



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
600 VESTAVIA PARKWAY, SUITE 203
VESTAVIA, ALABAMA 35216

September 26, 2024

CESAM-RD-N
PUBLIC NOTICE NO. SAM-2017-00187-JMT

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

PROPOSED DISCHARGE OF FILL MATERIAL INTO 0.62 ACRE OF WETLANDS
ASSOCIATED WITH CONSTRUCTION OF PHASE 3 PARKWOOD RV PARK IN
COLUMBUS, LOWNDES COUNTY, MISSISSIPPI

TO WHOM IT MAY CONCERN: This District has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act. Please communicate this information to interested parties.

Applicant: Parkwood Developers, LLC
Attention: Mr. Ken Smith
23 Baynard Park Road
Hilton Head Island, South Carolina 29928

Agent: Pittman Environmental Services, LLC
Attention: Mr. Bart Pittman
P.O. Box 1926
Purvis, Mississippi, 39475

LOCATION: The project is located south of Waverly Road in wetlands that drain into Moore Creek in Columbus, Lowndes County, Mississippi, Latitude 33.505464, Longitude -88.435314.

WORK DESCRIPTION: The applicant is proposing to fill 0.62 acre of wetlands to expand the existing Recreational Vehicle (RV) Park (Phase 3). This would increase the number of RV pads from the current 56 spaces to a total of 78 spaces. The proposed expansion will also include 10 cottage locations for extended/monthly stay. The proposed cottages will be approximately 650 square feet two-story design. In 2014, Phase 2 of this existing RV park was authorized under Nationwide Permit (NWP) 39 (SAM-2014-800-TMB) to impact 0.30 acres of wetlands. Phase I, which started construction in 2009, did not impact waters of the U.S., and therefore, did not require a Department of the Army (DA) permit. Cumulatively, a total of 0.92 acre of wetlands would be impacted by the development of the RV park.

PURPOSE: The purpose of this project is to provide RV park facilities in Columbus, Mississippi to meet the demand for extended stay lodging associated with recent construction projects in the area.

AVOIDANCE AND MINIMIZATION: According to the applicant, avoidance and minimization measures were limited. One offsite location was considered, and one on-site alternative was considered. The preferred site is located within designated flood zone (AE) and has periodically flooded, as well as a large portion of the surrounding parcels.

COMPENSATORY MITIGATION: The applicant proposes to purchase wetland credits from an approved mitigation bank.

WATER QUALITY: The applicant is in the process of acquiring certification from the State of Mississippi in accordance with Section 401(a)(1) of the Clean Water Act, and upon completion of the required advertising a determination relative to certification will be made by the Mississippi Department of Environmental Quality.

HISTORIC PROPERTIES/CULTURAL RESOURCES: In accordance with Section 106 of the National Historic Preservation Act and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to affect cultural and historic properties within the permit area. The U.S. Army Corps of Engineers (USACE) has not made a determination of effects to historic properties at this time. Further coordination with the MDAH and/or federally recognized American Indian tribes will be performed as determined to be appropriate. The USACE is seeking comment from the State Historic Preservation Officer, federally recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the general public regarding the existence or the potential for existence of significant cultural and historic properties which may be affected by the work.

THREATENED AND ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicated the following species may be present within the project area: Northern Long-eared Bat (*Myotis septentrionalis*) (T), Tri-colored Bat (*Perimyotis subflavus*) (PE), Alligator Snapping Turtle (*Macrochelys temminckii*) (PT), Alabama Moccasinshell (*Medionidus acutissimus*) (T), Heavy Pigtoe (*Pleurobema taitianum*) (E), Inflated Heelsplitter (*Potamilus inflatus*) (T), Orangenacre Mucket (*Hamiota perovalis*) (T), Ovate Clubshell (*Pleurobema perovatum*) (E), Southern Clubshell (*Pleurobema decisum*) (E), and Monarch Butterfly (*Danaus plexippus*) (C). The USACE has not made a determination regarding effects of the project on the above-listed species at this time. Further coordination with the United States Fish and Wildlife Service (USFWS) will be performed as determined to be appropriate. A copy of this public notice is being sent to the USFWS for review and comment.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the USACE can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. The decision whether to issue a permit will be based on an evaluation of the probable impacts, 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 benefit 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 the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic 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, consideration of property ownership and, in general, the needs and welfare of the people.

The USACE 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 USACE to determine whether to issue, modify, condition, or deny a permit for this proposal. 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 proposed 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 public hearings shall state, with particularity, the reasons for holding a public hearing.

