



**US Army Corps  
of Engineers®**

# PUBLIC NOTICE

Applicant:  
Moreland Holdings  
Attention: Kim Moreland

Published: June 9, 2025  
Expires: July 9, 2025

**Mobile District  
Permit Application No. SAM-2023-00965**

**JOINT PUBLIC NOTICE  
U.S. ARMY CORPS OF ENGINEERS  
(USACE)**

**MISSISSIPPI DEPARTMENT OF  
ENVIRONMENTAL QUALITY OFFICE OF POLLUTION  
CONTROL (MDEQ)**

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). The purpose of this public notice is to solicit comments from the public regarding the work described below:

**APPLICANT:** Moreland Holdings  
Attention: Kim Moreland  
448 Highway 12 West  
Starkville, Mississippi 39759

**AGENT:** Headwaters, Inc.  
Attention: Dillon Easley  
Post Office Box 3658  
Tupelo, Mississippi 38803

**WATERWAY AND LOCATION:** The project is in wetlands associated with Hollis Creek. The project/review area is located on the west side of Louisville Street, 1.18 miles north of the intersection of Old Highway 25 and Longview Road in Section 16, Township 18 North, Range 14 East; at Latitude 33.418937 and Longitude -88.843387; in Starkville, Oktibbeha County, Mississippi.

**EXISTING CONDITIONS:** The approximately 16.59-acre project area is currently cleared, graded and contains RV pads and roads. Prior to the unauthorized discharge of fill material into wetlands, the project area was partially cleared and maintained at a low herbaceous level and contained a 2.41-acre emergent wetland.

## **PROJECT PURPOSE:**

**Basic:** The Corps has determined that the basic project purpose is commercial development.

**Overall:** The Corps has determined that the overall project purpose is to provide additional RV parking locations with the expansion of an existing commercial RV park.

**PROPOSED WORK:** The applicant is requesting after-the-fact authorization to retain unauthorized discharge of fill material into approximately 1.81 acres of waters of the United States (U.S.). Specifically, the unauthorized impacts involve the discharge of fill material into 1.81 acres of emergent wetlands (W-1) for site grading associated with construction of RV pads, roads and a detention basin.

**AVOIDANCE AND MINIMIZATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: According to the applicant, avoidance of wetlands is problematic due to the existing location of the Moreland RV Park and the work being associated with expanding the RV park. The applicant designed the proposed project to avoid discharging fill material into 0.6 acre of the existing 2.41-acre emergent wetland. The Corps has not verified the adequacy of the applicant's avoidance and minimization efforts at this time.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant proposes to purchase wetland mitigation credits from an approved mitigation bank.

## **CULTURAL RESOURCES:**

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 and the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website 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. Preliminary review of the USFWS IPaC indicates the following species have the potential to occur in the vicinity of the proposed project: Northern Long-eared Bat, Tricolored Bat, Red-cockaded Woodpecker, Alligator Snapping Turtle, Monarch Butterfly, and Price's Potato-bean.

Pursuant to Section 7 ESA, any required consultation with the Service(s) 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 (MDEQ). The applicant will apply for certification from the State of Mississippi in accordance with Section 401(a)(1) of the Clean Water Act. Upon completion of the required advertising and public comment review, a determination relative to water quality certification will be made by the MDEQ.

