



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Dennis Stieffel
SL Coastal, LLC

Published: July 7, 2025
Expires: August 6, 2025

**Mobile District
Permit Application No. SAM-2019-00593-APS
Joint Public Notice: U.S. Army Corps of Engineers (USACE),
Mississippi Department of Environmental Quality Office of
Pollution Control (MDEQ) (WQC2019-062), and Mississippi
Department of Marine Resources (MDMR) (DMR-22-000524)**

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: Dennis Stieffel
SL Coastal, LLC
13061 Shriners Boulevard, Suite C
Biloxi, Mississippi 39532

AGENT: Mitch Tinsley
Ecological Asset Management
530 Main Street, Suite B
Bay St. Louis, Mississippi 39520

WATERWAY AND LOCATION: The project would affect waters of the United States (WOUS) associated with Perigal Creek. The project/review area is located on the west side of Seaman Road, 1.50 miles northeast of the intersection of Highway 609 and Seaman Road in Section 36, Township 6 South, Range 9 West; at Latitude 30.478212° North and Longitude 88.839388° West; in St. Martin, Jackson County, Mississippi.

EXISTING CONDITIONS: The undeveloped 44.01-acre project area is primarily comprised of a freshwater forested/shrub wetland vegetative community and a mixed forest shrub upland community. There are 19.93 acres of wetland habitat, 1,300 linear feet (0.18-acre) of stream (an unnamed tributary to Perigal Creek), and 0.44-acre of other waters of the United States (OWUS), a man-made former stock pond, reported as being present within the project area. The remainder of the area is undeveloped, forested upland habitat. The project area is divided into two sections. One section is 42.47 acres in size, and the other section is 1.54 acres in size. The larger of the two sections abuts Crane Landing Subdivision on the west and south sides. The smaller segment of the current proposal abuts Crane Landing Subdivision on the northeast

corner. North and south of the project area is undeveloped, forested habitat. West of the project area is Tucker Park Subdivision. Seaman Road lies to the east.

PROJECT PURPOSE:

Basic: The basic project purpose is residential development.

Overall: The overall project purpose is to expand the currently existing, previously permitted, single-family residential subdivision identified as Crane Landing Subdivision (formerly identified as Seaman Road Subdivision) to help fulfill the current and projected residential housing demands of the St. Martin community in Jackson County, Mississippi, and surrounding areas.

PROPOSED WORK: Phase 1 of Crane Landing Subdivision was permitted in 2021. The current proposal is for Phase 2 of Crane Landing Subdivision. In 2021, authorization for the fill of 8.4 acres of wetland habitat was granted for the construction of a single-family residential subdivision. Compensatory mitigation has been provided for Phase 1's authorized impacts. The previously authorized fill impacts have already occurred, and there are a number of houses already constructed in the Phase 1 portion of the subdivision with several more homes currently under construction.

The currently proposed Phase 2 permit modification would discharge approximately 15,000 cubic yards of fill material in waters of the United States for the expansion of the subdivision. The applicant is requesting authorization to fill 6.37 acres of wetland habitat (5.76 acres of overgrown pine savannah wetlands and 0.60 acres of bottomland hardwood wetlands), 0.26-acre of other waters of the United States (former stock pond), and the remaining 0.18-acre of other waters of the United States to grade to allow for natural conversion of the 0.18-acre to wetland habitat. The applicant is also currently proposing to construct a culverted road crossing in and over a section of the unnamed tributary to allow the residents to access the northwest portion of the project area.

The applicant is also requesting after-the-fact authorization for the discharge of fill material into an additional 0.32-acre of wetland habitat associated with the construction of Phase 1. After the original project design was permitted, the layout for Phase 1 changed to comply with Federal Fire Codes for subdivision entrances (2024 International Fire Code) effectively adding 0.32-acre of wetland fill impacts to the 8.4 acres that were authorized in association with the original project design. A cumulative wetland fill impact acreage of 8.72 acres would be associated with Phase 1 of the Crane Landing Subdivision.