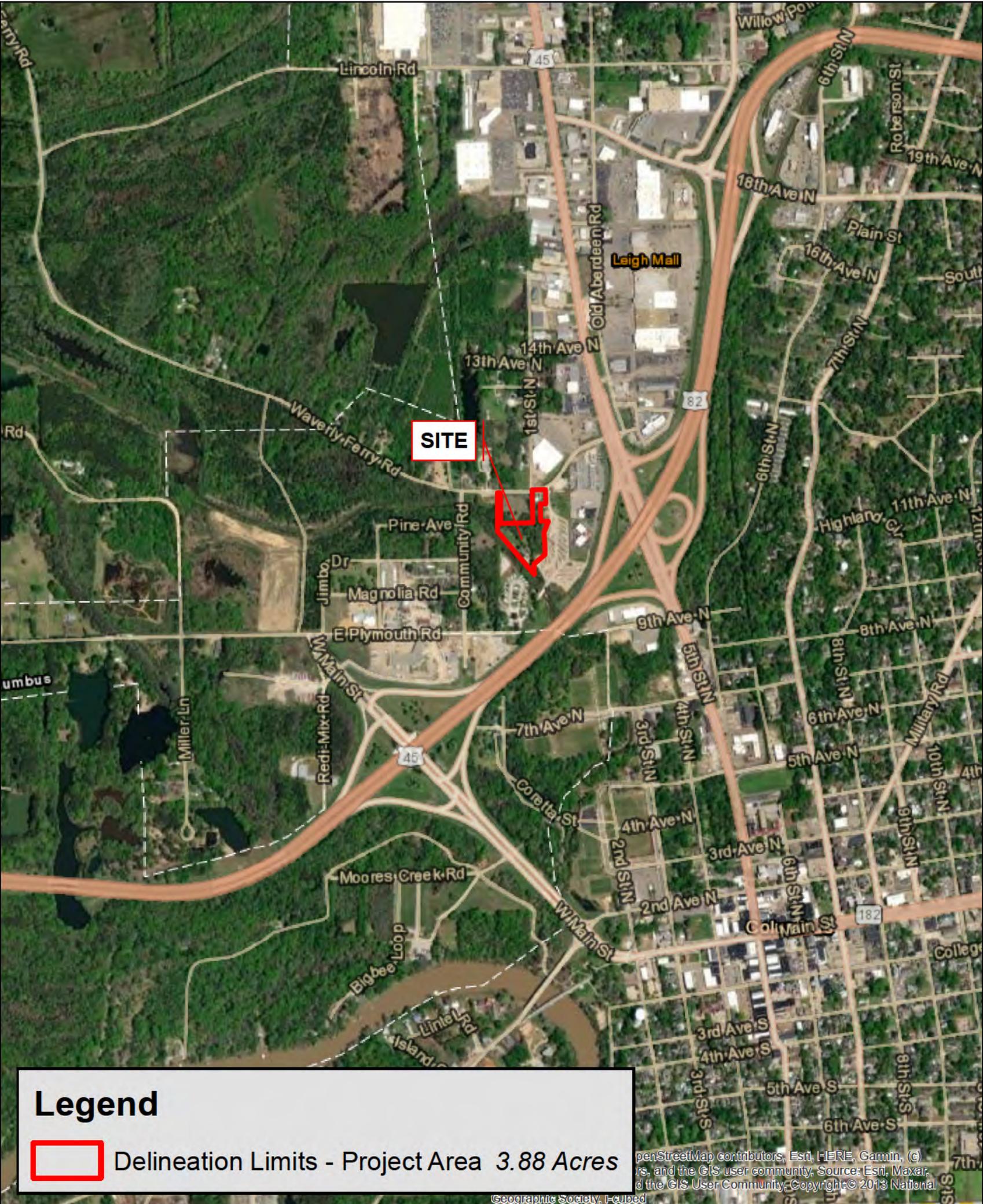
Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2017-00187-JMT** and should be directed to USACE, Mobile District, Regulatory Division, Attention: Ms. Angela M. Rangel, Post Office Box 2288, Mobile, Alabama 36628-0001, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Environmental Permitting Division, Attention: Ms. Carrie Barefoot, Post Office Box 2261, Jackson, Mississippi 39225. Comments may also be submitted via e-mail to USACE at angela.m.rangel@usace.army.mil.

