



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, AL 36628-0001

CESAM-RD-M
PUBLIC NOTICE NO. SAM-2022-01164-MJF

March 05, 2024

JOINT PUBLIC NOTICE

U.S. ARMY CORPS OF ENGINEERS (USACE)

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

**MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
DMR22-000719**

**COMMERCIAL DEVELOPMENT, BRICKYARD BAYOU, CITY OF MOSS POINT,
JACKSON COUNTY, MISSISSIPPI.**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army (DA) permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403), and Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: RACETRAC, INC
Mr. Scott Griffin
200 Galleria Parkway SE, Suite 900
Atlanta, Georgia 30339

LOCATION: Wetlands Associated with Brickyard Bayou, Pascagoula River; Intersection of MS Highway 63 and Sarracenia Road; City of Moss Point, Jackson County; Mississippi; Section 12, Township 7S, Range 6W: Latitude: 30.448535°N; Longitude: -88.533537°W.

PROPOSED WORK: The applicant proposes to fill 10.21 acres of wetlands associated with the construction of a Travel Center to incorporate and expand an existing gas station. The project is located at the intersection of MS Hwy 63 and Sarracenia Road, Moss Point, Jackson County, Mississippi. The total project site is approximately 30.17 acres in size of which 26.62 acres have been identified as wetlands. Impacts include filling 0.06 acres of hardwood drain wetlands and 10.15 acres of wet pine savanna wetlands. The proposed project consists of a travel center building, gasoline and diesel pumps for larger transport trucks, and a large area of parking for use by transport trucks. The building would contain facilities for showering, sleeping, and eating for truckers and some facilities would be available for all users. The applicant proposes to provide in-kind compensatory mitigation through a mitigation bank.

COASTAL ZONE: The applicant has applied for coastal zone (CZ) consistency in accordance with the State Coastal Zone Management Program. A determination relative to CZ consistency will be made by the Mississippi Department of Marine Resources.

WATER QUALITY: The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has not submitted a certification request to the Mississippi Department of Environmental Quality (certifying authority).

HISTORIC PROPERTIES: 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 historic properties. In accordance with Appendix C of 33 CFR 325, the Corps has determined the permit area consists of the entire undertaking in waters of the United States, which includes the footprint of the proposed fill areas, and portions of the adjacent property that would be utilized for construction access and equipment and materials staging. The National Register of Historic Places will be consulted for properties listed, or eligible for listing, in the National Register, which are known to exist and would be affected by the proposed work. The Mobile District is seeking comments regarding the existence, or the potential for existence, of significant cultural and historic properties within the permit area. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on cultural/historic resources. Further coordination with the State Historic Preservation Officer and/or federally-recognized American Indian tribes will be performed as determined to be appropriate.

ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior's List of Endangered and Threatened Wildlife and Plants indicate the following federally-listed species are known or expected to occur within the project area: Eastern Black Rail (T), Mississippi Sandhill Crane (E), Wood Stork (T), Alabama red bellied Turtle (E), Black Pine Snake (T), Dusky Gopher Frog (E), Gopher Tortoise (T), Yellow-Blotched Map Turtle (T), Alligator Snapping Turtle (PT), and Louisiana Quillwort (E). There is no designated critical habitat within the project action area. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on the above-listed species. Further coordination with the U.S. Fish and Wildlife Service (USFWS) and NMFS will be performed as determined to be appropriate.

COMMENTS: 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 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 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 Corps of Engineers 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 of Engineers 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.

