

**JOINT APPLICATION AND NOTIFICATION
U.S. ARMY CORPS OF ENGINEERS
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY/OFFICE OF POLLUTION CONTROL**

Applicant: TCB Stop N' Geaux of Long Beach, LLC - Jennifer Weems	Agent: Ecological Asset Management, LLC - Mitch Tinsley	Date Submitted:
Mailing Address: 16303 Highway 53	Mailing Address: 803 Highway 90	02/26/2024
Gulfport MS, 39503	Bay St Louis MS, 39520	
Phone Number:	Phone Number: (228) 324-9093	
Email Address: tcbjennifer@yahoo.com	Email Address: mitch@ecologicalasset.com	DMR Permit Number: DMR24-000093

Historic DMR Permit Numbers:

DMR File Number:
24-000088

Project Location:

0512C-01-006.000
4281 BEATLINE RD
Long Beach, MS
Harrison County

Latitude: 30.3488
Longitude: -89.1881

Do you still need to enter a Project Location?
How will you identify the project location:

Project Information:

Project Name or Title: Stop N Geaux

Project Description: The applicant proposes to fill a total of +/- 4.53 acres of low quality wetlands to construct a gas station / convenience store and a commercial outlet. This design layout as well as the locations and sizes of the proposed infrastructure have been specifically designed to avoid as much jurisdictional wetlands as possible and reduce the needed impact areas to only what will support the minimal requirements needed to support the development. All impacts to jurisdictional wetlands requested are required for the construction of building pads and storm water infrastructure associated with the project. Due to an increasing population in Long Beach and increased through traffic on Beatline Road, a steady growth of fueling locations as well as supplemental commercial / retail space continues to be desired. This project will provide support for the economic expansion within the general Long Beach and Harrison County areas. As more families are drawn into these areas, they provide a larger labor force, as well as a larger consumer base, which also benefits the city and county revenues. Ecological Asset Management, LLC (EAM) staff biologists with expertise in threatened and endangered (T&E) species surveys conducted a field investigation to identify the presence of Threatened and/or Endangered Species and the existence of potential habitats on the subject property. Prior to the field investigation that took place in October 2023, EAM biologists reviewed the latest U.S. Fish and Wildlife Service IPAC map of critical habitats and list of T&E species within Harrison County, Mississippi. It was determined through in-house research and the field visit that of the species listed as T&E species in Harrison County, MS, none occur on habitat contained of the subject property, and the subject area is not within or adjacent to critical habitat. A letter received on December 20, 2023, stated that due to the topography of the area, a cultural resource survey will need to be performed on the entirety of the project area. The applicant is seeking proposals and will engage a qualified cultural resource management firm to perform a CRS Phase 1 survey. The resulting report will be forwarded to USACE and Mississippi Department of Archives and History (MDAH) upon receipt for review and concurrence.

Project Purpose and Need: The purpose of this project is to construct a construct a gas station / convenience store and a supplemental commercial / retail space in an area with increasing demand for fueling locations and commercial space.

Intended Use: Commercial

Will the Proposed Project have a Public Benefit?: Yes

Increased tax base: Yes

Increased employment: Yes

National security benefits:

Improved habitat:

Other:

Does Project area contain any marsh Vegetation?: No

What measures will be taken to reduce detrimental off-site effects to the Coastal Wetlands during and after the proposed activity?: Best Management Practices

Impact Information:

Number of Impact Types **01**

Impact Type: **Wetland Fill**

Permanent or Temporary? Permanent

Specific Purpose of Fill (Wetland Fill) Wetland fill is required to provide a suitable and safe foundation for the proposed structures and accompanying infrastructure.

Acreage/Square Footage or
Linear Feet (Wetland Fill) 4.53

Specify Unit of Measurement
(Wetland Fill) 01. Acreage

Cubic Yards of Fill Material
(Wetland Fill) 10,000

Fill Material Type (Wetland Fill) Sandy Clay

Habitat Type (Wetland Fill) 01. Pine Savanna

Mitigation Type(Wetland Fill) 01. Credit Purchase

Is this a component of a larger
project? No

Is any portion of this impact
complete? No

Additional information relating to the proposed activity

Have any other federal, state, or local agencies issued permits or other types of approvals for the proposed project?: No

Have any other federal, state, or local agencies denied approval for the proposed project?: No

Additional information about the proposed project.