**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

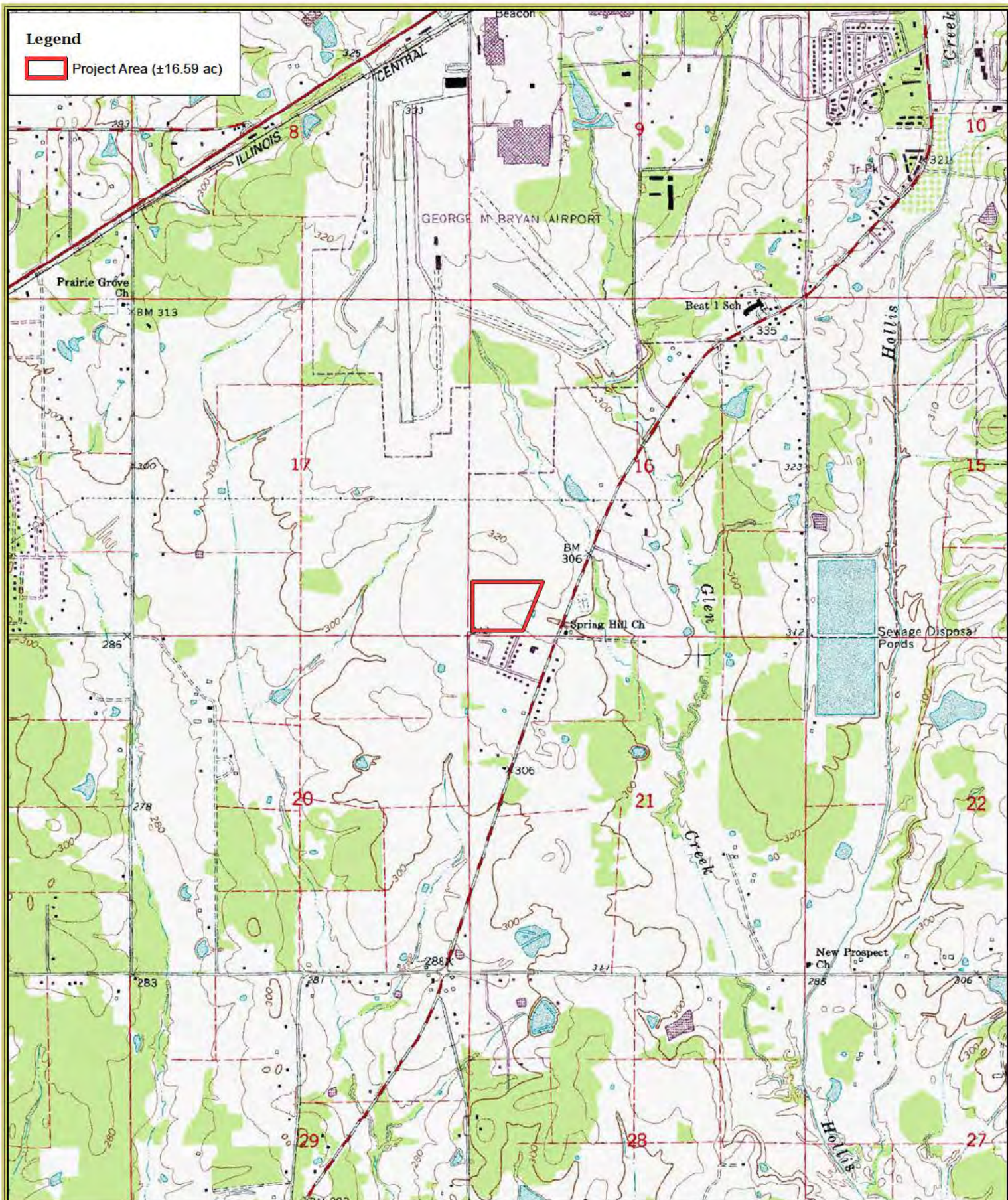
the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

**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 July 9, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Samantha Rhoades at [samantha.n.rhoades@usace.army.mil](mailto:samantha.n.rhoades@usace.army.mil). Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Mobile District, Attention: Samantha Rhoades, 600 Vestavia Parkway, Suite 203, Vestavia Hills, Alabama 35216. Copies of all comments should be furnished to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 2261, Jackson, 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.





**HEADWATERS**  
WWW.HEADWATERS-INC.COM

Date Created: 9/22/2023

Created by: PGH


**Mooreland RV Park Phase 3**  
Section 16, Township 18 N, Range 14 E  
Oktibbeha County, Mississippi

[Site Location Map](#)

0 350,000 700,000 Feet  
1:24,000  
N  
NAD 1983 StatePlane Mississippi East FIPS 2302 Feet  
USGS 1982 Starkville (MS) Quad Basemap



# Legend

 Project Area (±16.59 ac)



Esri, HERE, Garmin, (c) OpenStreetMap contributors



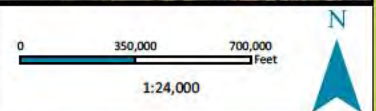
Date Created: 9/22/2023

Created by: PGH

## Mooreland RV Park Phase 3

Section 16, Township 18 N, Range 14 E  
Okfuskeba County, Mississippi

[Site Location Map](#)

