



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil

Public Notice

APPLICATION NO.:	MVK-2021-115
EVALUATOR:	Mr. Michael Maaninen
PHONE NO.:	(601) 953-9350
E-MAIL:	Michael.A.Maaninen@usace.army.mil
DATE:	February 15, 2024
EXPIRATION DATE:	March 6, 2023

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Mississippi Department of Environmental Quality are considering an application for a Department of the Army Permit and State Water Quality Certification for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-RD, and the Mississippi Department of Environmental Quality at Post Office Box 2261, Jackson, Mississippi 39225-2261, and must reach these offices by the cited expiration date.

The Clean Water Act (CWA) Section 401 Water Quality Certification Improvement Rule (Certification Improvement Rule, 40 CFR 121), effective November 27, 2023, requires certification for any license or permit that authorizes an activity that has the potential to result in a discharge. The scope of a CWA Section 401 certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. 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. In accordance with Certification Improvement Rule, once the applicant submits a certification request, the U.S. Army Corps of Engineers and the certifying authority will jointly establish the reasonable period of time for the certifying authority to act upon the certification request.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged and/or fill material into waters of the United States.

Name of Applicant:
Mr. Ken Blakeney,
KTS Real Estate, LLC
4374 A Mangum Drive
Flowood, Mississippi 39232

Name of Agent:
Mr. J. Clay Cromwell
Headwaters, Inc.
Post Office Box 2836
Ridgeland, Mississippi 39158

Location of Work: The proposed project site is located in Section 32, T6N-R2E, Latitude 32.317769, Longitude -90.109825 within the Middle Pearl River Drainage Basin (8-digit USGS HUC 03180002), Rankin County, Mississippi.

Description of Work: (See enclosed maps and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to conduct regulated activities in “Waters of the U.S.” for the purpose of developing a planned Southern Electric Company (SEC) mixed use commercial development located within the southern limits of the City of Flowood, Rankin County, Mississippi.

The planned mixed-use commercial development would include the construction of four (4) primary commercial lots to include appropriate infrastructure, utilities, and direct access from Mangum Drive. Each commercial lot will consist of generally one (1) building positioned within the site as appropriate by each development group. The buildings will include a mixed-use retail and commercial project as a frontage along Mangum Drive. To support the planned project, parking and access will be provided within the lot.

Other phases of construction will include installation of stormwater drainage, associated utilities, curb and gutter, and asphalt paving. A preexisting detention basin is featured offsite to the southwest to service the planned development. The stormwater management plan will be designed in accordance with the City of Flowood’s stormwater management requirements and the Mississippi Department of Environmental Quality’s (MDEQ) specific design criteria.

Approximately 8.5 acres of scrub-shrub wetlands and 0.14 acres of emergent wetlands would be impacted on the approximately 14.8-acre site by the proposed project. To off-set the unavoidable impacts, the applicant proposes to purchase compensatory mitigation credits from an approved mitigation bank.

The dominant vegetation within the project consists of willow oak, water oak, American elm, Chinese tallow, Eastern red cedar, sweetgum, hickory, winged elm, Chinese privet, cherry bark oak, sawtooth blackberry, common rush, and bushy bluestem. Soil within the project area consists of Gillsburg silt loam, Leverett silt loam, and Tippe silt loam.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant’s plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: The Regulatory Archaeologist has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the proposed undertaking upon these properties. The permit area is composed (mostly) of low-lying wetlands with no existing or subsided natural levee landforms; and therefore, has a very low potential for yielding unidentified cultural deposits that may be eligible for the National Register of Historic Places.

Endangered Species: Threatened and Endangered Species for this area include the Northern Long-eared Bat, the Wood Stork, the Gulf Sturgeon, and the Ringed-map Turtle. Utilizing the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on June 28, 2017, between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service, the Corps has determined that the proposed activity would have no effect on the Wood Stork, the Gulf Sturgeon, and the Ringed-map Turtle, and may affect, not likely to adversely effect the Northern long-eared bat, but any resulting incidental take is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Floodplain: In accordance with 44 CFR Part 60 (Floodplain Management and Use), participating communities are required to review all proposed development to determine if a floodplain development permit is required. Floodplain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements. The project is located within the 100-year floodplain.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact 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 may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