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 Phase 2 subdivision design proposed would support 90 lots. The design and layout of the proposed homes and infrastructure have been specifically arranged to avoid wetland impacts as much as possible and restrict unavoidable impacts to only those areas needed to fulfill the minimum requirements necessary to

support the development. The impacts requested would support the construction requirements for roads, utilities and the minimum quantity necessary for lot configuration while maintaining a substantial portion of the project area as natural and undeveloped.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: Impacts to wetlands would be compensated for by the purchase of offsite wetland and stream mitigation credits from an approved mitigation site. It is anticipated that mitigation credits will be purchased from Devils Swamp Phase 1 and George County Mitigation Banks. The applicant proposes to consider placing avoided on-site wetlands in a Restrictive Covenant.

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.

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, 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 may affect species and critical habitat listed in Table 1. No other ESA-listed species or critical habitat will be affected by the proposed action.

Table 1: ESA-listed species and/or critical habitat potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Black Pinesnake	<i>Pituophis melanoleucus lodingi</i>	Threatened
Dusky Gopher Frog	<i>Rana sevosa</i>	Endangered
Gopher Tortoise	<i>Gopherus polyphemus</i>	Threatened

Louisiana Quillwort	<i>Isoetes louisianensis</i>	Endangered
Mississippi Sandhill Crane	<i>Antigone canadensis pulla</i>	Endangered

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).

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 August 1, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Amiee Smith at Amiee.P.Smith@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Mobile District, Attention: Amiee Smith, Post Office Box 2288, Mobile, Alabama 36628-0001. 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.