Project Schedule

Do you know the Proposed Start Date? Yes
07/01/2024

Do you know the Proposed Completion Date? Yes
12/01/2024

Do you know the Estimated Cost of the Project? Yes
\$1,250,000.00

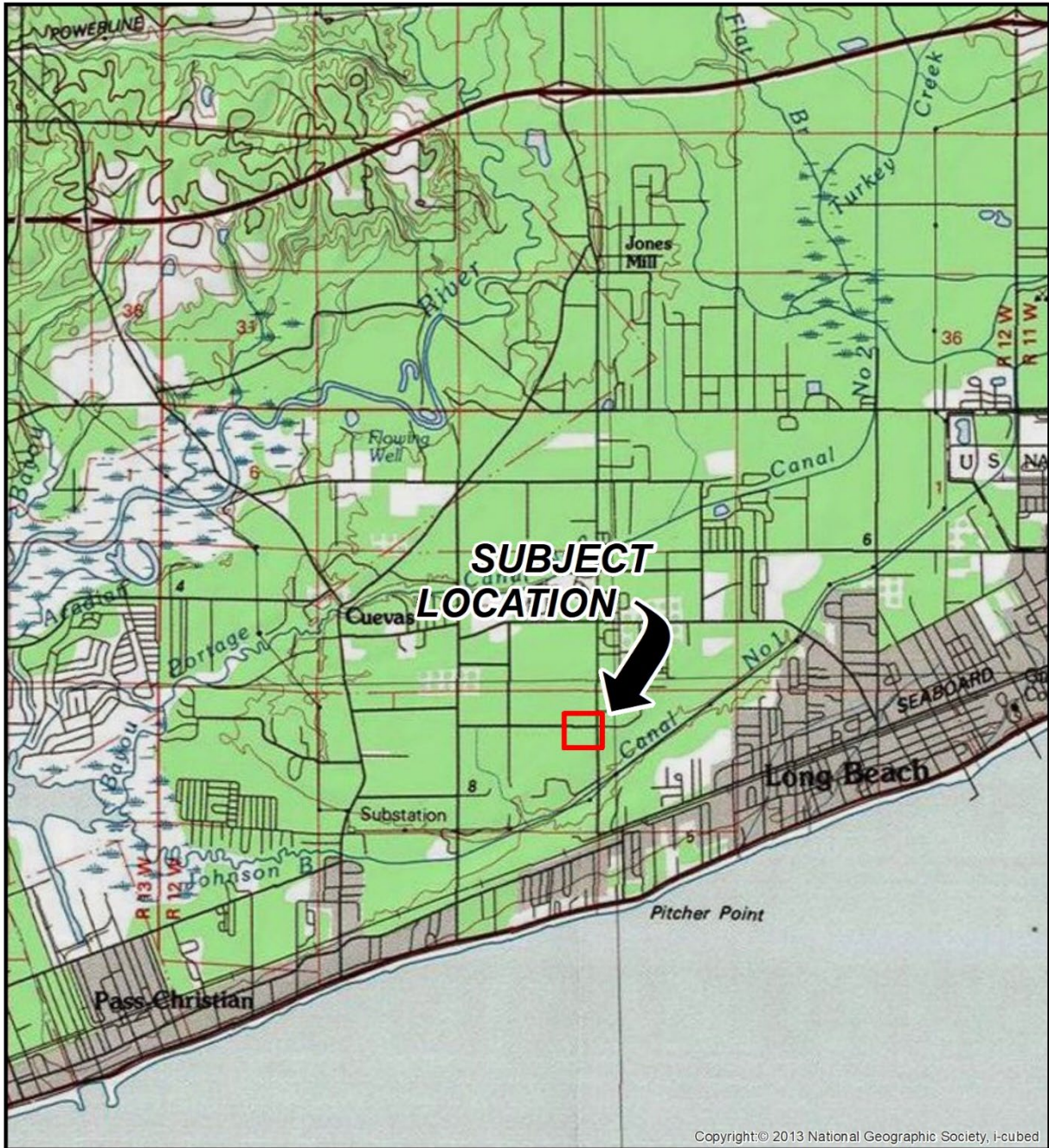
Adjacent Property Owners:

