



**US Army Corps  
of Engineers®**

# PUBLIC NOTICE

Applicant:  
Harrison County Development  
Commission (HCDC)

Published: May 21, 2025  
Expires: June 20, 2025

**Mobile District  
Permit Application No. SAM-2023-01097-SMZ  
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) (DMR25-000097)**

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:** Bill Lavers  
Harrison County Development Commission  
12281 Intraplex Parkway  
Gulfport, MS 39503

**AGENT:** Rachel Kistler  
Covington Civil and Environmental  
2300 14th Street  
Gulfport, MS 39501

**WATERWAY AND LOCATION:** Wetlands associated with Flat Branch northeast of the intersection of Interstate 10 and County Farm Road, parcel numbers, 0509J-01-001.000, 0509J-01-009.000, 0509O-01-006.000, 0509O-01-005.000, 0509O-01-004.000, 0509O-01-003.000, 0509O-01-002.000, and 0509O-01-001.000 in Section 16, Township 7S, Range 12W; at Latitude 30.422299° N and Longitude 89.183375° W; in Gulfport, Harrison County, Mississippi.

**EXISTING CONDITIONS:** The project area consists of eight (8) parcels: 0509J-01-001.000, 0509J-01-009.000, 0509O-01-006.000, 0509O-01-005.000, 0509O-01-004.000, 0509O-01-003.000, 0509O-01-002.000, and 0509O-01-001.000 totaling approximately 200.1 acres of undeveloped land situated just north of Interstate 10 (I-10) and east of County Farm Road in Gulfport Mississippi. Wetland habitats at the site constitute approximately 182.1 acres of the area and is made up of herbaceous pine savannah in the central portion of the property extending to the northeast boundary and

densely forested pine flatwoods along the northern and southern property boundary. Historically, the land has been used for pine silviculture and livestock grazing.

## **PROJECT PURPOSE:**

**Basic:** Development of a mixed-use commercial/industrial park

**Overall:** Development of a mixed-use commercial industrial park featuring investment-grade industrial buildings to support regional economic growth.

**PROPOSED WORK:** The applicant is requesting authorization to discharge approximately 605,000 cubic yards of clean, fill material from an MDEQ-approved pit mine into approximately 112.8 acres of pine-flatwoods wetlands for the development of a mixed-use commercial/industrial park consisting of one (1), 1.4 million square-foot distribution warehouse building, four (4), 100,000 square-foot industrial buildings, five (5), 47,000 square-foot industrial buildings, a walking track, and associated parking, infrastructure and stormwater management features.

**AVOIDANCE AND MINIMIZATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The applicant has reduced impacts to wetlands from the original design by more efficient use of upland areas at the site. Wetland impacts were reduced from 125.9 acres to 112.8 acres as proposed with the current submittal. Best Management Practices (BMPs) would be utilized throughout all phases of construction to prevent off-site migration of sediments.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant proposes to provide in-kind compensatory mitigation through an approved mitigation bank located within the service area.

## **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.

**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), to determine if any threatened, endangered, proposed, or candidate species, as well as the 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 will not affect any listed species or critical habitat.

**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>
West Indian Manatee	<i>Trichechus manatus</i>	Threatened
Piping Plover	<i>Charadrius melodus</i>	Threatened
Red Knot	<i>Calidris canutus</i>	Threatened
Eastern Black Rail	<i>Laterallus jamaicensis jamaicensis</i>	Threatened
Wood Stork	<i>Mycteria americana</i>	Threatened
Dusky Gopher Frog	<i>Rana sevosa</i>	Endangered
Gopher Tortoise	<i>Gopherus polyphemus</i>	Threatened
Alabama Red-Bellied Turtle	<i>Pseudemys alabamensis</i>	Endangered
Loggerhead Sea Turtle	<i>Caretta caretta</i>	Threatened
Gulf Sturgeon	<i>Acipenser oxyrhynchus desotoi</i>	Threatened
Louisiana Quillwort	<i>Isotes louisianensis</i>	Endangered

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. The USACE is the lead Federal agency for ESA consultation for the proposed action. Any required consultation will be completed by the USACE.

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.

**NOTE:** This public notice is being issued based on information furnished by the applicant. 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 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 June 20, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Greg Christodoulou at [Gregory.s.christodoulou@usace.army.mil](mailto:Gregory.s.christodoulou@usace.army.mil). Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Mobile District, Attention: Greg Christodoulou, 1141 Bayview Avenue, Suite 2300, Biloxi, Mississippi 39530. 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.