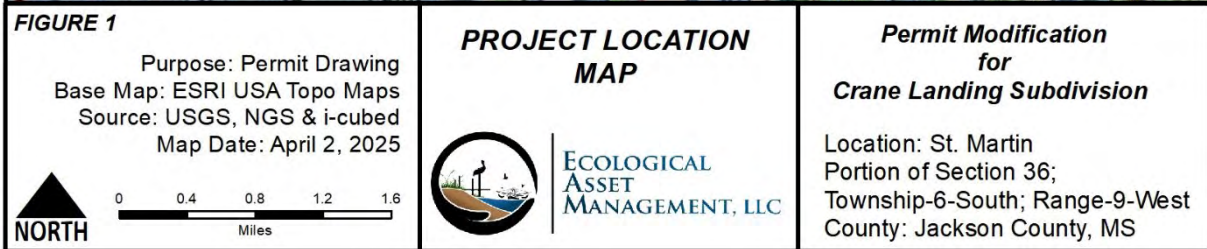
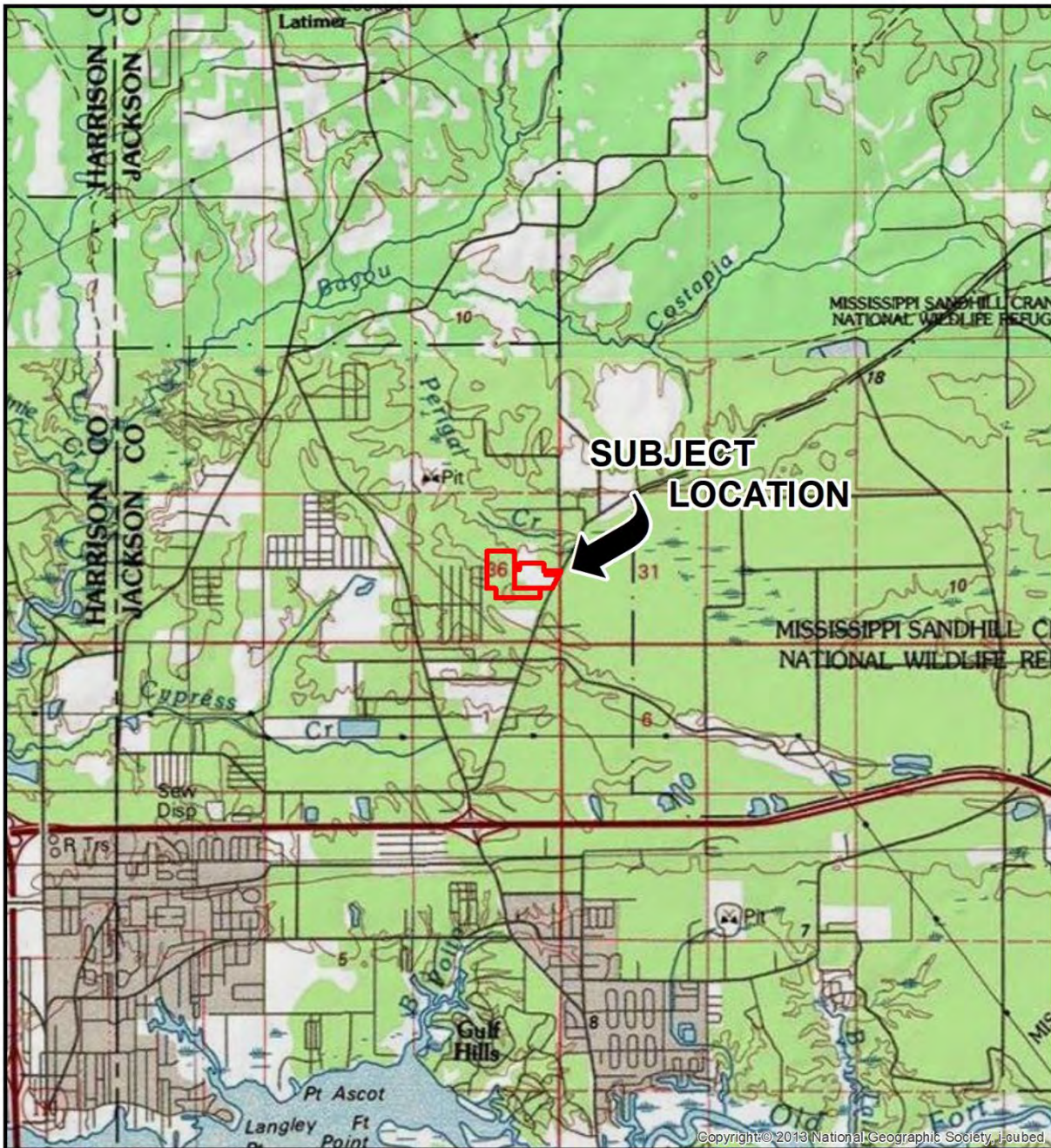