Application Certified by: Mitch Tinsley

**Attachment “A”
PERMIT DRAWINGS**

+/- 6.19-Acre Beatline Road

***Section 16, Township-8-South, Range-12-West
Long Beach, Harrison County, MS***



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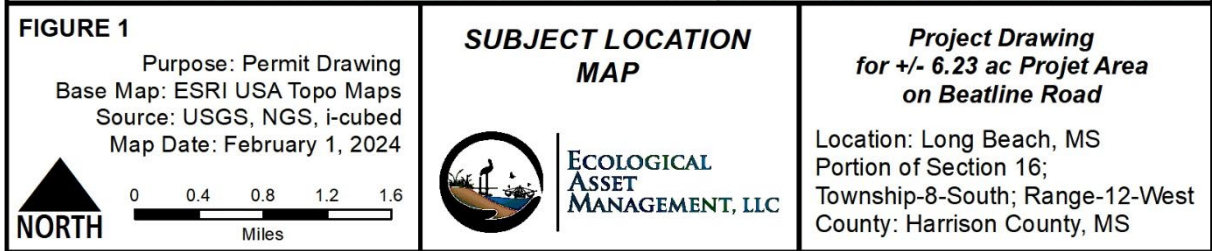


Figure 1. Project Location

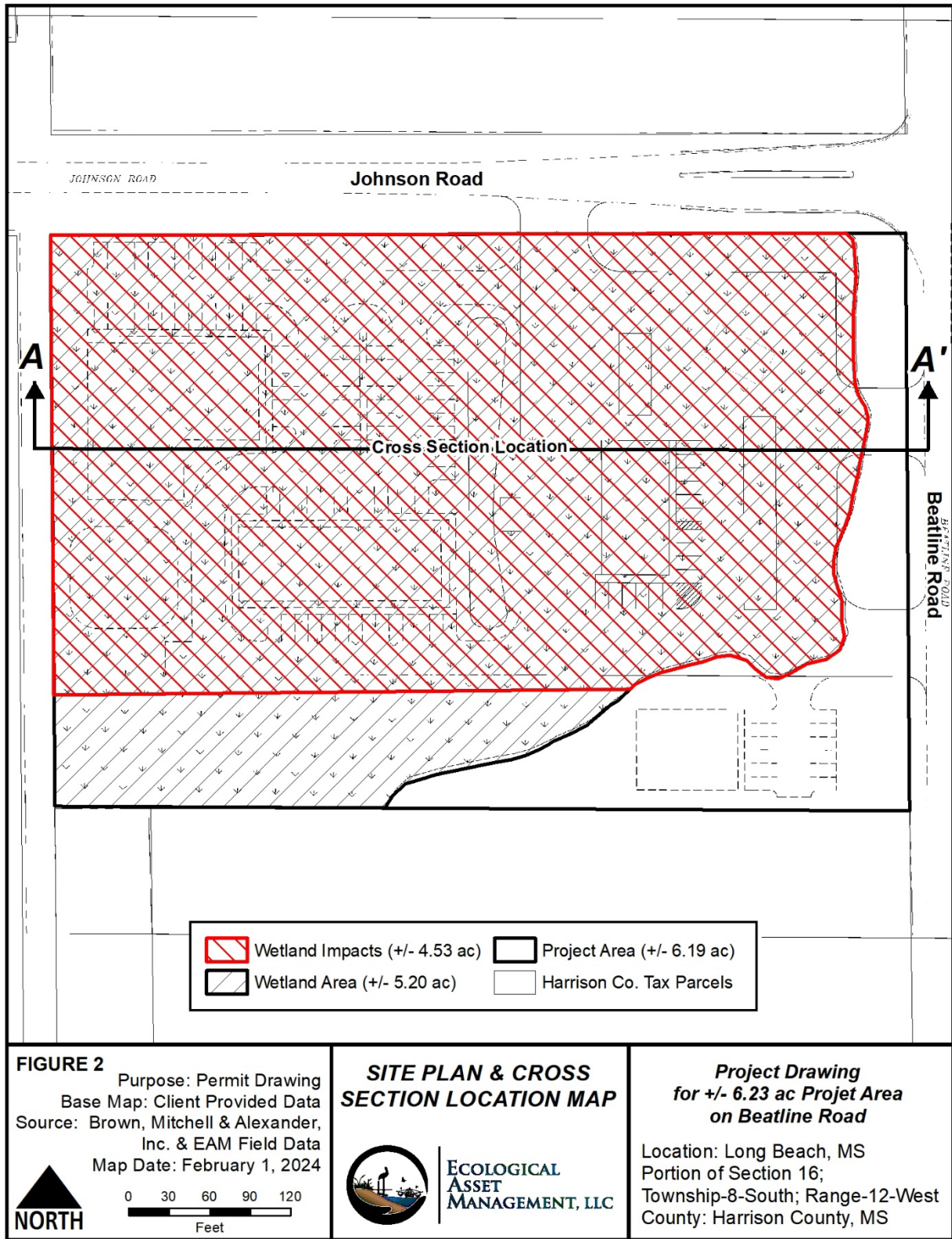


Figure 2. Proposed Site Plan & Cross Section Location

