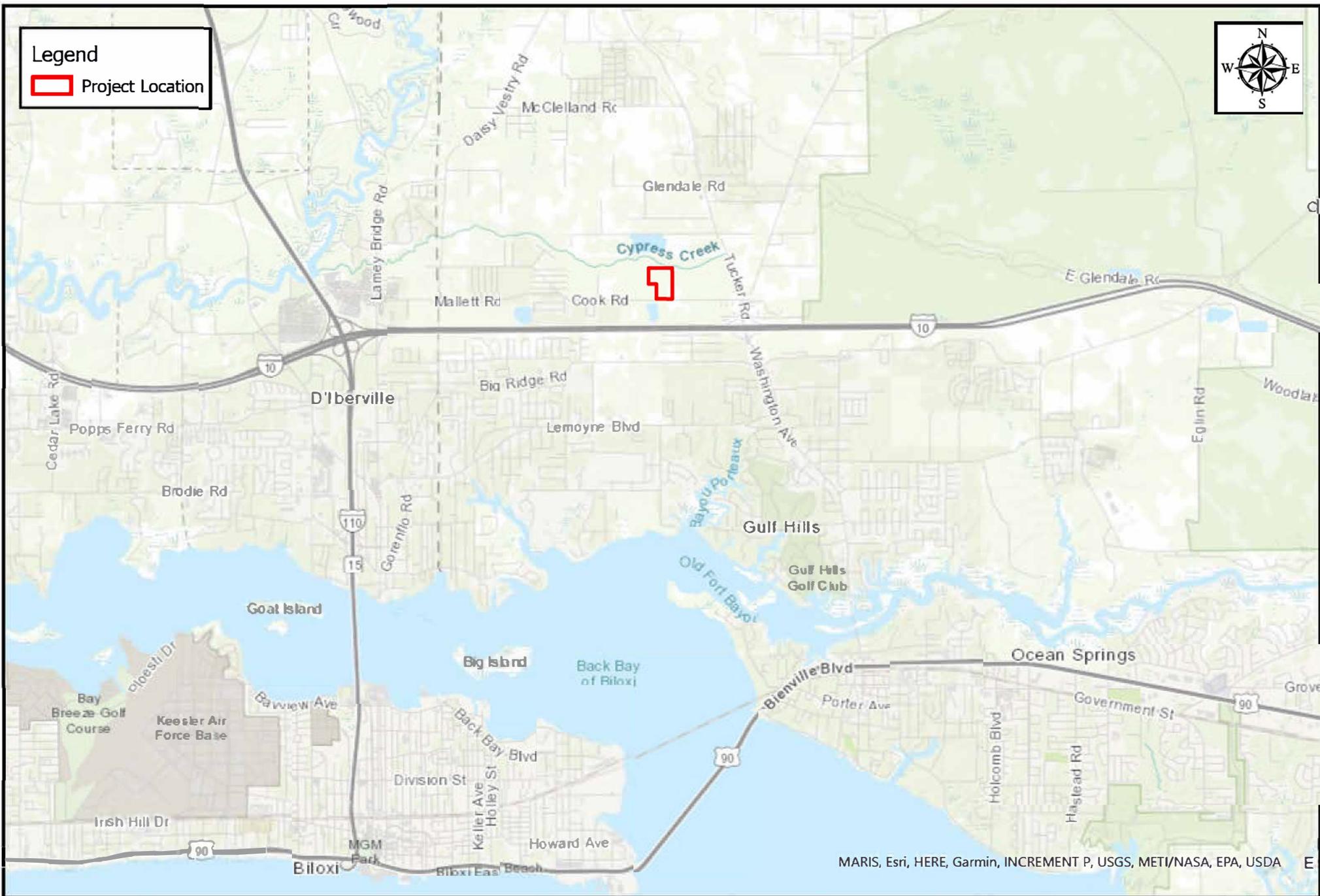
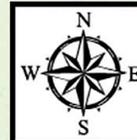
**COMMENTS:** The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether 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 Mobile District will receive written comments on the proposed work, as outlined above, until March 24, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Amiee Smith at [Amiee.P.Smith@usace.army.mil](mailto:Amiee.P.Smith@usace.army.mil). Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Mobile District, Attention: Amiee Smith, 100 Canal Street, Mobile, Alabama 36602-1901. Copies of all comments should be furnished to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 2261, Jackson, Mississippi 39225, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, Biloxi, Mississippi 39530. Please refer to the permit application number in your comments.

