



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

REPLY TO
ATTENTION OF:

South Mississippi Branch
Regulatory Division

November 16, 2018

JOINT PUBLIC NOTICE SAM-2018-01025-MJF
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
DMR-070564

**PROPOSED IMPACTS ASSOCIATED WITH THE DEVELOPMENT OF A CAR
DEALERSHIP, WETLANDS ASSOCIATED WITH DUTCH BAYOU, JACKSON COUNTY,
MISSISSIPPI**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 10 of the River and Harbors Act of 1899 and Section 404 of the Clean Water Act. Please communicate this information to interested parties.

APPLICANT: **Mr. Bob Boyte
BBHMGC, LLC
2188 MS-18
Brandon, Mississippi 39402**

AGENT: **BMI Environmental Services, LLC
Mr. Larry Lewis
401 Cowan Road, Suite A
Gulfport, Mississippi 39507**

LOCATION: **Wetlands Associated with Dutch Bayou and the Escatawpa River, City of Moss Point, Jackson County, Mississippi. Section 18, Township 7 South, Range 5 West, Latitude 30.429 North, Longitude -88.525 West.**

WORK: **The applicant proposes to place fill material in 2.52 acres of jurisdictional wetlands for the construction of a car dealership on the west side of Highway 63. The proposed dealership would be comprised of a 31,000 square foot showroom, sales and office facilities and a service facility. Addition amenities would include sales lots for new and used cars, customer parking and site utilities. The 13.67-acre subject parcel contains approximately 3.30 acres of jurisdictional wetlands. The applicant is proposing to fill approximately 2.52 acres, leaving approximately 0.78 acres undisturbed.**

EXISTING CONDITIONS: The proposed project involves property located on the west side of Highway 63 between Interstate 10 and the Escatawpa River in Moss Point, Jackson County, Mississippi. The property is located within an area of Moss Point that has recently been developed for highway commercial uses in response to the construction of the relocated Highway 63. According to the City of Moss Point Zoning Maps, the site is designated as C-3 (Highway Commercial District). The subject property is bordered on the east by a frontage road and Highway 63. Existing commercial development borders the property to the north and south. The western boundary includes Elder Ferry Road and residential lots. The northern portion of the subject property has been clear cut and is devoid of trees with the exception of a few pine and red maple saplings. This area has been routinely mowed and maintained. The southern portion of the subject property has been previously developed as an operation/maintenance facility and laydown yard for a construction company.

PROJECT PURPOSE: As stated by the applicant, “the project purpose is to construct and operate a new Honda automobile dealership which will provide greater opportunities for the public to purchase quality new and used automobiles.” The U.S. Army Corps of Engineers (USACE) initially determined the basic project purpose is construction of a car dealership and would not be considered a water dependent activity. Additional review will be performed by the USACE and cooperating agencies.

AVOIDANCE AND MINIMIZATION: The applicant has requested to place fill material into 2.52 acres of 3.30 acres of jurisdictional wetlands. As stated by the applicant, “Boyte and the consultant team conducted an analysis of the site plan in relation to the location of the wetlands on the site in order to avoid and minimize impacts to wetlands. A minimum of 8 acres is required to develop a typical Honda Automobile Dealership. Using the 8-acre minimum site size and the need to orient and center the site entrance in relation to Highway 63 median crossover, the structures were positioned on the site in a way that would minimize impacts to wetlands. Also, the site layout was narrowed in the western portion of the site to further reduce potential impacts to wetlands.” Best management practices would be utilized throughout the construction phase of this project.

ALTERNATIVES: As stated by the applicant’s Agent, “Potential development sites along Highway 63 north and south of Interstate 10, potential development sites along Highway 57 north and south of Interstate 10, development sites on Highway 613 north and south of Interstate 10, and development sites along the US Highway 90 corridor in Gautier, Mississippi were consider.” Additional review of alternatives will be performed by the Corps and cooperating agencies.

