



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Eric McKie
Green Oak MS

Published: December 5, 2025
Expires: January 6, 2026

Vicksburg District
Permit Application No. MVK-2025-00691

TO WHOM IT MAY CONCERN: The Vicksburg 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). This public notice will also serve as a joint public notice with The Mississippi Department of Environmental Quality for State Water Quality Certification. The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Eric McKie
Green Oak MS
5009 Old Canton Road
Jackson, Mississippi 39211

AGENT: Clay Cromwell
Headwaters, Incorporated
Post office Box 2836
307 Highland Park Cove
Ridgeland, Mississippi 39157

WATERWAY AND LOCATION: The project would affect Waters of the United States associated with tributary of Bear Creek. The project/review area is located on Parkway East, considered as the east frontage of U.S. Interstate 55 between exits 108 and 112 in Section 29, Township 8N, Range 2E at Latitude 32.507074 and Longitude -90.109127 in Canton, Madison County, Mississippi.

EXISTING CONDITIONS: A historical review of the subject property revealed the prevalence of the property has been in its current state for approximately nine years. Prior to 2015, the site was predominantly used for agriculture purposes until the early 2000's when the subject property was allowed to revegetate. A historical review of the subject property, along with the present assessment, concluded the property was occupied with a revegetated northern portion and an open field habitat in the southern portion. The surrounding properties to the east, northeast, and west were previously occupied by agriculture fields, the south adjacent property was occupied by a mix of agriculture fields and forested habitat until Parkway East was developed between 2006-2010, as well as Interstate 55 occupying the northwest property.

The recently conducted wetland assessment revealed the potential presence of two (2) forested wetland habitats within the subject property. The remaining portions of the property are contained within a forested upland habitat.

PROJECT PURPOSE:

Basic: The basic project purpose is commercial development.

Overall: The overall project purpose is to construct a mixed-use commercial subdivision within the City of Gluckstadt, Madison County, Mississippi. The planned project is intended to provide additional office, retail, and commercial space for the City of Gluckstadt, Madison County, community.

PROPOSED WORK: The applicant requests authorization to grade and discharge fill material into 3.16 acres of waters of the United States (forested wetlands) in order to facilitate the development of the proposed commercial development site to include construction of interior access roads/streets, and two stormwater detention basins.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: As a part of the initial project planning, Headwaters, Incorporated conducted a wetland assessment report covering the proposed subject property. During the planning process, alternative sites were considered for the construction of the planned mixed-use commercial subdivision development. Consideration for criteria such as location, access, zoning, cost, environmental impact, utilities, city restrictions, and overall availability were strongly considered when researching available properties.

Alternative sites were reviewed during the preliminary stages of this project. These sites potentially contained significantly more jurisdictional wetlands and other waters of the U.S. and therefore were eliminated from consideration. As a result, the applicant identified the chosen site located along Parkway East for the planned project. Upon selecting the chosen site, consideration for alternative site designs that considered the avoidance and minimization factors were also considered before identifying the chosen site design as the best suited for the planned development. The "no-build" alternative was also considered. This alternative would not result in any impacts to waters of the U.S. but would not meet the purpose and need of the proposed project.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: It is the applicant's intention to provide the required compensatory mitigation offsetting the unavoidable impacts associated with the development of the site.

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 and 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.

Pursuant to Section 7 of the Endangered Species Act (ESA), any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. The Corps is the lead federal agency for ESA consultation for the proposed action. Any required consultation will be completed by the US Army Corp of Engineers.

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 will be required from the Mississippi Department of Environmental Quality (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 is, or is 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, Environmental Protection Agency (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.