Figure 1. Project Location

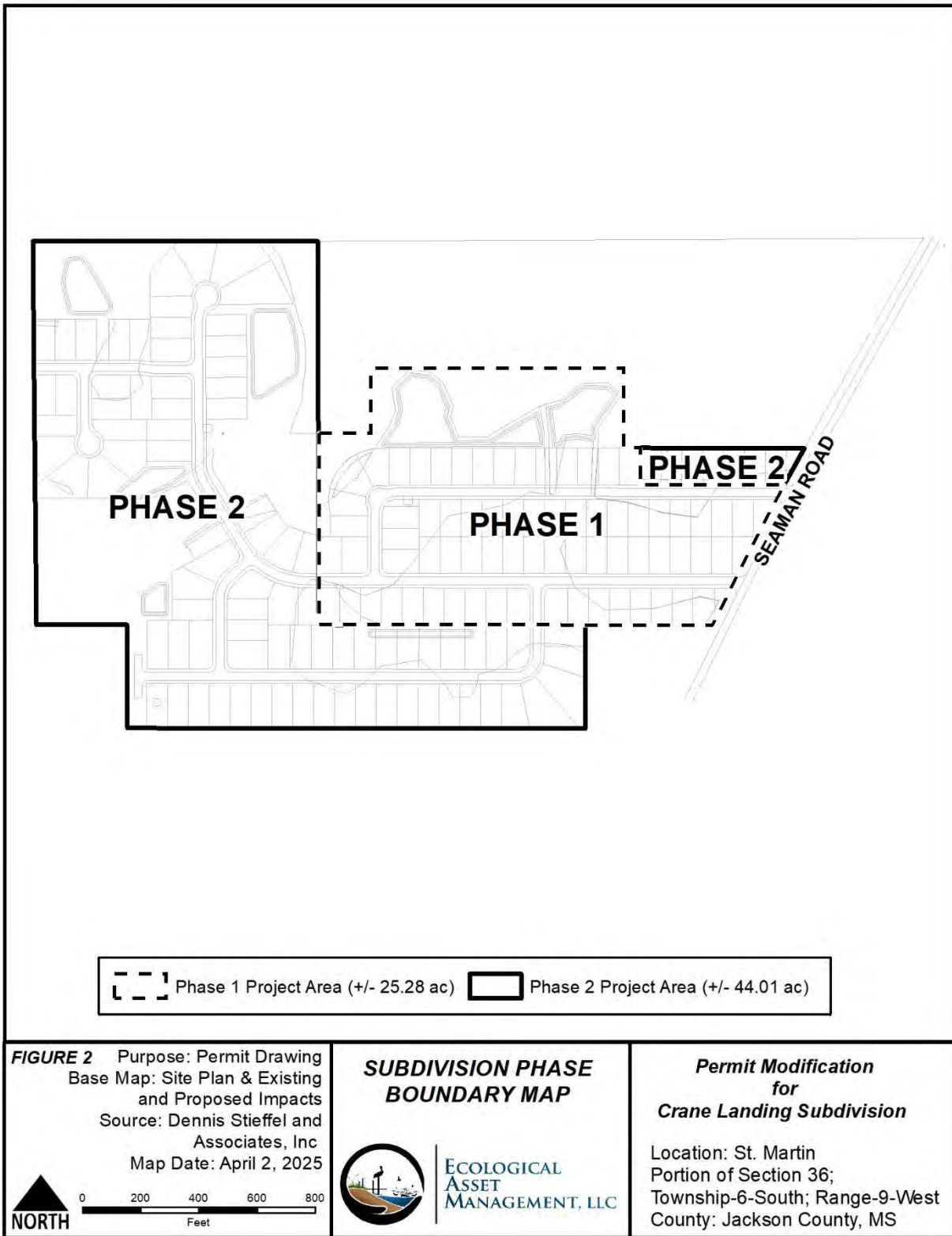