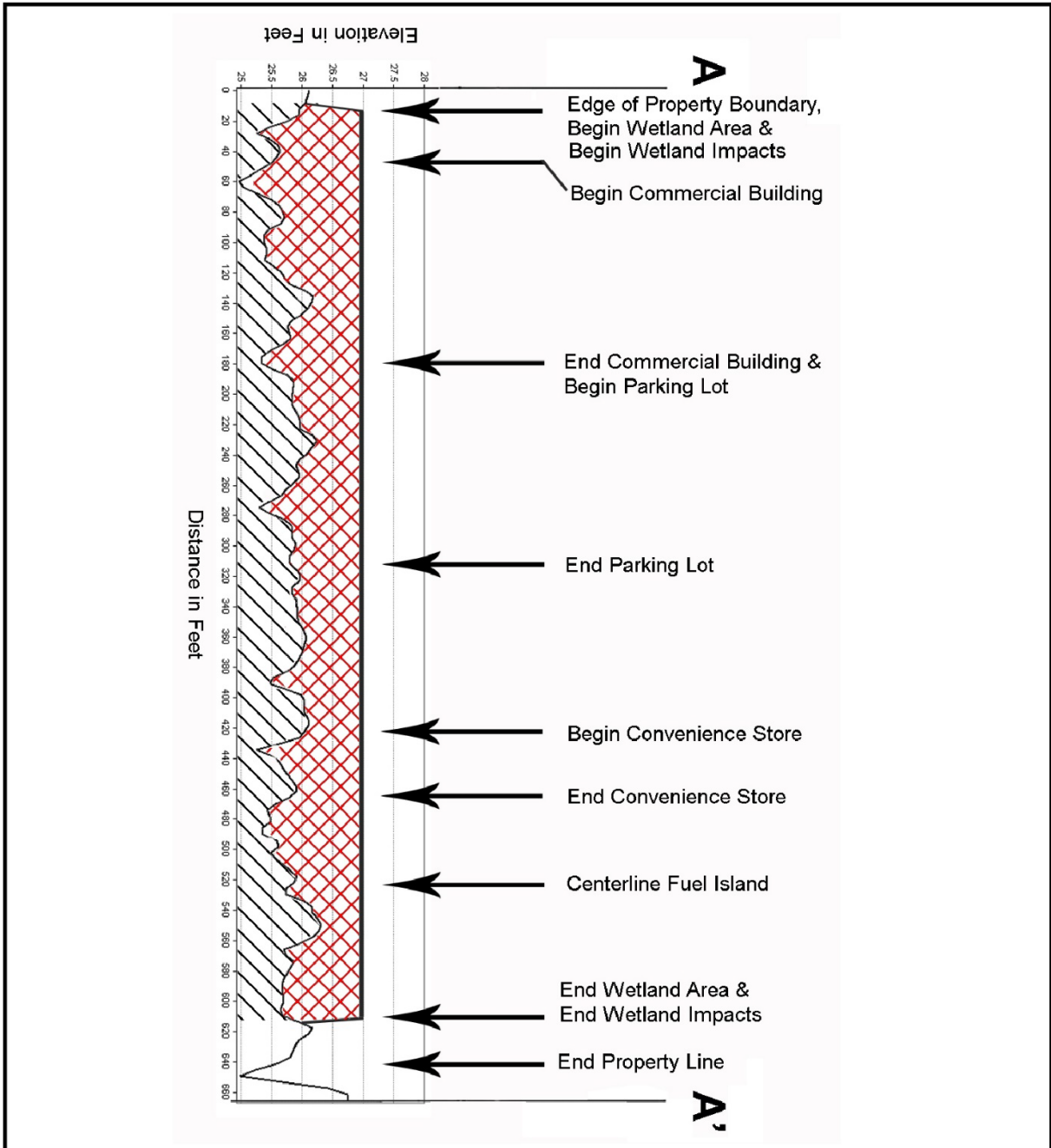


FIGURE 3 Purpose: Permit Drawing
 Base Map: USGS LiDAR
 Digital Elevation Model
 Source: USGS, MARIS & EAM
 Map Date: February 1, 2024



SCALE: As Shown

TYPICAL CROSS SECTION DRAWING



**ECOLOGICAL
 ASSET
 MANAGEMENT, LLC**

**Project Drawing
 for +/- 6.23 ac Project Area
 on Beatline Road**

Location: Long Beach, MS
 Portion of Section 16;
 Township-8-South; Range-12-West
 County: Harrison County, MS