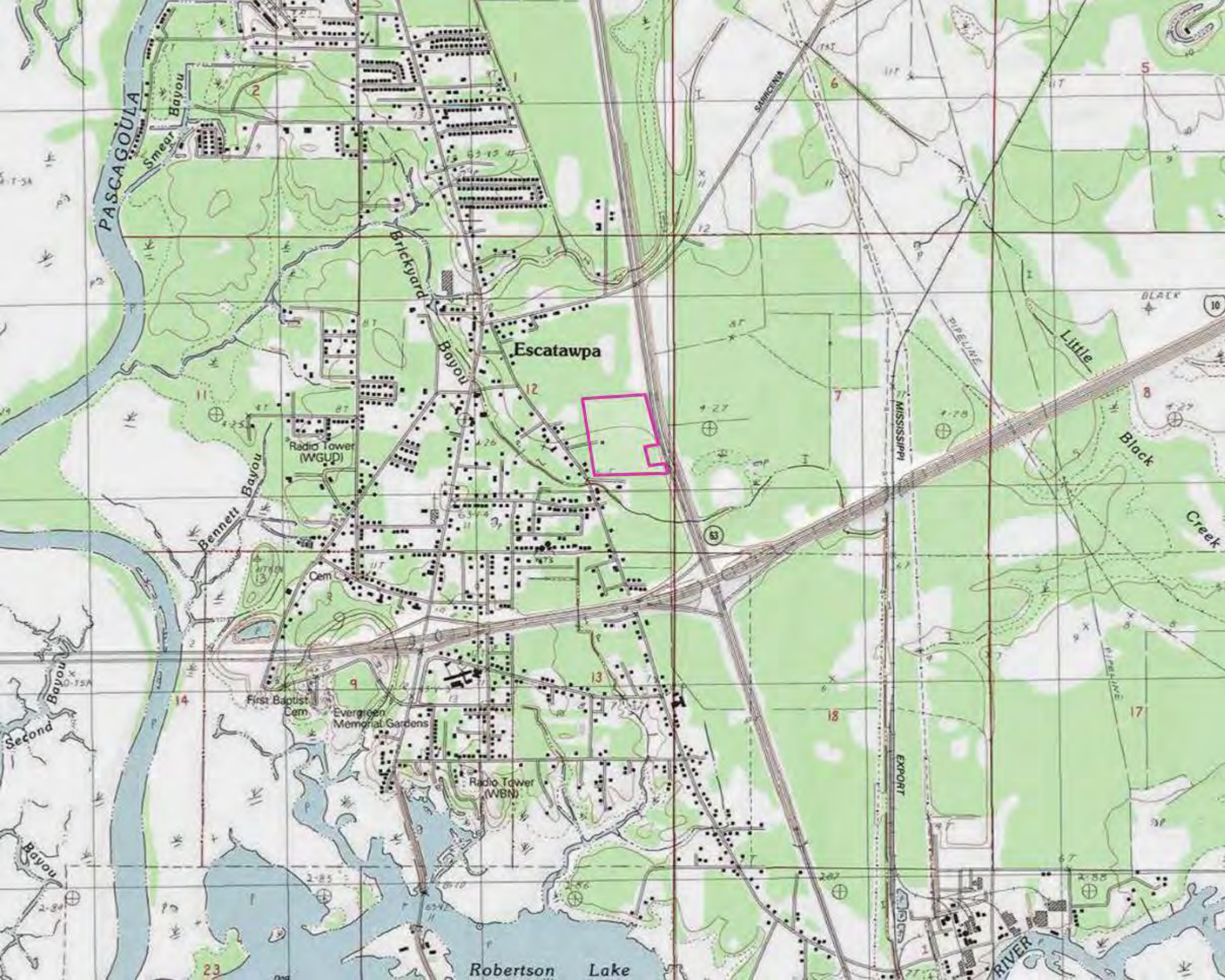
Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2022-01164-MJF** and should be directed to the District Engineer, Mobile District, Regulatory Division, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Maryellen J. Farmer, or submitted electronically at maryellen.j.farmer@usace.army.mil, PM Phone (251)509-6240. 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.