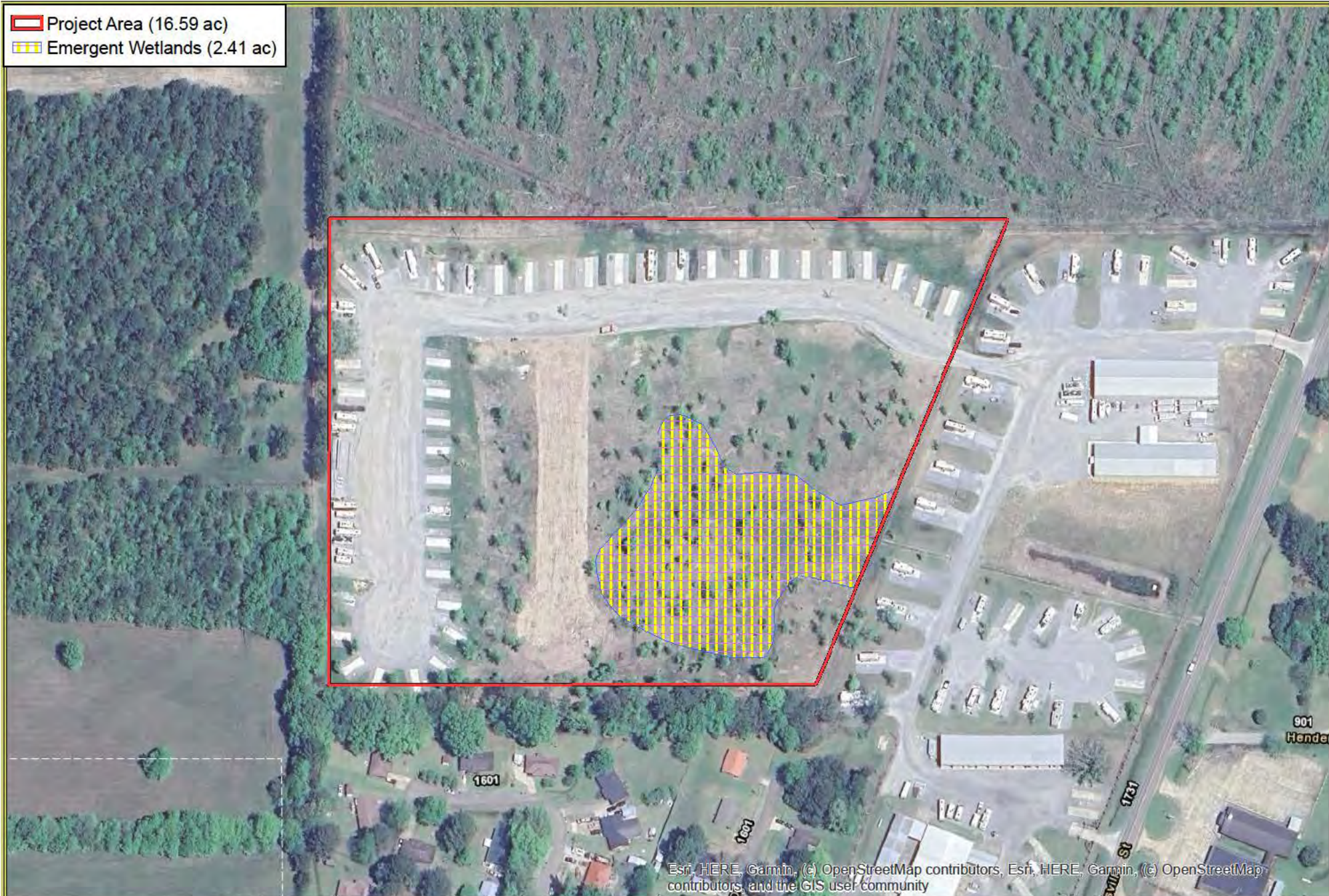


NAD 1983 StatePlane Mississippi East FIPS 2302 Feet

USDA NAIP 2021 Imagery Basemap



 Project Area (16.59 ac)  
 Emergent Wetlands (2.41 ac)