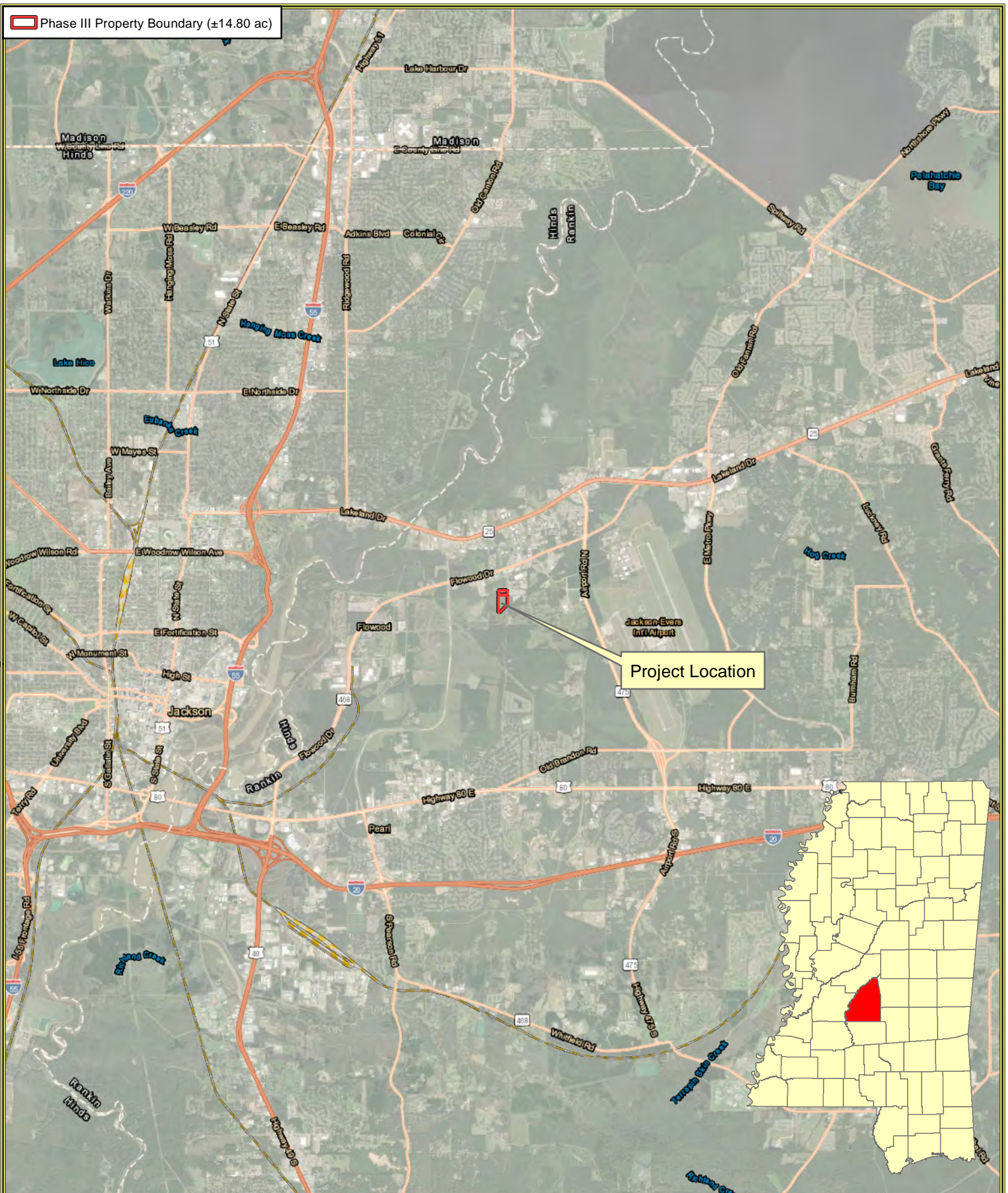
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

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
Regulatory Division

 Phase III Property Boundary (±14.80 ac)



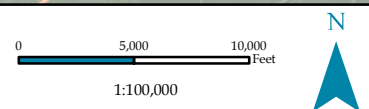
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Southern Electric Corporation Mangum Drive Development