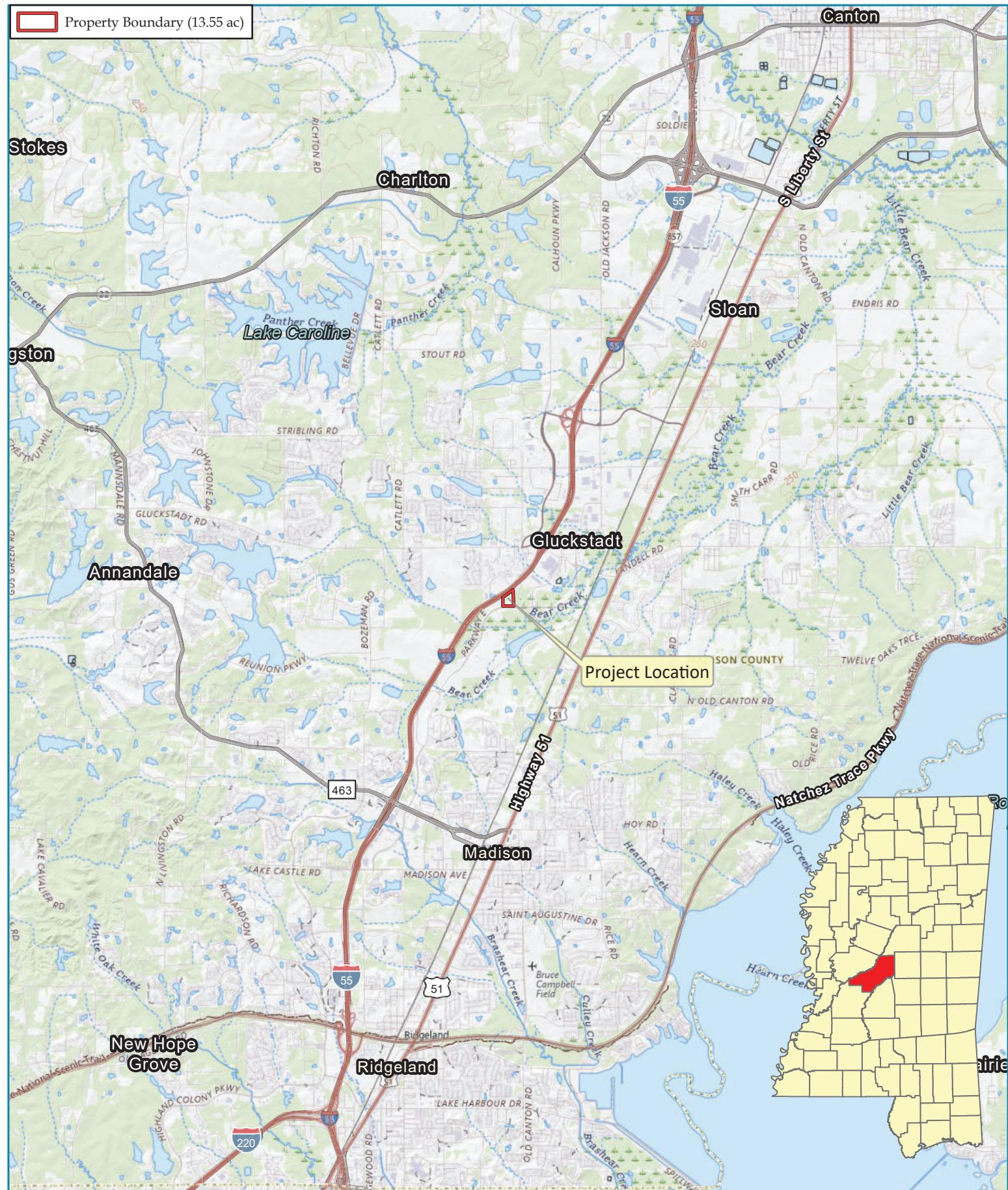
COMMENTS: The Corps is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether 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 Vicksburg District will receive written comments on the proposed work, as outlined above, until January 6, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Paul W. Baham at Paul.W.Baham@usace.army.mil and the Mississippi Department of Environmental Quality at Post Office Box 2261, Jackson, Mississippi 39225-2261. Alternatively, you may submit comments in writing to the U.S. Army Corps of Engineers, Vicksburg District, Attention: Paul W. Baham, 4155 Clay Street, Vicksburg, Mississippi 39183. 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.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

**Bryan Williamson
Chief, Mississippi Branch/Deputy
Regulatory Division**



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BASEMAP: Google Earth Imagery Basemap
SPATIAL REF: NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE: 7/18/2025
CREATOR: NDK
PROJECT #: 2024-2024

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Indre Stryke, LLC
Parkway East Commerical Development