MITIGATION: According to the applicant’s Agent “To compensate for the loss of 2.52 acres of low quality palustrine wetlands, the applicant will purchase mitigation credits from an approved wetlands mitigation bank”. Additional review of mitigation requirements will be performed by the USACE and cooperating agencies. Final compensatory mitigation will be evaluated by the USACE and cooperating resource agencies throughout the review process for the proposed project.

The applicant has applied for 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.

The applicant has applied for coastal zone consistency from the State of Mississippi Department of Marine Resources (MDMR) in accordance with Section 57-15-6 of the Mississippi Code Annotated. The MDMR issued Consistency by letter dated November 8, 2018 (DMR-070564).

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (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 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 the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, protected species, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production 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 for consideration of 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.

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 effect cultural and historic properties within the permit area. In accordance with Appendix C of

33 CFR Part 325, the Corps has determined that the permit area is the overall project footprint to include the 5.8-acre parcel. We are 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. The Corps has determined that the proposed project would have "no potential to cause effects" on cultural resources in the permit area. The State Historic Preservation Officer replied to the MDMR notice by letter dated October 3, 2018, stating that no cultural resources are likely to be affected. (MDAH Project Log #09-117-18).

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 watershed: the Dusky Gopher Frog (*Rana sevosia*) (E), the Mississippi Sandhill Crane (*Grus Canadensis pulla*) (E), the Loggerhead Sea Turtle (*Caretta Caretta*) (E), the Yellow-blotched Map Turtle (*Graptemys flavimaculata*) (T), the Gopher Tortoise (*Gopherus Polyphemus*) (T), the Wood Stork (*Mycteria americana*) (T), and the Louisiana Quillwort (*Isoetes louisianensis*) (E). Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants for the watershed suggest that the proposed activity will have no effect on listed endangered or threatened species. This determination is being coordinated with the U.S. Fish and Wildlife Service via this public notice.

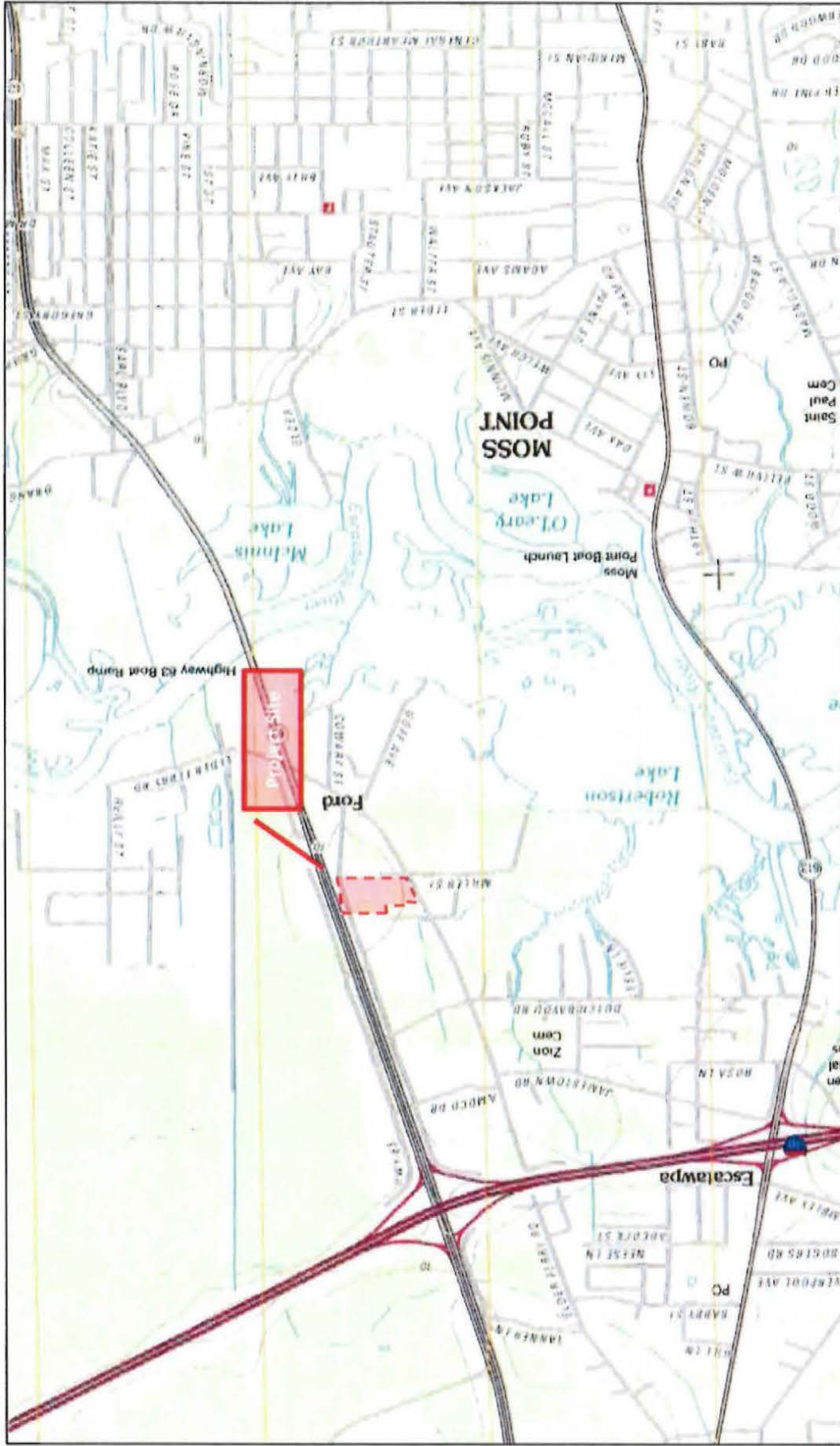
Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2018-01025-MJF** and should be directed to the District Engineer, U.S. Army Corps of Engineers, Mobile District, Attention: **Ms. Maryellen Farmer**, 1141 Bayview Avenue, Suite 104, Biloxi, Mississippi 39530, Attention: USACE Biloxi Field Office, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, **Attention: Ms. Florance Bass, P.E.**, Post Office Box 2261, Jackson, Mississippi 39225, in time to be received within **30 days** of the date of this public notice.