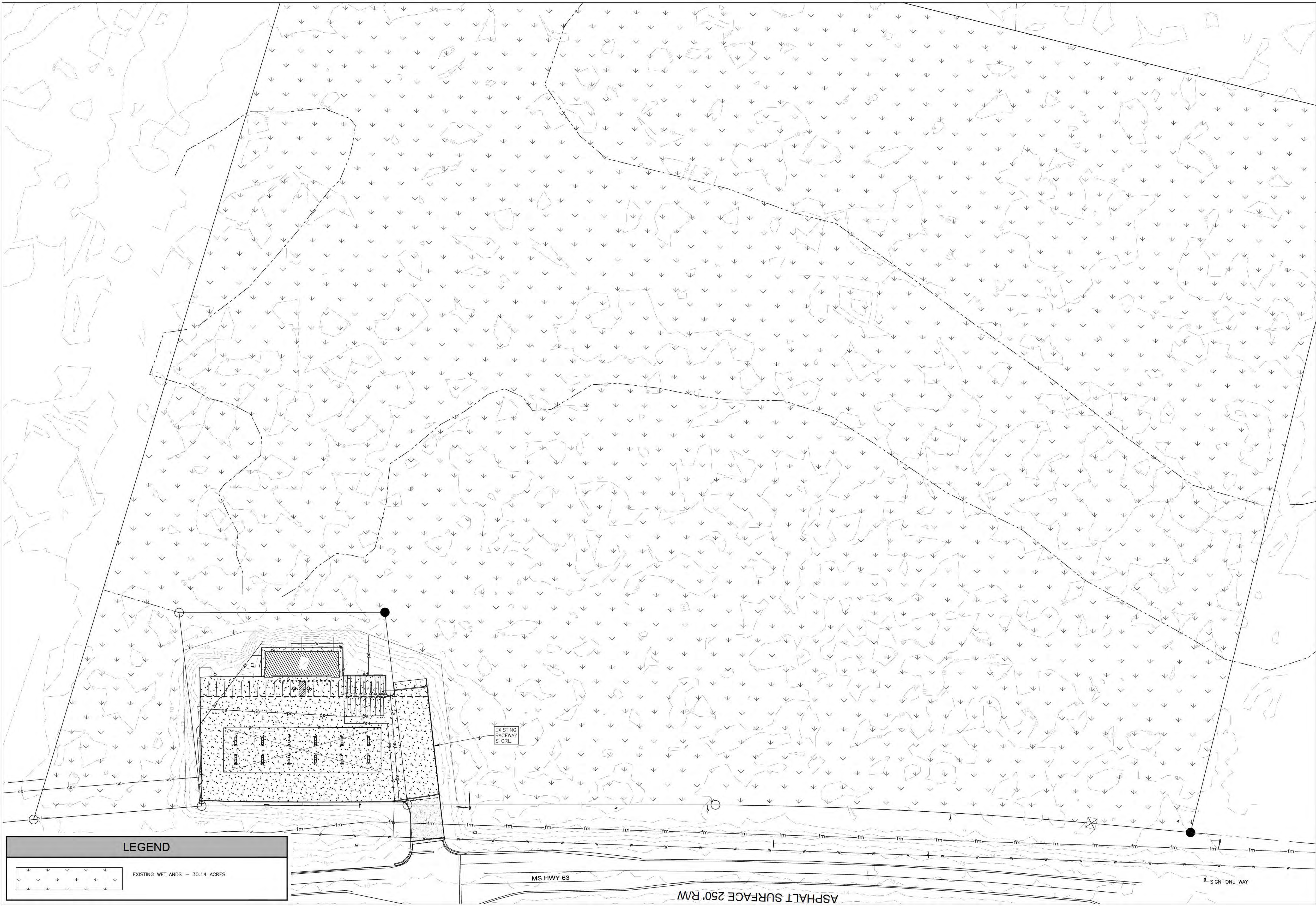
All comments should be received no later than 30 days from the date of this Public Notice.

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

Attachments





LEGEND



EXISTING WETLANDS - 30.14 ACRES

EXISTING RACEWAY STORE

MS HWY 63

ASPHALT SURFACE 250' R/W

SIGN-ONE WAY

EXISTING CONDITIONS		DRAWN-BY JMS	
RACETRAC MOSS POINT MS-63		DATE	
7315 MS-63		SCALE	
MOSS POINT, MS 39563		DRAWING NAME:	
JACKSON COUNTY		SHEET NO.	
		VERSION	
		A	
		PERMITTING SET	
		NO.	
		9/12/2023	
		DATE	
David J. Machado, PE Brad P. Palano, PE Gerrod W. Kilpatrick, PE Bradford A. Jones, AIA			
918 Howard Ave Suite F Bloom, Mississippi 39530 P. 228.388.1950 www.mpsdesigngroup.us			
 DESIGN GROUP ARCHITECTURE + ENGINEERING			
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 RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 900 ATLANTA, GA 30339 (770) 431-7600			

LEGEND

WETLANDS PROPOSED TO REMAIN – 19.90 ACRES

WETLANDS PROPOSED TO BE MITIGATED – 10.27 ACRES

The main site plan illustrates a proposed development within a wetland area. The plan features a large rectangular area with a grid of arrows indicating flow or direction. A network of proposed roads and infrastructure is overlaid on the wetland. Two site profiles are shown: 'SITE PROFILE 01' and 'SITE PROFILE 02'. The plan includes numerous elevation points and labels for various features, such as 'WETLANDS', 'PROPOSED INFRASTRUCTURE', and 'ASPHALT SURFACE 250' RW'. The plan also shows a '63' WYH SW' (63-foot wide hydrology swale) and a '150.00' dimension. The plan is oriented with North at the top.