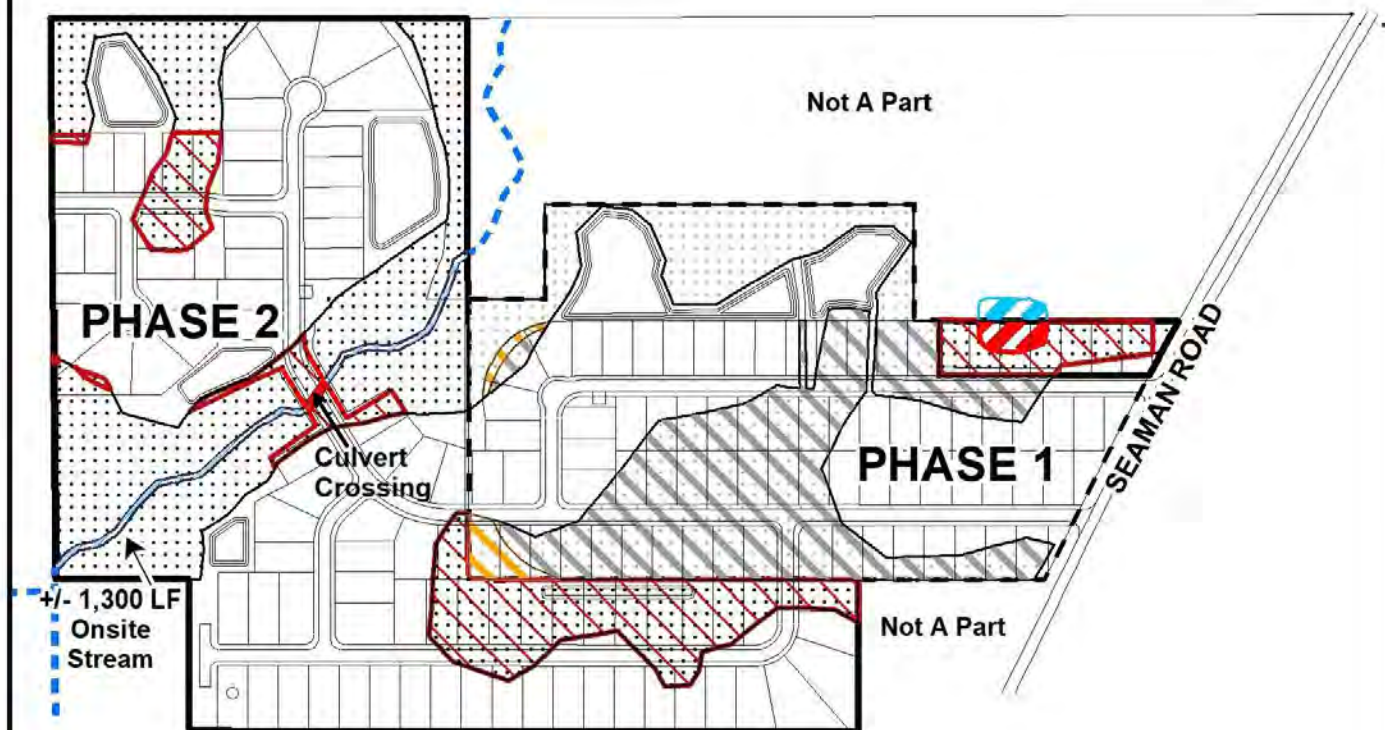
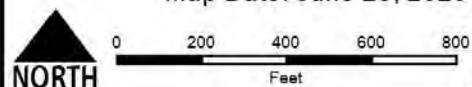