If you have any questions concerning this publication, you may contact the project manager for this application, Ms. Maryellen Farmer (maryellen.j.farmer@usace.army.mil), phone (228) 523-4116. 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.

Encls

MOBILE DISTRICT
U.S. Army Corps of Engineers



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Scale	1:25,000
North Arrow	True North
Projection	North Carolina State
Zone	18N
Units	Feet
Color	Green
Source	USGS
Date	1984
Version	1.0

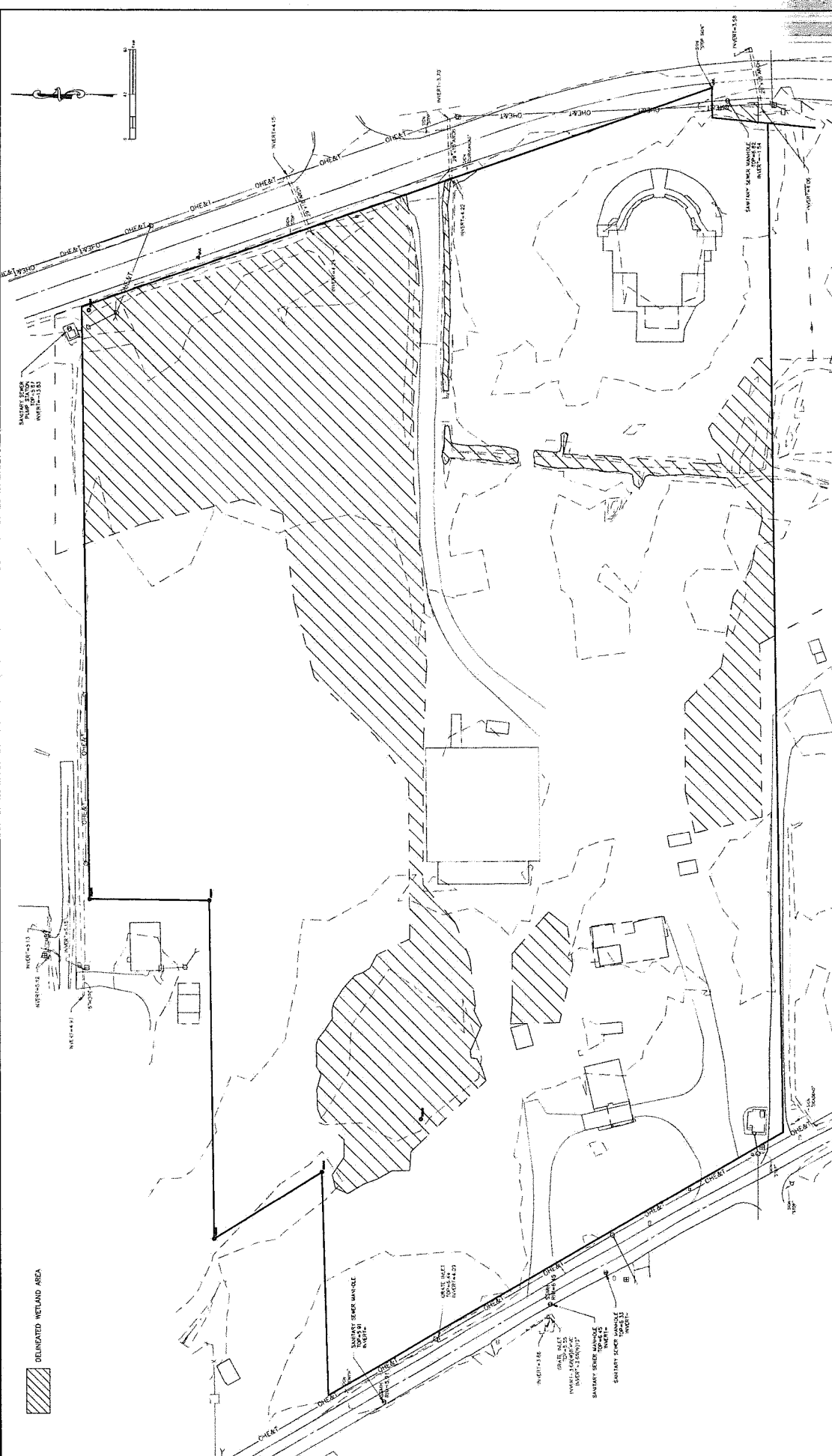
BOB BOYTE HONDA
MOSS POINT, MISSISSIPPI


thompson
INCORPORATED

**PROPOSED RETAIL
AUTOMOTIVE DEVELOPMENT**

VICINITY MAP

11/11/2011 11:21:20 AM W200



PROPOSED RETAIL AUTOMOTIVE DEVELOPMENT	
BOB BOYTE HONDA MOSS POINT, MISSISSIPPI 	
202 OFFICE, 141, 81, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000	
EXISTING CONDITIONS SEPTEMBER 12, 2018 18-1101-0148	



WETLAND AREA TO BE FILLED (2.53 AC)
 UNENCLOSED WETLAND AREA (0.78 AC)

WETLAND IMPACT AREA TO BE FILLED (2.53 AC)