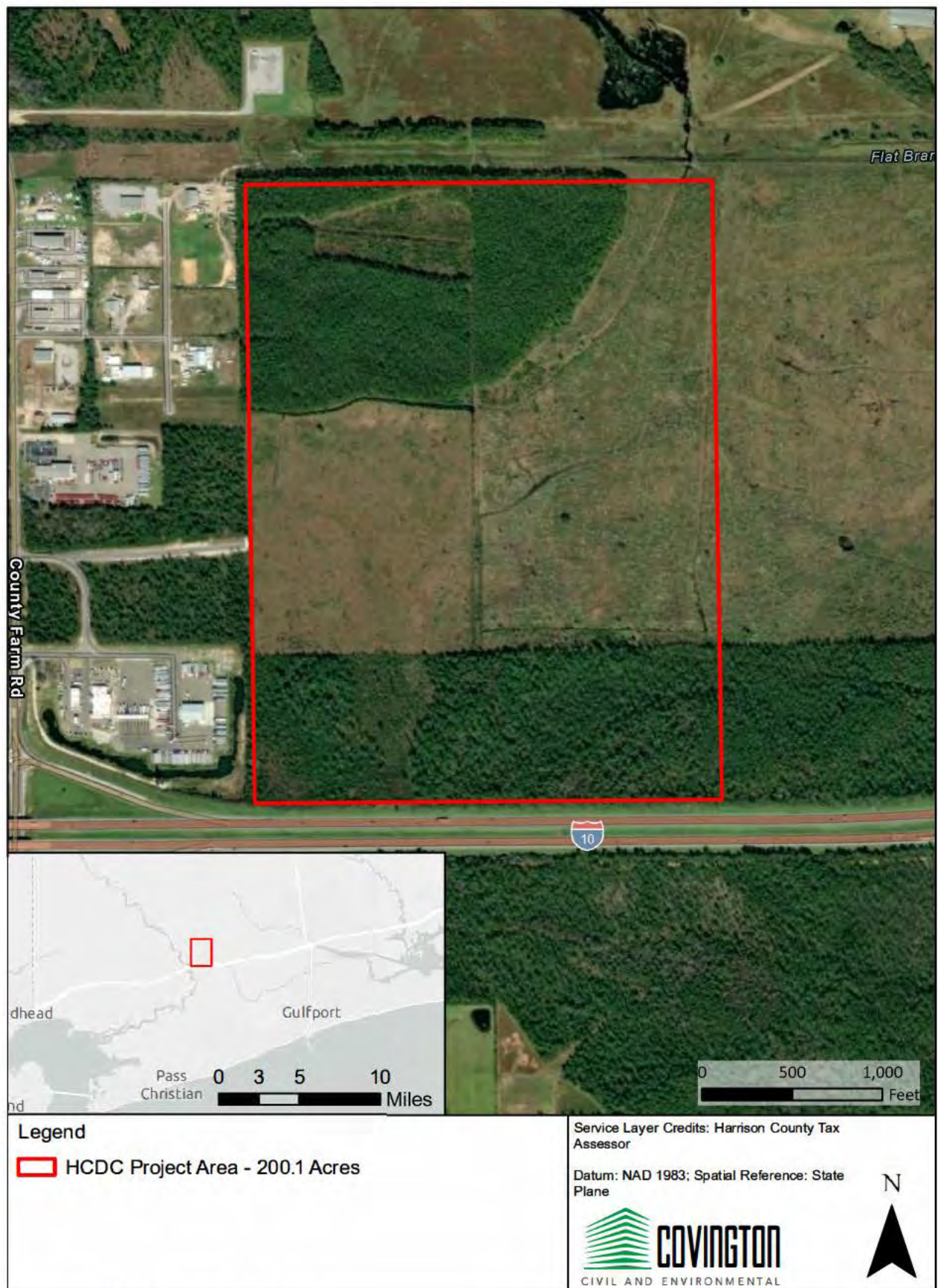


Figure 1: HCDC Project Area Map

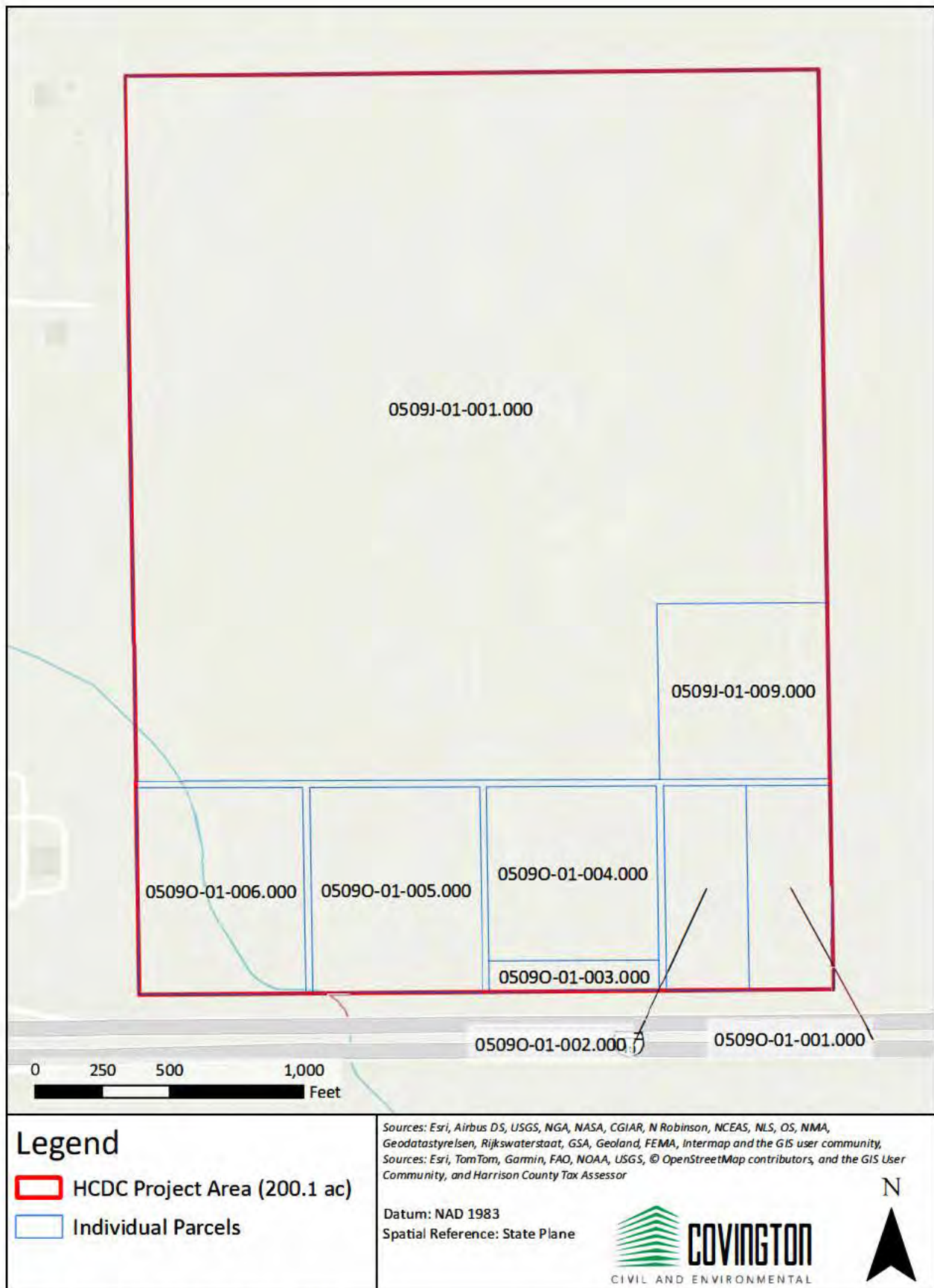


Figure 2: Project Area Map with Parcels



Figure: Wetland Impacts for Preferred Alternative (Site Plan Alternative 1)



**SITE PLAN ALTERNATIVE #1**  
SCALE: 1"=200'



**TYPICAL BIOSWALE SECTION**  
SCALE: NONE

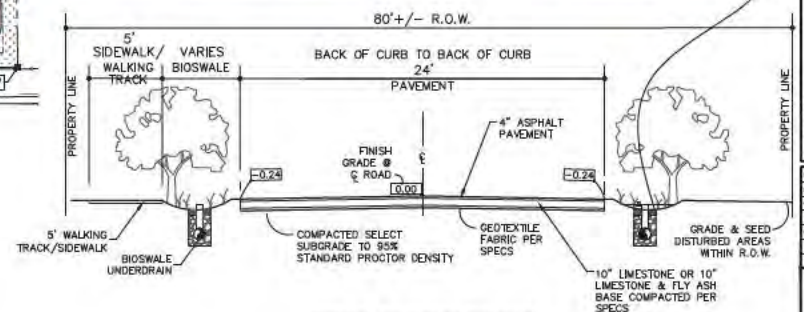
SITE INFORMATION		SITE INFORMATION	
ZONING	42	MAX LOT COVERAGE	60%
ACREAGE	200 AC	IMPERVIOUS COVER	49%
SETBACKS		BUILDING PAVT	4,261,069 SF
FRONT YARD	75 FT	PERVIOUS COVER	51%
SIDE YARD	75 FT		4,450,931 SF
REAR YARD	75 FT	BIOSWALE AREA	317,257 SF
SUPPLY REQ'D	50 FT	POND AREA	975,676 SF
MIN. ROAD WIDTH	26 FT		
LANE WIDTH	13 FT		
PARKING SPACES REQ'D	1 SPACES/2 EMPLOYEES		
PARKING DIMENSIONS	9'X13' EA		
# OF EMPLOYEES	715 EA		
PARKING SPACES PROVIDED	623 EA		
TRUCK PARKING	305 EA		



**BUILDING RENDERING**



**BIOSWALE**



**TYPICAL ROADWAY SECTION**  
SCALE: NONE

PROJECT:  
LAST MILE DISTRIBUTION CENTER  
GULFPORT, MS 39503

**HARRISON COUNTY**  
Development Commission

SITE PLAN ALTERNATIVE 1

SHEET TITLE:

DATE: 01/11/2024
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]
SCALE: 1"=200'

SHEET:

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WORKING SET & NOTES