ASPHALT SURFACE 250' RW

63' WYH SW

EX-03

A

SHEET NO.

VERSION

DRAWING NAME:

SCALE

DATE

DRAWN BY: JMS

GRADING AND DRAINAGE PLAN

RACETRAC MOSS POINT / MS-63

7315 MS-63

MOSS POINT, MS 39563

JACKSON COUNTY

RaceTrac

RACETRAC PETROLEUM, INC.
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

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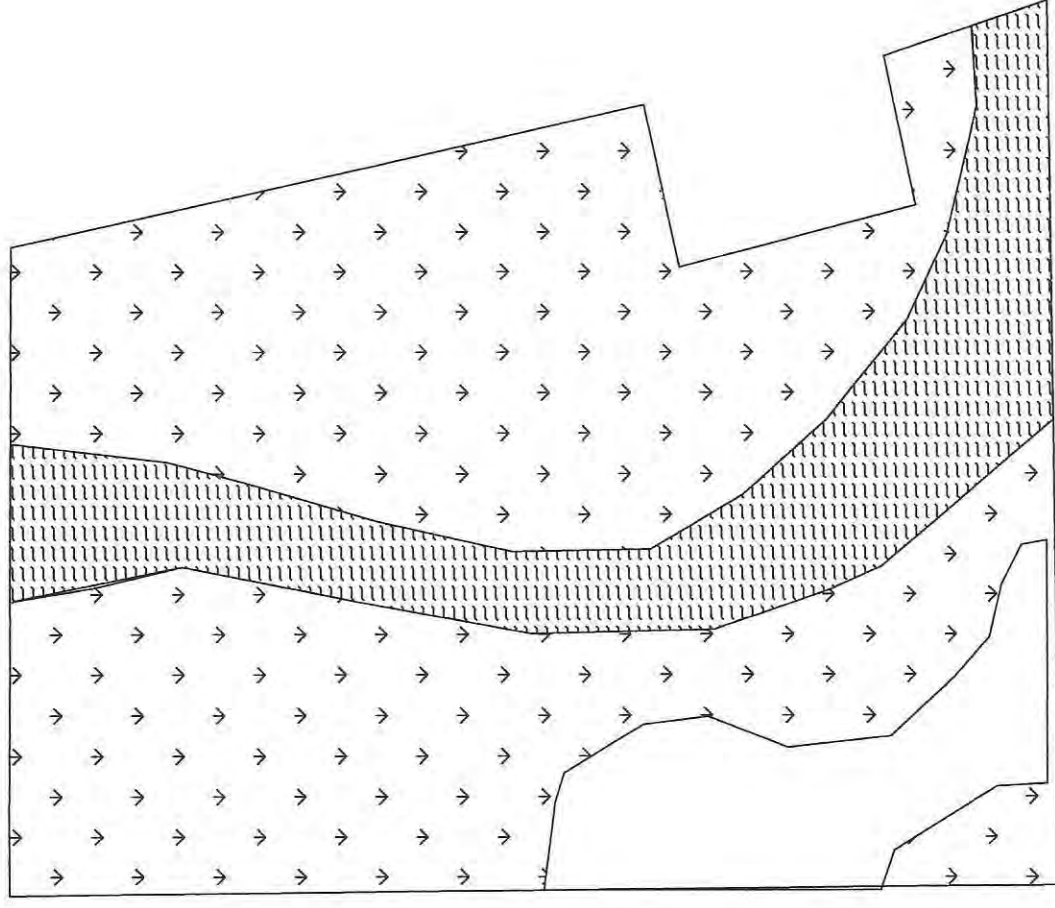
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David J. Machado, PE
Gerrod W. Kipchick, PE
Bradford A. Jones, AIA

A	PERMITTING SET
NO.	
DATE	9/12/2023

RACETRAC PROPERTY WETLAND HABITAT MAP
HWY 63 PROPERTY, ESCATAWPA, MS



PINE SAVANNA WETLAND - 21.34 ACRES



BOTTOMLAND HARDWOOD WETLAND - 5.28 ACRES