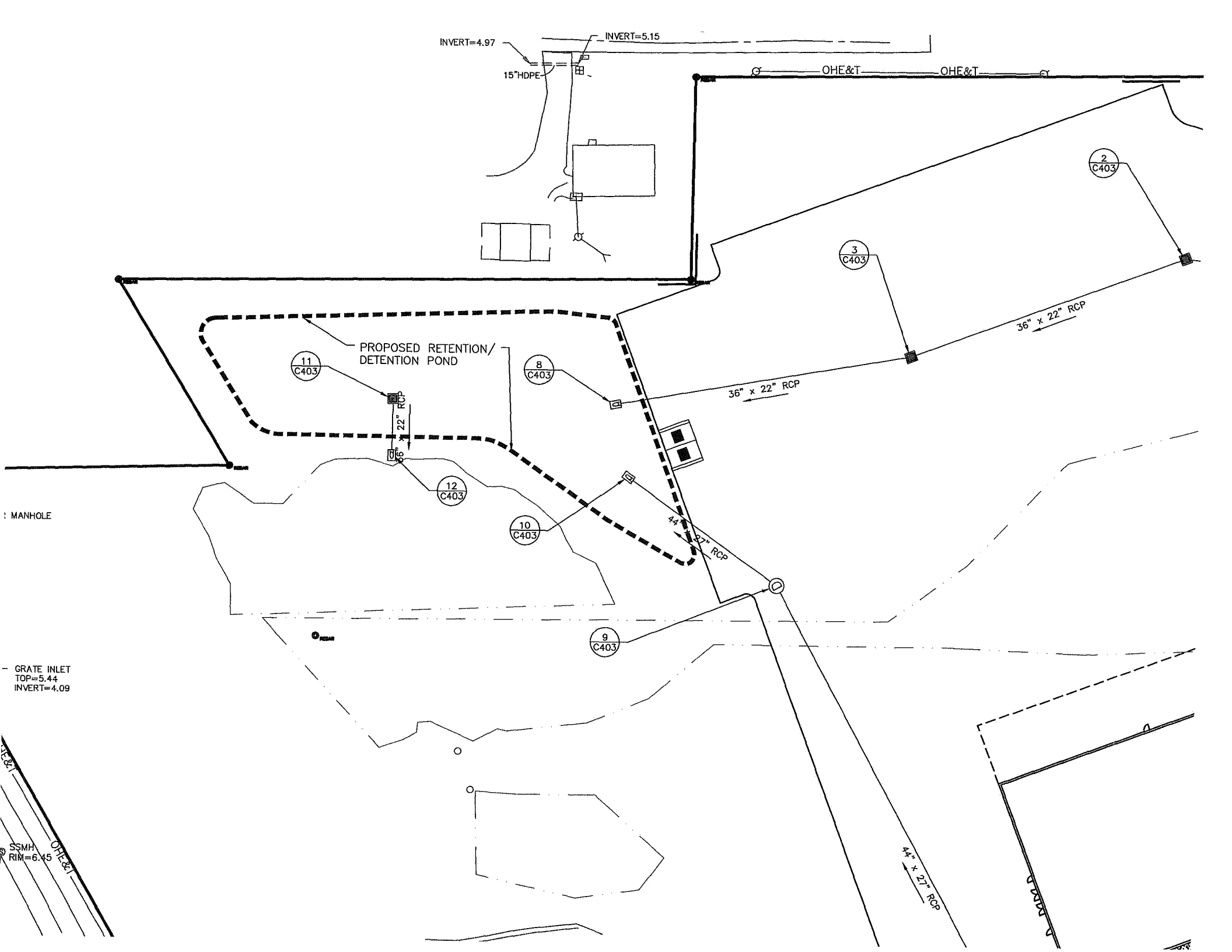
**PROPOSED RETAIL
 AUTOMOTIVE DEVELOPMENT
 WETLAND IMPACT SITE PLAN**

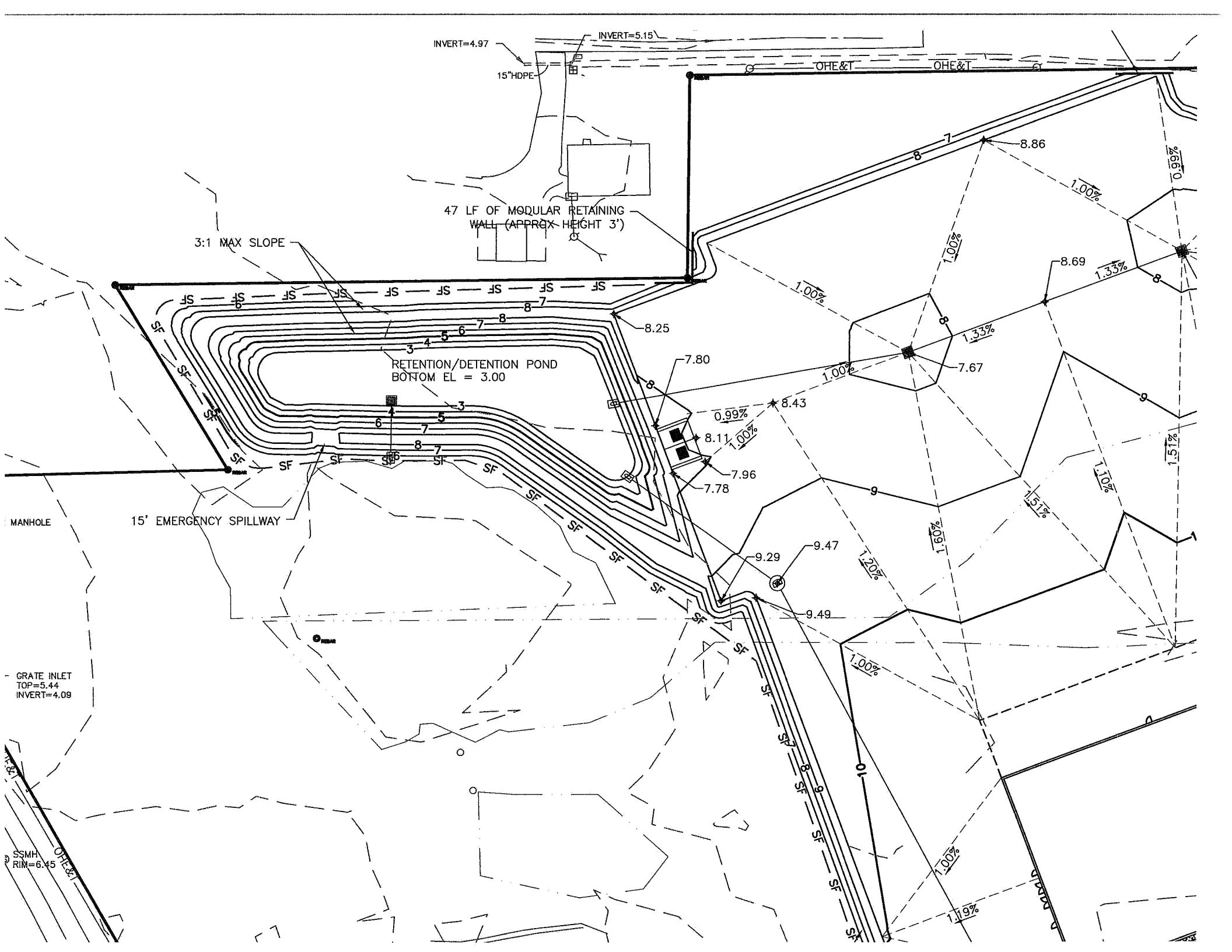
BOB BOYTE HONDA
 MOSS POINT, MISSISSIPPI
 thompson
 ENGINEERING & ARCHITECTURE
 1111 N. GULF BLVD., SUITE 100
 MOSS POINT, MISSISSIPPI 39074
 TEL: 601-785-2200
 FAX: 601-785-2201
 WWW: WWW.THOMPSONENGINEERING.COM

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	08/11/11	JLH
2	REVISED	08/11/11	JLH
3	REVISED	08/11/11	JLH
4	REVISED	08/11/11	JLH
5	REVISED	08/11/11	JLH
6	REVISED	08/11/11	JLH
7	REVISED	08/11/11	JLH
8	REVISED	08/11/11	JLH
9	REVISED	08/11/11	JLH
10	REVISED	08/11/11	JLH

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DATE: SEPTEMBER 12, 2018
 PROJECT NO.: 18-1101-0148
 DRAWING NO.: W200