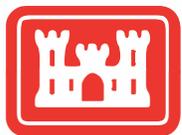
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless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

Legend

 Project Location



MARIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



**Mosaic Church Vicinity Map  
(SAM-2024-00765-APS)**



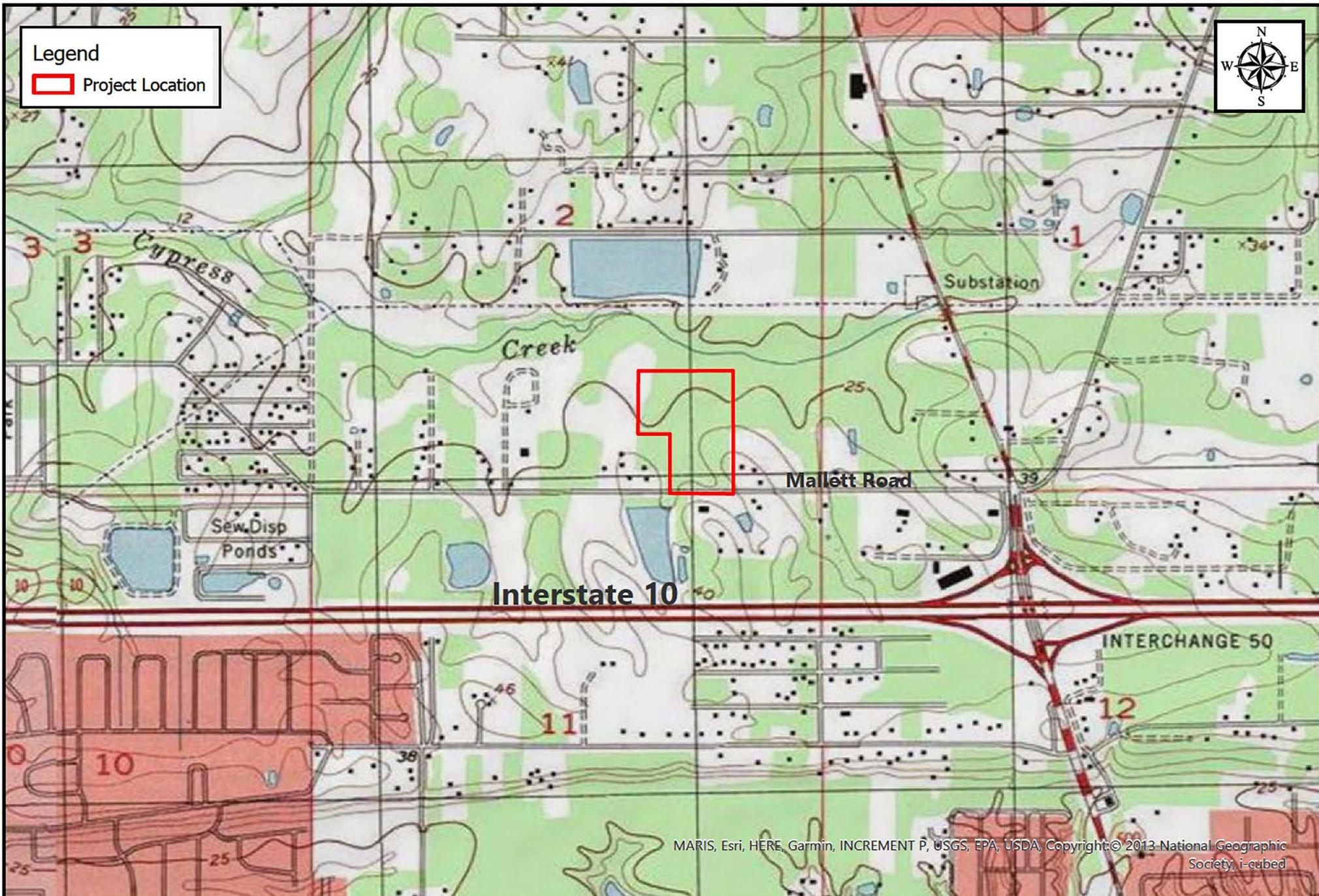
Map Center: 88.853759°W 30.440033°N

Map Created by: A. Smith

Date: 2/24/2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

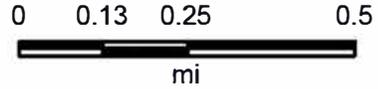
Legend  
Project Location



MARIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Copyright © 2013 National Geographic Society, i-cubed



**Mosaic Church Topographic Location Map**  
(SAM-2024-00765-APS)



Map Center: 88.855018°W 30.458828°N

Map Created by: A. Smith

Date: 2/24/2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Legend

 Project Location



Cypress Creek



Mallett Road

MARIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Microsoft, Vantor, Esri, HERE, Garmin, IPC