Sec. 32 - T 6N - R 2E
Rankin County, Mississippi

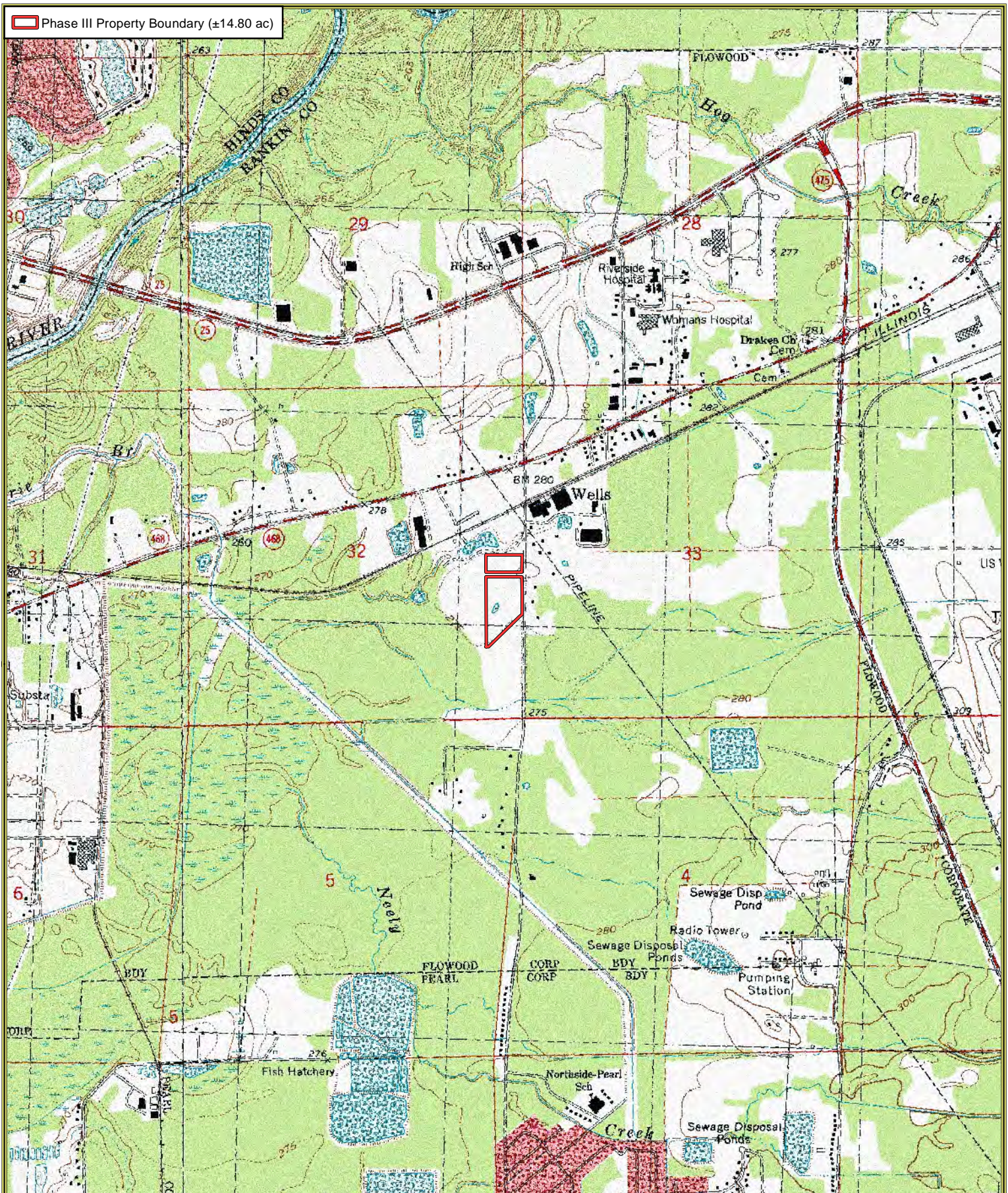
[General Location Map](#)



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

ESRI World Imagery Basemap

Phase III Property Boundary (±14.80 ac)