All comments should be received no later than 30 days from the date of this Public Notice. If you have any questions concerning this publication, you may contact the project manager at (251) 455-6785 or email at angela.m.rangel@usace.army.mil. Please refer to the above Public Notice number. For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Missions/Regulatory.aspx.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures



SITE

Legend

 Delineation Limits - Project Area 3.88 Acres

OpenStreetMap contributors, Esri, HERE, Garmin, (c) Mapbox, and the GIS user community, Source: Esri, Maxar, and the GIS User Community, Copyright © 2013 National Geographic Society, I-cubed



Legend

- Permit Area Phase 3 (SAM-2017-187) 3.88 Acres
- Phase 3 Wetland 0.63 Acres
- Proposed Impacts Phase 3 0.62 Acres
- 2014 Permit Area (SAM-2014-800-TMB) 4.5 Acres
- Phase 2 (Not in Permit Area) 1.78 Acres
- Phase 2 Wetland 0.3 Acres
- Phase 2 Wetland Impacts 0.3 Acres
- Data Point Locations

Waverly Ferry Rd

Proposed Cottages

**PHASE 2
2015 - 2020**

Proposed Detention

Proposed RV Spaces

**PHASE 3
PROPOSED**

**PHASE 2
2015 - 2020**

**PHASE 1
2009 - 2014**

- LEGEND**
- ⊙ FOUND WIRE (PUB/PRV)
 - ⊙ FOUND CONDUIT (PRV)
 - CHAIN LINE (EDM)
 - WOOD FENCE
 - POWER POLE
 - LIGHT POLE
 - UTILITY GUY PILE
 - UTILITY SERVICE POLE
 - CONCRETE DRAINAGE DRAINAGE BOX
 - UTILITY POLE GUY WIRE
 - OVERHEAD POWER LINE
 - UNDERGROUND POWER LINE
 - UNDERGROUND POWER
 - HV ELECTRIC HIGH-UP
 - HV GUY/COUNTERPOISE HIGH-UP
 - WATER LINE
 - WATER METER
 - WATER VALVE
 - WATER CURTAIN VALVE
 - FIRE HYDRANT
 - 1/2" WATER ADD-UP
 - SANITARY SEWER LINE & FLOW
 - SANITARY SEWER PUMP STATION
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEAN-OUT
 - HV SANITARY SEWER HIGH-UP
 - MANHOLE
 - CONTINUOUS LINE OF 1/2" & FLOW
 - BARBED WIRE FENCE
 - DISTINGUISHING CONTOUR (1 FOOT)
 - DISTINGUISHING POINT ELEVATION
 - GRAVEL/CONCRETE DRIVE PAVING
 - ASPHALT PAVEMENT
 - EXISTING BENCHMARK (T.M.)