Figure 2. Subdivision Phase Boundary Map



	Phase 2 WOUS Area (+/- 0.62 ac)		Phase 2 Project Area (+/- 44.01 ac)
	Phase 2 OWUS Impacts (+/- 0.26 ac)		Phase 1 Additional Wetland Impacts (+/- 0.32 ac)
	Phase 2 Wetland Impacts (+/- 6.42 ac)		Phase 1 Wetland Impacts (+/- 8.40 ac)
	Phase 2 Wetland Area (+/- 19.93 ac)		Phase 1 Wetland Area (+/- 12.00 ac)
	Phase 2 OWUS Conversion (+/- 0.18 ac)		Phase 1 Project Area (+/- 25.28 ac)

FIGURE 3 Purpose: Permit Drawing
Base Map: Site Plan & Existing
and Proposed Impacts
Source: Dennis Stieffel and
Associates, Inc
Map Date: June 25, 2025



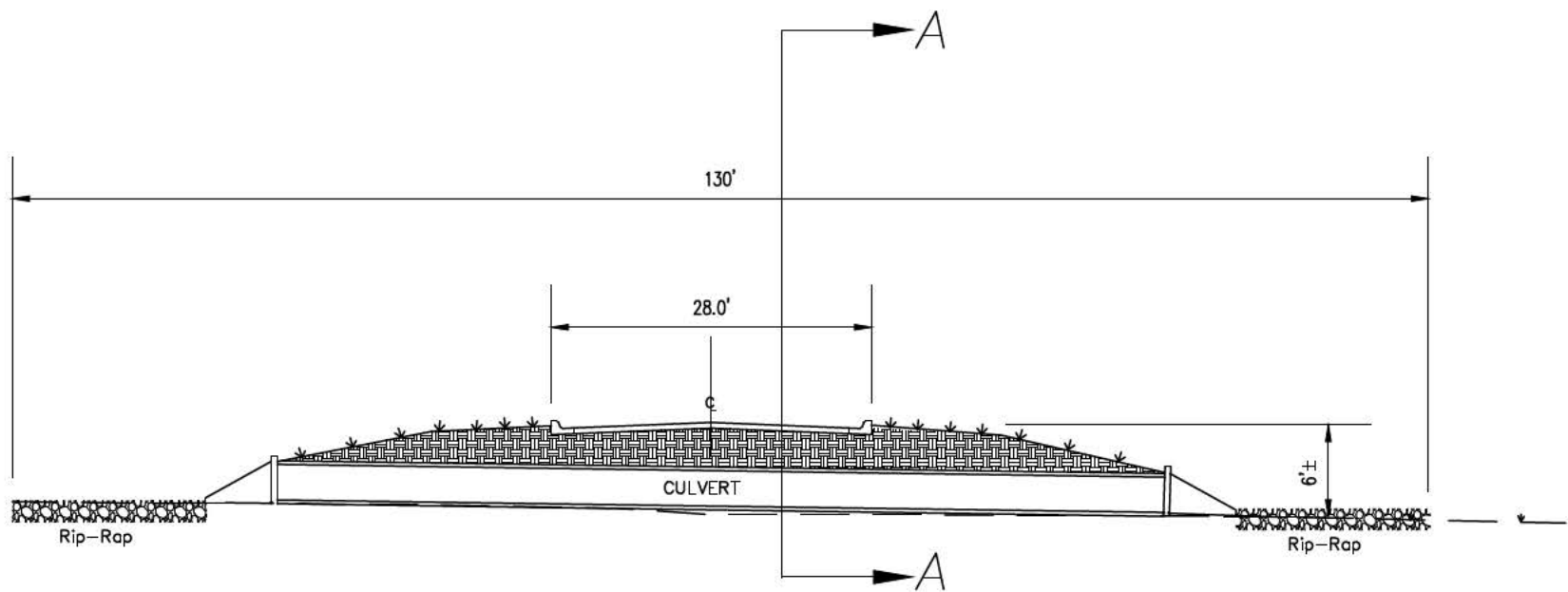
SITE PLAN & AQUATIC RESOURCE IMPACT MAP



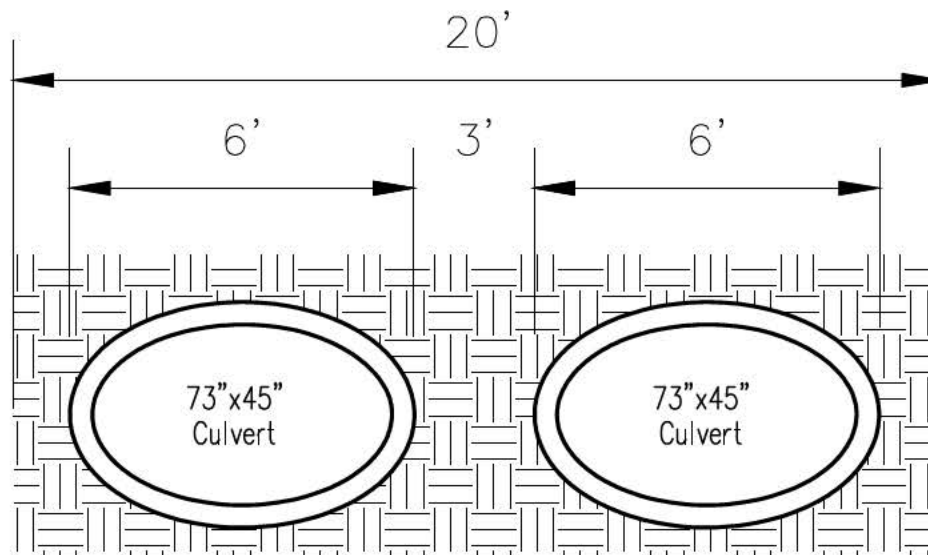
ECOLOGICAL
ASSET
MANAGEMENT, LLC

Permit Modification for Crane Landing Subdivision

Location: St. Martin
Portion of Section 36;
Township-6-South; Range-9-West
County: Jackson County, MS