**Southern Electric Corporation
Mangum Drive Development**

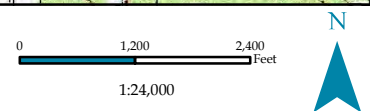
Sec. 32 - T 6N - R 2E
Rankin County, Mississippi

[Site Location Map](#)



Date Created: 12/4/2023

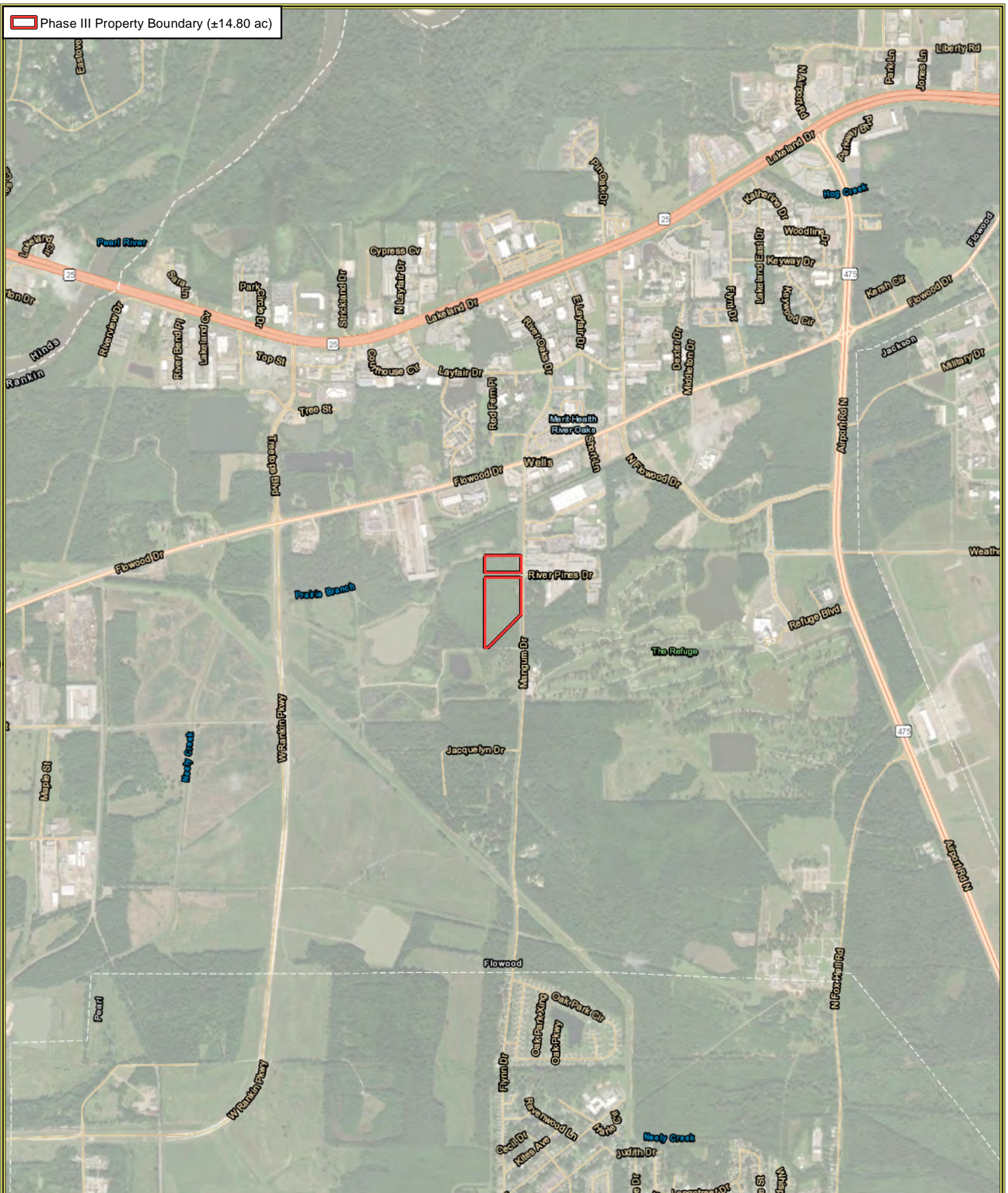
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NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USGS Jackson SE (MS) Quad