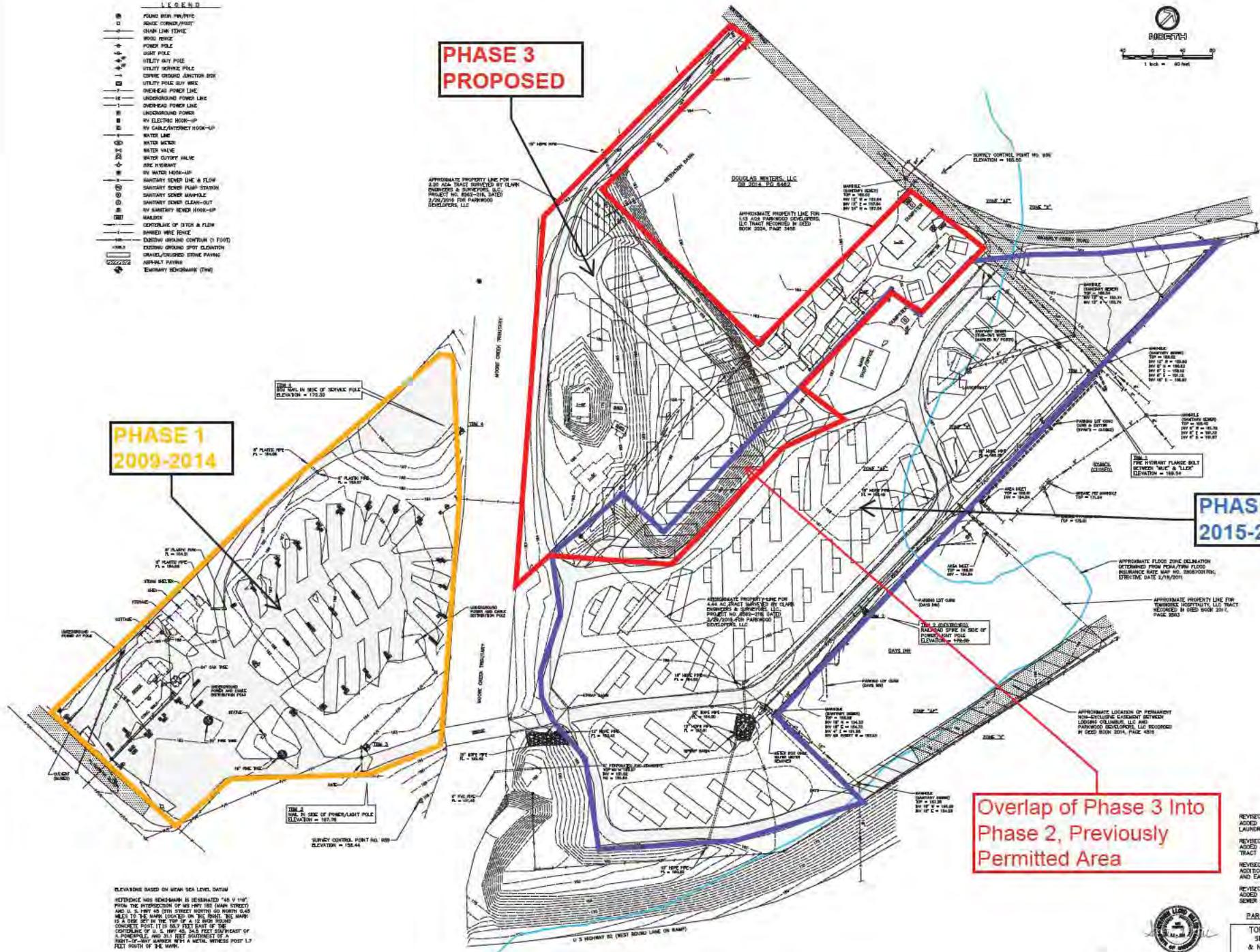


**PHASE 3
PROPOSED**

**PHASE 1
2009-2014**

**PHASE 2
2015-2020**

**Overlap of Phase 3 Into
Phase 2, Previously
Permitted Area**



ELEVATIONS BASED ON MHW SEA LEVEL DATUM
 ELEVATIONS WERE RECHECKED IN FEBRUARY '14 BY THE
 PROPOSER OF HIS FIRM (MAIN STREET)
 AND IN 2014 BY THE COUNTY ENGINEER AS PERMITS WERE
 MADE TO THE MARK LOCATED ON THE MARK. THE MARK
 IS 2.00 FEET IN THE TOP OF A 12 INCH DIA. CONCRETE
 COLUMN. IT IS 1/2" FEET EAST OF THE
 CENTERLINE OF 1/2" DIA. HIGH-UP. THE POINT IS PART OF A
 POWERLINE, AND 2 1/2 FEET WESTWEST OF A
 1/2" DIA. HIGH-UP. THE MARK IS 1.7
 FEET SOUTH OF THE MARK.

REVISED: 8-25-2024
 ADDED 30'-0" SECTION & RV BEHIND
 LAUNDROMAT DESIGN

REVISED: 8-11-2024
 ADDED ADDITIONAL TOPO FOR 1.15 ACRE
 TRACT

REVISED: 4-2-2024
 ADDITIONAL TOPO FOR 2.2 ACRE TRACT
 AND EXISTENT

REVISED: 8-1-2023
 ADDED LAUNDROMAT WITH WATER AND
 SEWER SERVICE LINES

PARKWOOD DEVELOPERS, LLC

TOPOGRAPHIC SURVEY
 SE 1/4, SE 1/4, SEC 8,
 & NE 1/4, NE 1/4, SEC 17,
 T-18S, R-16W,
 CITY OF COLUMBIANA,
 LOWNDICES COUNTY, MISSISSIPPI

DATE: 08-25-2024
 SHEET: 5 OF 10
 PROJECT NO.: 18-001
 CLIENT: MR. & MRS. JAMES R. & MRS. J. J. JAMES
 305 SOUTH W. STATE STREET, SUITE 100
 JACKSON, MS 39201



Engineering Plus
 Planning/Surveying/Landscape Design
 305 SOUTH W. STATE STREET, SUITE 100
 JACKSON, MS 39201