Figure 3. Typical Cross Section Drawing

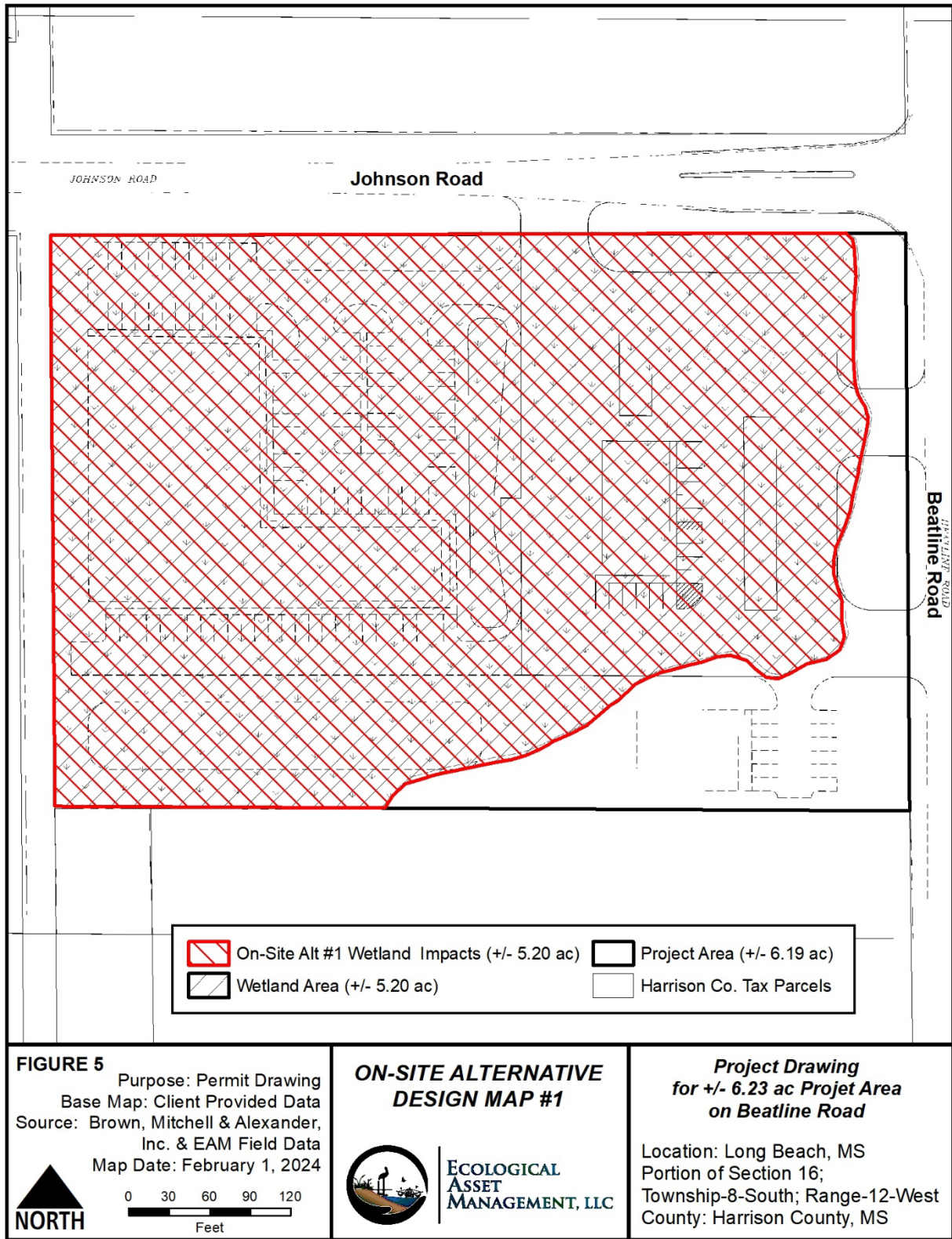


Figure 5: On-Site Alternative Design Option #1

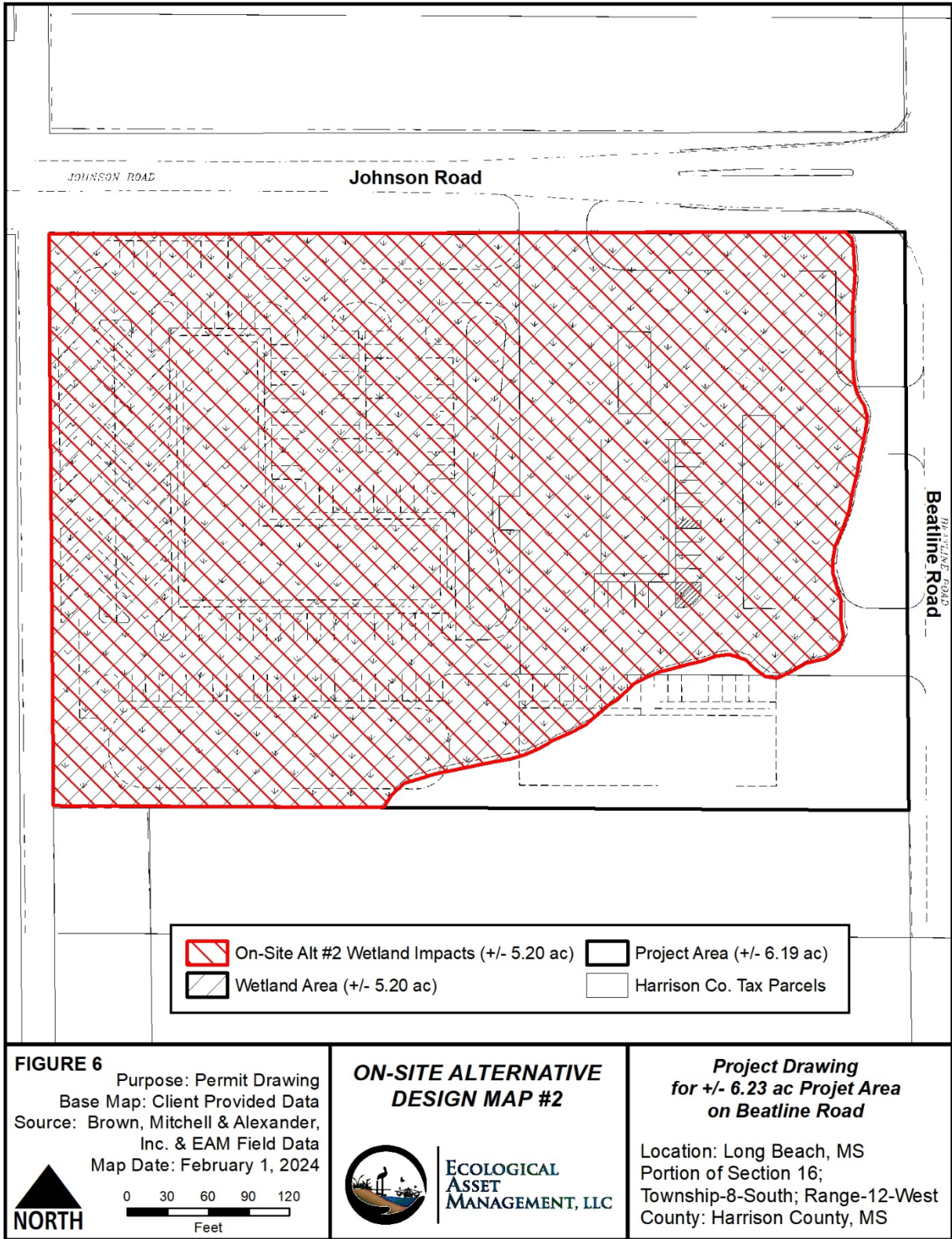


Figure 6: On-Site Alternative Design Option #2

Attachment “B”
AGENT AUTHORIZATION

+/- 6.19-Acre Beatline Road

Section 16, Township-8-South, Range-12-West
Long Beach, Harrison County, MS



MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

Agent Authorization

I authorize the person(s) and/or company listed below to act as my agent regarding the proposed project as described in the Joint Application and Notification at the location listed below:

Ecological Asset Management
c/o Randy Ellis

(name of agent)

803 Highway 90

(address)

Bay St. Louis, MS, 39520

(city, state, zip code)

C: 228-216-7450, O:228-231-1077

(agent phone number)

Beatline Road

(location of project)

Section 16; Township 8-South; Range 12-West

Long Beach, Harrison County, MS

Jennifer L. Weems
(print applicant name)

Jennifer L. Weems
(applicant signature)

2/9/24
(date)

Do you want the permit mailed to the agent? Yes No