**Mosaic Church Aerial Location Map  
(SAM-2024-00765-APS)**



Map Center: 88.854358°W 30.459479°N

Map Created by: A. Smith

Date: 2/24/2026

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

FUTURE BUILDING LOCATION; TO BE FILLED AND SERVE AS OVERFLOW PARKING IN INTERIM (ANTICIPATE CONSTRUCTION WITHIN 3 - 5 YEARS)

PROFILE ALIGNMENTS (SEE PROFILE VIEWS; NEXT SHEETS)

CHANNEL REQUIRED TO REROUTE OFFSITE RUNOFF AROUND PROJECT AREA

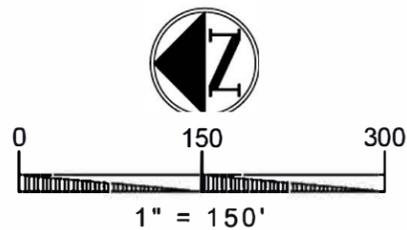
DETENTION / WATER QUALITY POND

ADDRESS = 14612 MALLETT RD

WETLANDS IMPACTS		
PERMANENT IMPACTS		
IMPACT #	AREA (SF)	ACREAGE
#1	377,114	8.657
<b>TOTAL</b>	<b>377,114</b>	<b>8.657</b>

WETLAND IMPACT AREA  
8.657 ACRES

EXISTING WETLANDS TO REMAIN (10.915 ACRES)



# MOSAIC CHURCH

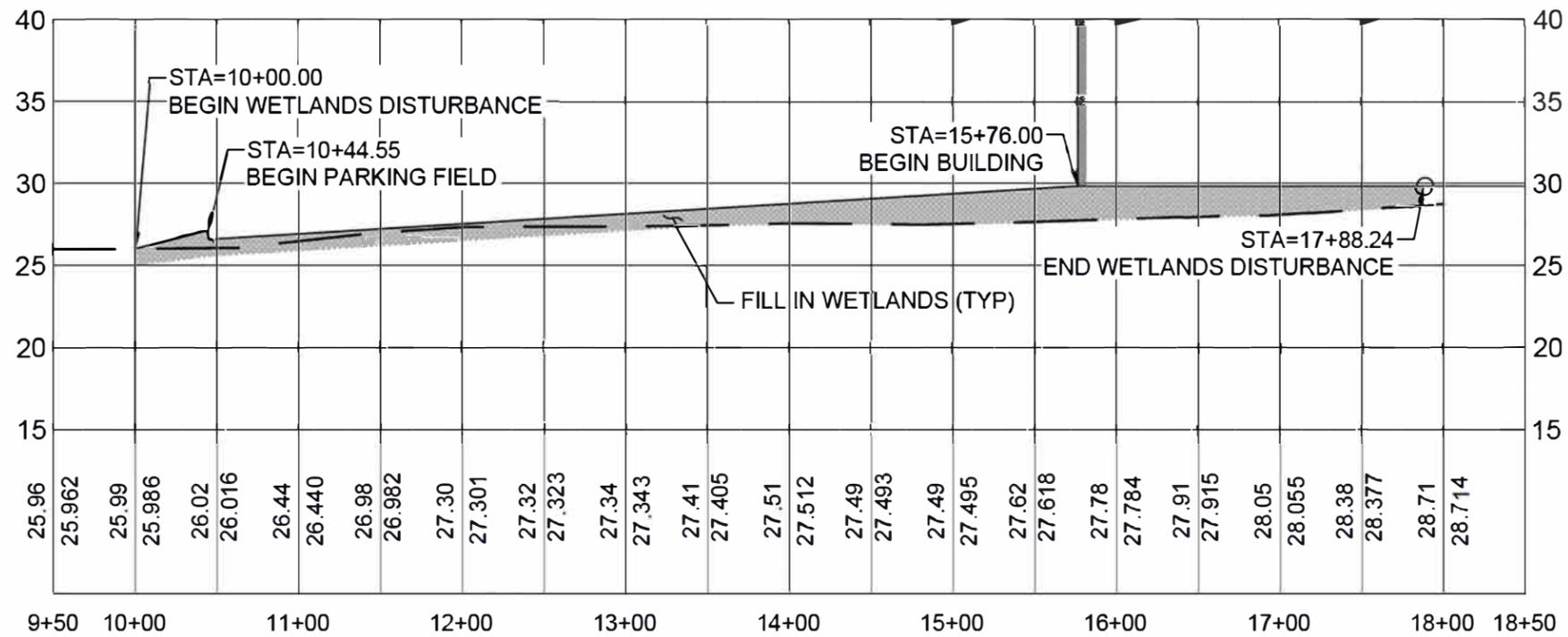
±14612 MALLETT ROAD; JACKSON COUNTY, MISSISSIPPI

WETLAND PERMIT DRAWINGS - NOV 2025

PLAN VIEW (PAGE 1 OF 3)