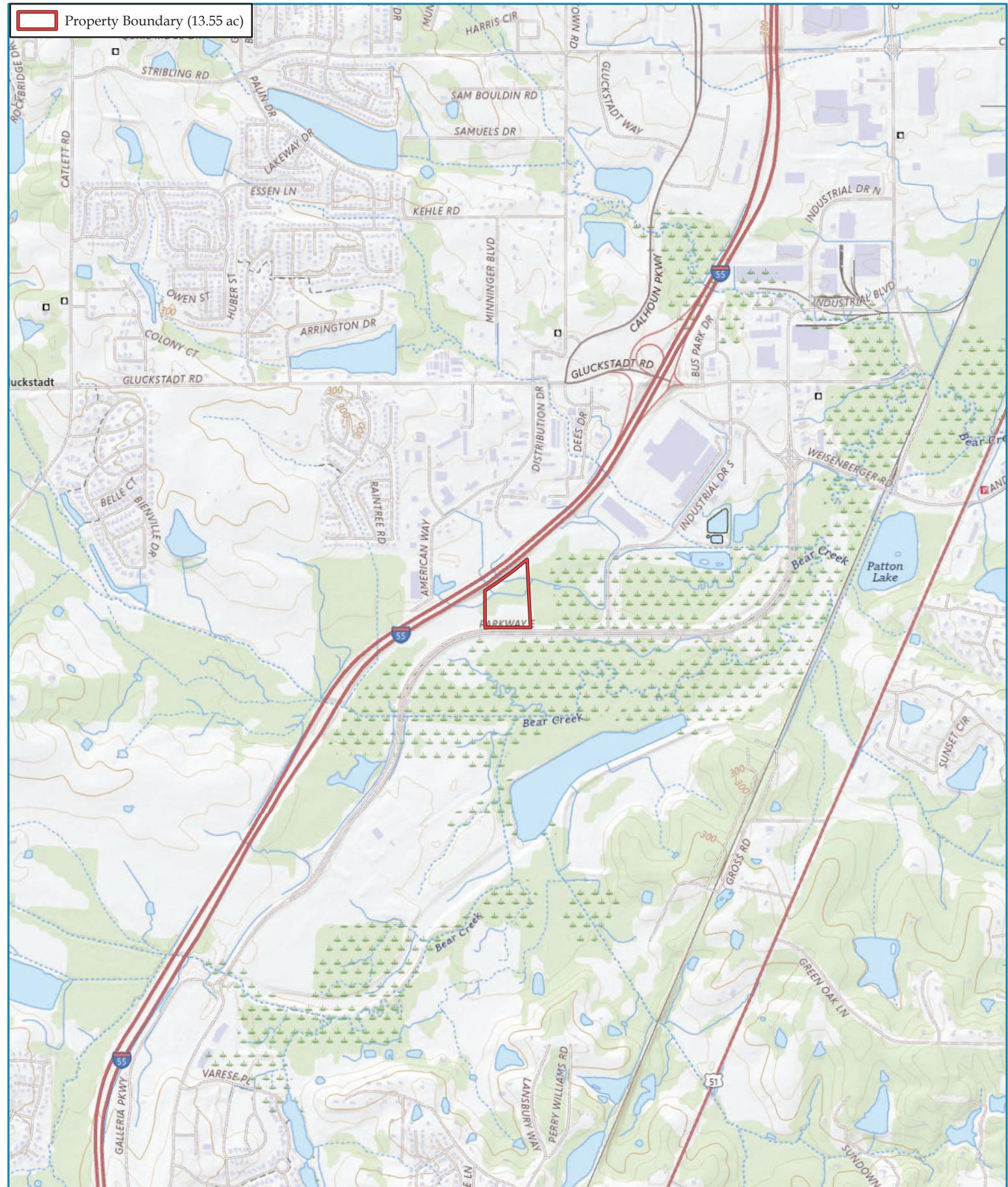
Sec. 29 - T 8N - R 2E

Madison County, Mississippi



HEADWATERS
www.headwaters-inc.com

Property Boundary (13.55 ac)



A scale bar with three tick marks labeled 0, 1,200, and 2,400. Below the bar is the text '1:24,000'.

BASEMAP:	USGS Canton (MS) Quad Basemap
Spatial Ref.:	NAD 1983 2011 StatePlane Mississippi West FIPS 2302 Ft US
DATE:	7/18/2025
CREATOR:	NDK
PROJECT #:	2024-2024

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Site Location Map

Indre Stryke, LLC
Parkway East Commerical Development

Sec. 29 - T 8N - R 2E

Madison County, Mississippi



HEADWATERS

www.headwaters-inc.com

Property Boundary (13.55 ac)