Road Section @ Creek Crossing



Section A-A

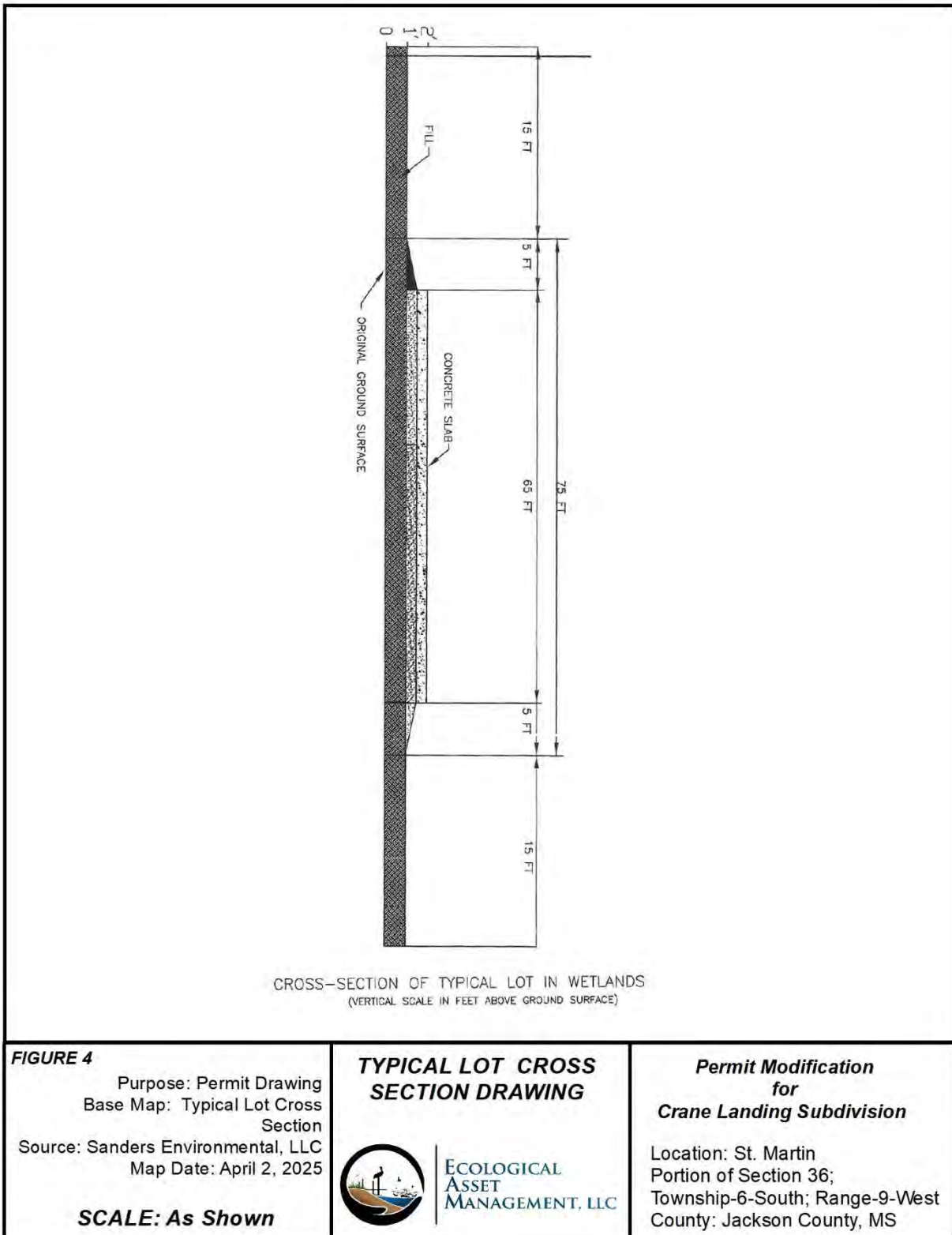


Figure 4. Typical Cross Section Drawing