Figure B-1: Signed Agent Authorization

Attachment “C”

ENVIRONMENTAL ASSESSMENT

+/- 6.19-Acre Beatline Road

Section 16, Township-8-South, Range-12-West
Long Beach, Harrison County, MS

Environmental Assessment

Project Description

The project consists of the construction of a gas station, convenience store and commercial outlet on a +/- 6.19-acre project area on Beatline Road in Long Beach, MS. The subject property is more specifically located in Section 16, Township-8-South, Range-12-West (Figure 1), Harrison County, MS.

This development is being proposed in a rapidly growing area of the Mississippi Gulf Coast. The project will entail land clearing and the permanent filling of +/- 4.53 acres of low-quality jurisdictional wetlands. The filling of the property will require +/- 11,000 cubic yards of sandy clay material sourced from an approved Mississippi mining pit. The project will provide access to diverse fuel options and convenience supplies to meet the needs of a growing area with increased tourism; additionally, this project will promote the local economy by providing retail space for small businesses. Best management practices will be employed to ensure that the fill material will not contaminate surrounding wetlands and/or other waters of the U.S.

Purpose and Need for Project

The purpose of the project is to construct a gas station to meet the demands in Long Beach and surrounding areas. The applicant's proposed design of the facility is designed to meet the current and projected needs of the area. The project location is centrally located between several existing and growing tourism hotspots, including New Orleans, Bay Saint Louis, Biloxi and Mobile.

As more people relocate and travel to Long Beach and other areas of the MS Gulf Coast, there is an increased demand for gas stations for both tourists and locals alike. The proposed design will provide various fuel options, as well as quick and convenient shopping. In order to service the greatest number of people, the development should be located along a major traffic corridor which is what Beatline Road provides. The project is strategically positioned on Beatline Road and near Beach Boulevard and Interstate 10.