N

0 150 300 Feet
1:3,000

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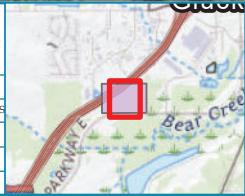
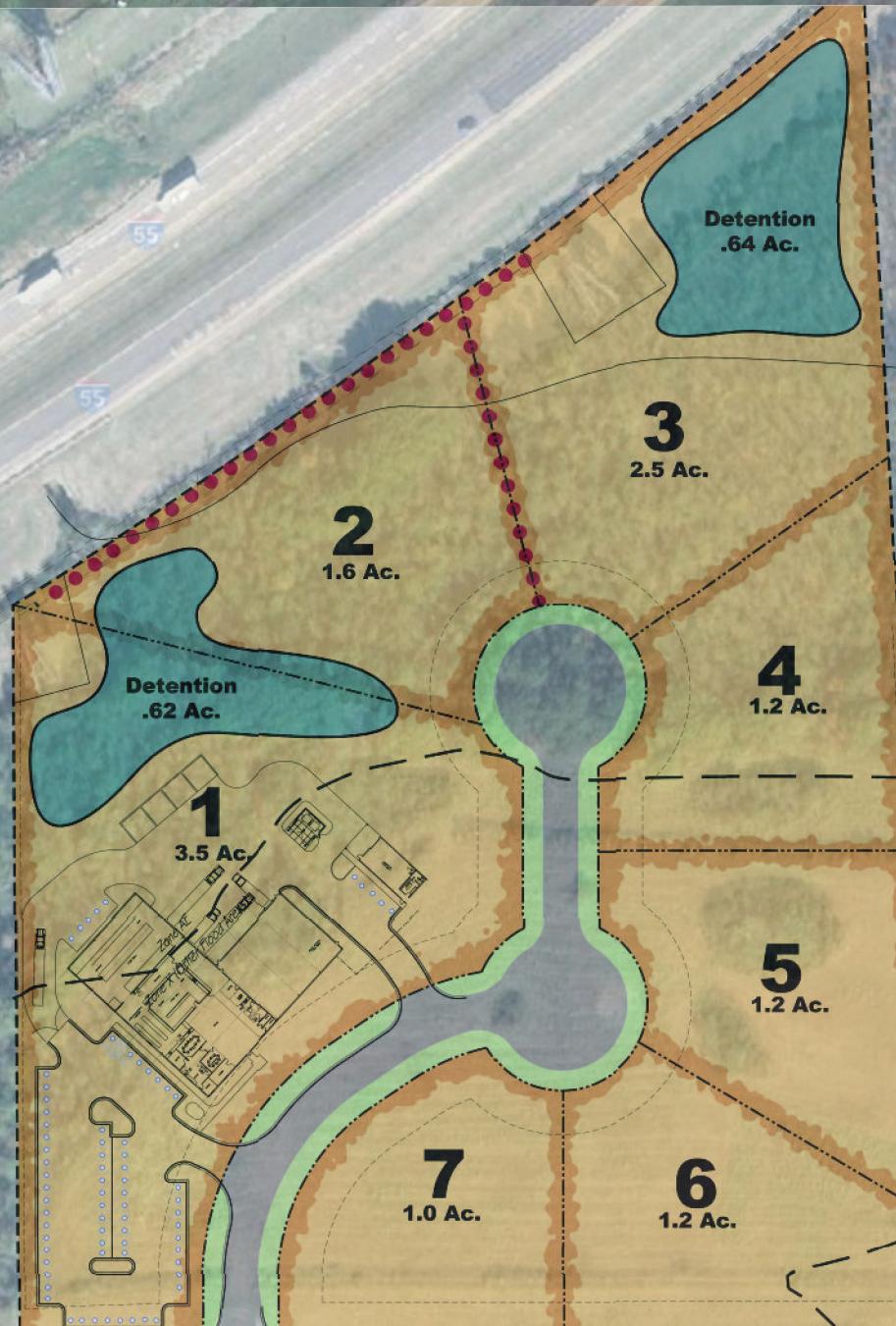
Site Location Map
Indre Stryke, LLC
Parkway East Commerical Development

Sec. 29 - T 8N - R 2E

Madison County, Mississippi



HEADWATERS
www.headwaters-inc.com



Site Plan Map

Indre Stryke, LLC
Parkway East Commerical Development

Sec. 39 T 8N R 2E

Madison County, Mississippi



HEADWATERS

www.headwaters-inc.com

 Property Boundary (13.55 ac)
 Forested Wetland (3.16 ac)

Dixie Equine Medicine & Surgery

Camper Corral
RV dealer
GIA Autoplex
Used car dealer

FlexArmor Madison



Camper Corral
RV dealer

GIA Autoplex
Used car dealer

55

55

55

Parkway E

Parkway E



0 150 300
Feet
1:3,000

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Wetland Location Map

Indre Stryke, LLC
Parkway East Commerical Development

Sec. 29 - T 8N - R 2E

Madison County, Mississippi



HEADWATERS
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Property Boundary (13.55 ac)
Forested Wetland (3.16 ac)

FlexArmor Madison



N

0 150 300 Feet

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Wetland Impact Map
Indre Stryke, LLC
Parkway East Commerical Development

Sec. 29 - T 8N - R 2E

Madison County, Mississippi



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