INVERT=4.97

INVERT=5.15

15" HDPE

OHE&T

OHE&T

47 LF OF MODULAR RETAINING WALL (APPROX HEIGHT 3')

3:1 MAX SLOPE

RETENTION/DETENTION POND
BOTTOM EL = 3.00

MANHOLE

15' EMERGENCY SPILLWAY

GRATE INLET
TOP=5.44
INVERT=4.09

SSMH
RIM=6.45

1.50%

OHE&T

ST

1.99%

D. ROAD

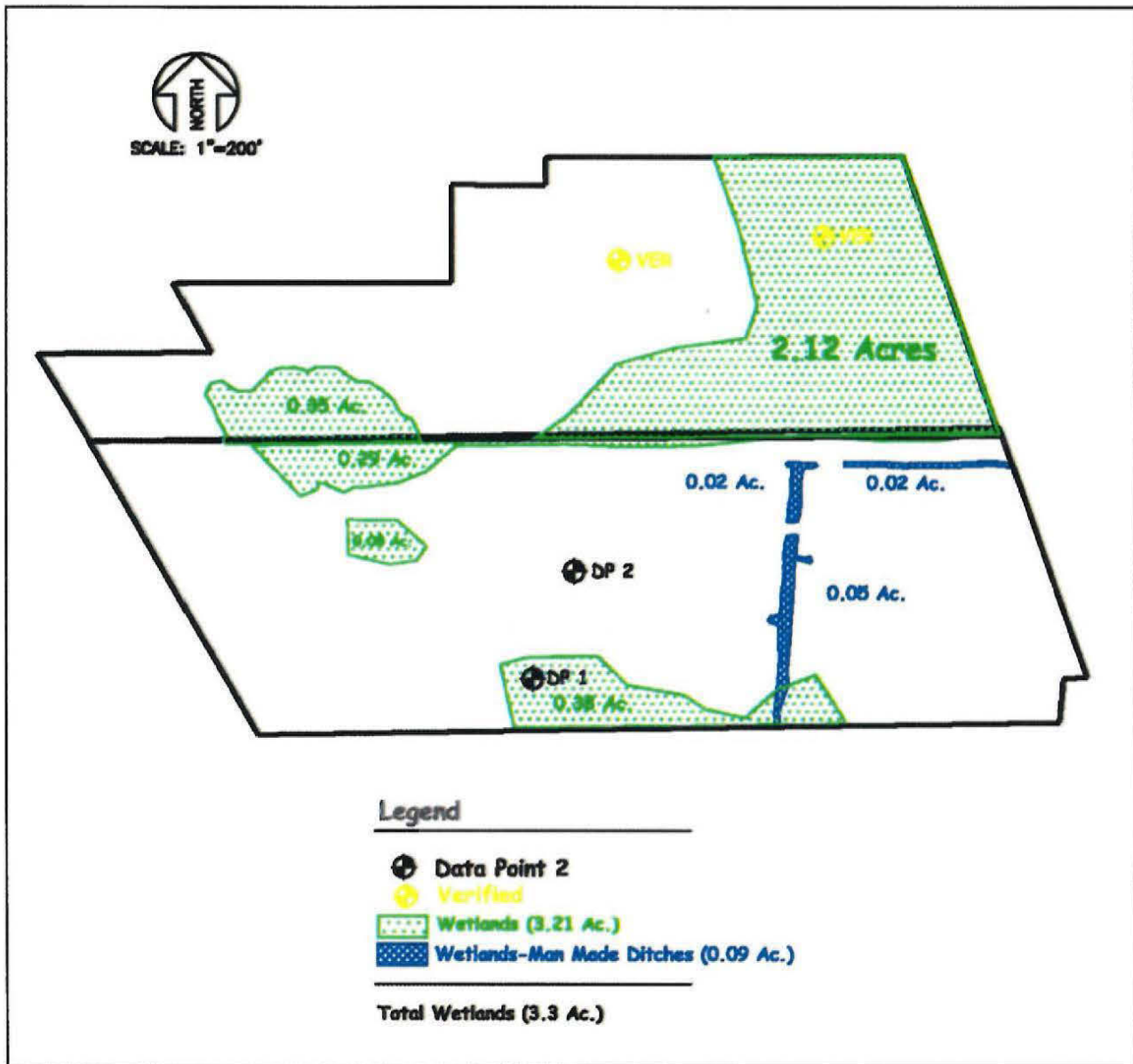


Figure 3: Wetlands Delineation Map (Scale 1"=200')