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

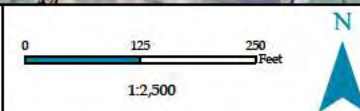


Date Created: 10/3/2023  
 Created by: JDL

### Mooreland RV Park Phase 3

Section 16, Township 18 N, Range 14 E  
 Oktibbeha County, Mississippi




### Wetland Location Map

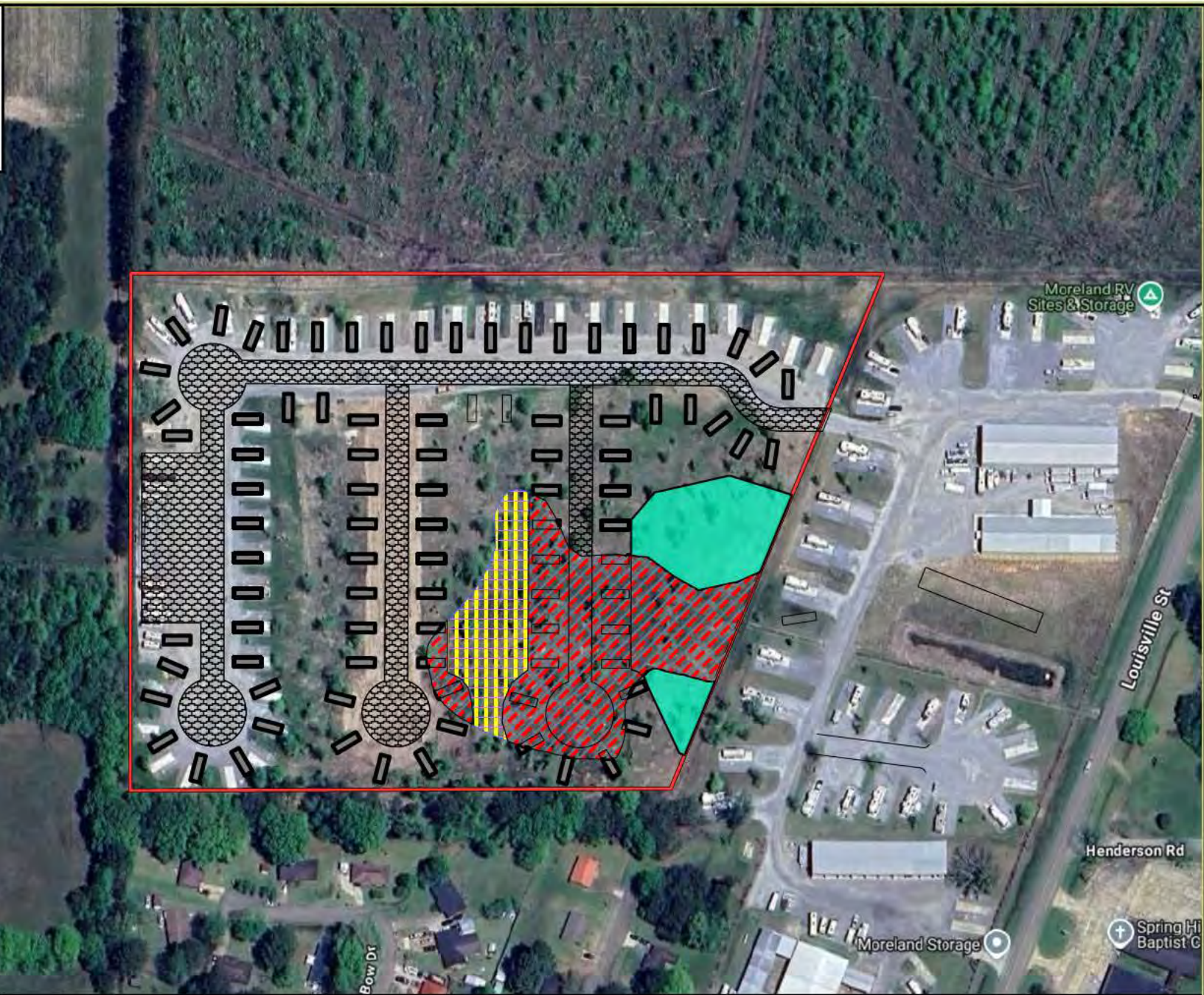


NAD 1983 StatePlane Mississippi East FIPS 2301 Feet

Google Earth Imagery 10/2023



-  Project Area (16.59 ac)
-  Emergent Wetland (2.41 ac)
-  Impacted Emergent Wetland (1.81 ac)
-  Concrete Pad
-  Detention Basin
-  Gravel Road



Date Created: 1/21/2025

Created by: JWB

### Mooreland RV Park Phase 3

Sec. 16 - T 18N - R 14E  
 Oktibbeha County, Mississippi  
Wetland Impact Map