 Phase III Property Boundary (±14.80 ac)



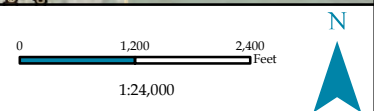
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Southern Electric Corporation Mangum Drive Development

Sec. 32 - T 6N - R 2E
Rankin County, Mississippi

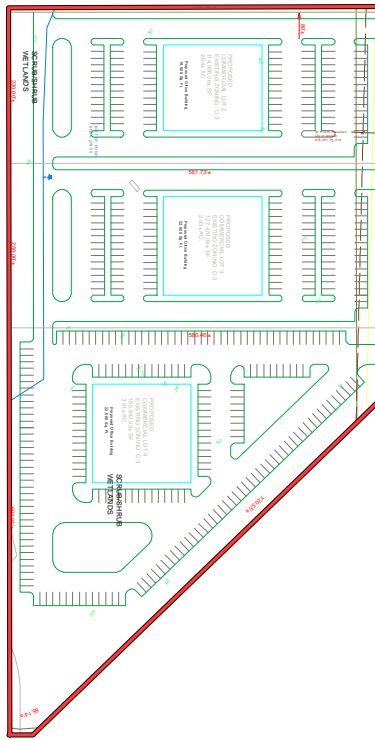
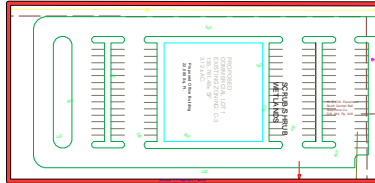
[Site Location Map](#)



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

ESRI World Imagery Basemap

 Phase III Property Boundary (±14.80 ac)



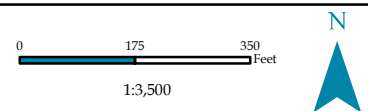
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**Southern Electric Corporation
Mangum Drive Development**

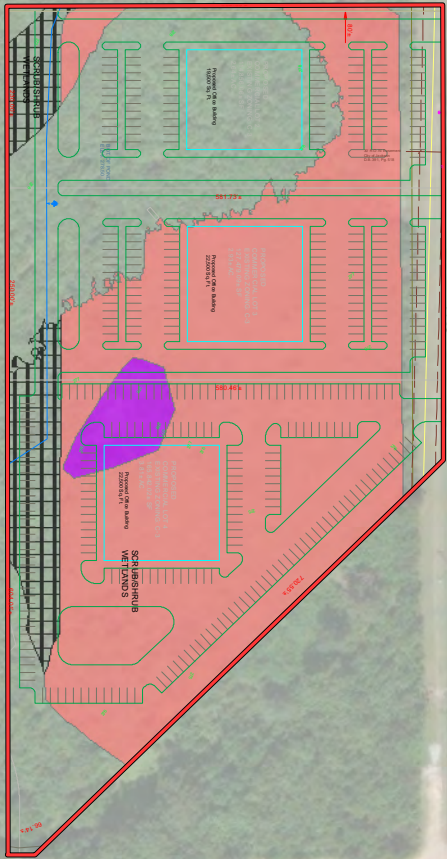
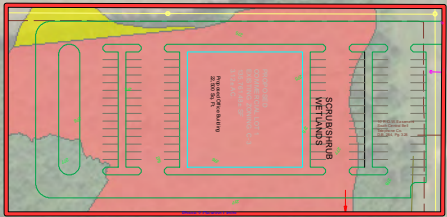
Sec. 32 - T 6N - R 2E
Rankin County, Mississippi

Site Plan Map



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

- Phase III Property Boundary (±14.80 ac)
- Impacted Jurisdictional Open Water (Phase III)(0.30 ac)
- Impacted Emergent Wetlands (Phase III)(0.14)
- Impacted Scrub/Shrub Wetlands (MVK-2021-115) (0.81 ac)
- Impacted Scrub/Shrub Wetlands (Phase III)(8.50 ac)



Date Created: 11/29/2023 Created by: JDL

Southern Electric Corporation
Mangum Road Development
Sec. 32 - T 6N - R 2E
Rankin County, Mississippi
[Wetland Impact Map](#)