# NE\_TO\_SW PROFILE

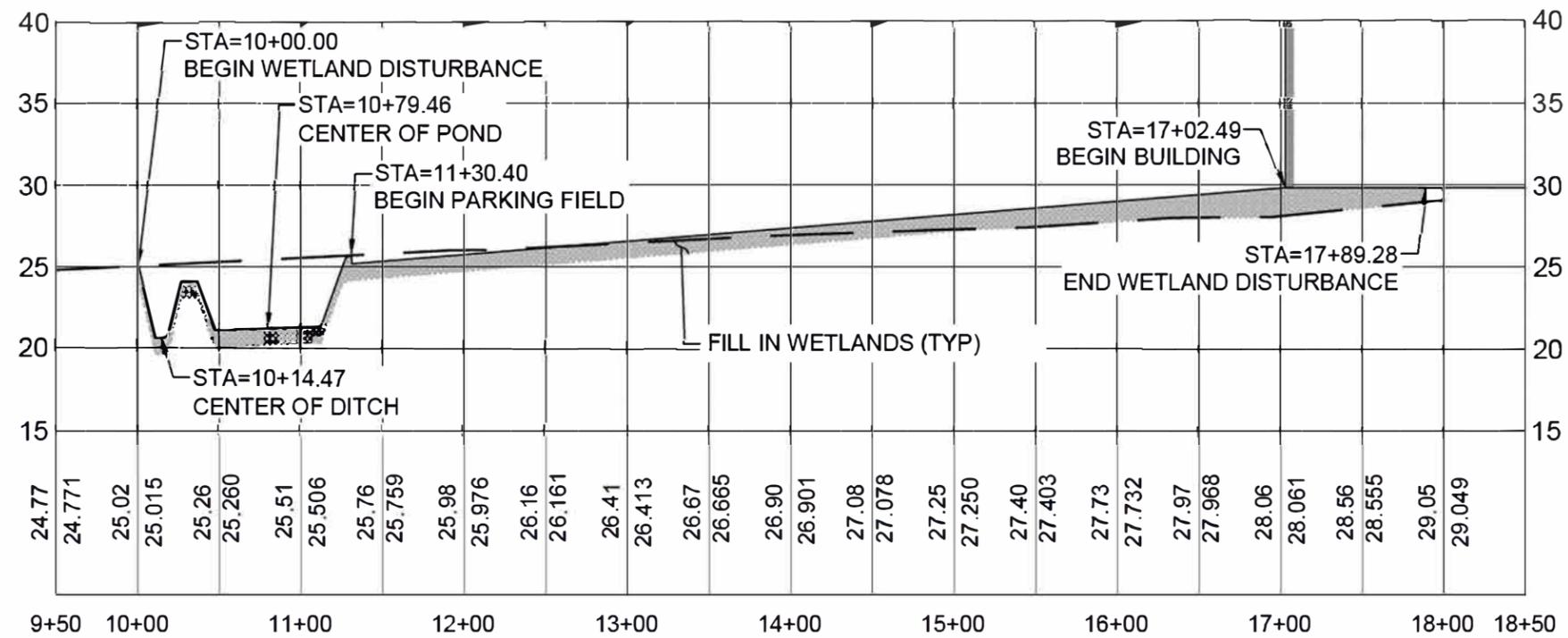


1" = 100' (HORIZONTAL)  
1" = 10' (VERTICAL)

**MOSAIC CHURCH**  
±14612 MALLET ROAD; JACKSON COUNTY, MISSISSIPPI  
WETLAND PERMIT DRAWINGS - NOV 2025  
PROFILE VIEW (PAGE 2 OF 3)



# NW\_TO\_SE PROFILE



1" = 100' (HORIZONTAL)  
1" = 10' (VERTICAL)

**MOSAIC CHURCH**  
±14612 MALLETT ROAD; JACKSON COUNTY, MISSISSIPPI  
WETLAND PERMIT DRAWINGS - NOV 2025  
PROFILE VIEW (PAGE 3 OF 3)