The commercial outlet within the proposed development will provide opportunities for local businesses to distribute goods and services. In an area experiencing growing population and tourism, the creation of opportunities for local businesses helps to stimulate the economy by injecting revenue into these businesses, which will circulate within the community. The proposed outlet will provide prime retail and office space footprint for upcoming and established local businesses. These businesses will support and provide to the needs to the residents of the neighboring 128 unit multifamily complex, employees of nearby industrial facilities and those who travel along Beatline Road. Subsequently, temporary and permanent job opportunities will be created by the project's retail options that can be filled by local residents. Commerce within the proposed development will generate increased tax revenue for the city.

Alternatives

Identified project and alternatives include: (1) construction of the project as proposed, (2) construction of alternative design with a total building footprint of +/- 0.95 ac, (3) construction of alternative design with a total building footprint of +/- 0.76 acres, (4) the no-build alternative and (5) alternative sites.

- (1) The proposed project involves filling +/- 4.53 acres of low-quality wetlands to build a gas station, convenience store, and commercial outlet. Careful planning and optimization of the layout, infrastructure size, and locations aim to minimize the impact on jurisdictional wetlands according to Long Beach ordinances and project purpose and need. According to Long Beach, MS Code of Ordinances App. 1, Art. XVII, § 199, 1 parking space per 300 sq. ft. of general floor area (GFA) is required for general business use and 1 parking space per 1,000 sq. ft. of GFA is required for gas sales. The proposed design has a total building footprint of +/- 30,050 square feet, including +/- 5,000 sq. ft. for gas sales and +/- 25,050 sq. ft. for general business. In order to comply with city regulations, the proposed design will include 89 parking spaces. The project will encompass +/- 4.16 acres of impermeable surfaces and allocate +/- 2.07 acres to green spaces. The impact on wetlands is limited to construction needs for building pads, stormwater management, and all other infrastructure associated with the project.
- (2) This alternative would require more wetland impact than the proposed project design (+/- 5.20 acres) to construct a similar project with a larger building footprint and more parking spaces. This alternative design has a total building footprint of +/- 41,400 square feet, including +/- 5,000 sq. ft. for gas sales and +/- 36,400 sq. ft. for general business. In order to comply with city regulations, this design includes 127 parking spaces. This project encompasses +/- 4.38 acres of impermeable surfaces and allocates +/-1.85 acres to green spaces. This alternative would generate surplus revenue for the client, but it has been deemed too environmentally damaging. The additional square footage is unnecessary to fulfill the project's purpose and has been deemed unnecessarily damaging.
- (3) This alternative would require more wetland impact than the proposed project design (+/- 5.20 acres) to construct a similar project with a larger building footprint and more parking spaces. This alternative design has a total building footprint of +/- 33,100 square feet, including +/- 5,000 sq. ft. for gas sales and +/- 28,100 sq. ft. for general business. In order to comply with city regulations, this design includes 99 parking spaces. This project encompasses +/- 4.70 acres of impermeable surfaces and allocates +/- 1.53 acres to green spaces. This alternative would generate surplus revenue for the client, but it has been deemed too environmentally damaging. The additional square footage is unnecessary to fulfill the project's purpose and has been deemed unnecessarily damaging.
- (4) The no build alternative is undesirable because it would not satisfy the purpose and need for the project by providing a space for residents and tourists to refuel their vehicles and have access to convenience supplies, as well as providing commercial space for local businesses in the Long

Beach and surrounding areas. If this alternative is pursued, this demand would remain unfulfilled. Additionally, it would make the applicant unable to earn potential income.

- (5) Alternative sites for the project were investigated. Key parameters used in the scoping process that were investigated include but were not limited to: environmental impact, size (5-10 acres), location, zoning and cost. Currently marketed land/unimproved property sites were analyzed. The description of the sites and each reason they were not selected over the proposed location can be found in Appendix C-1 – Alternative Site Analysis.

Affected Environment

Site Analysis

The project area consists of a low-quality cleared freshwater forested/shrub wetland vegetative community and cleared forested/shrub upland vegetative community.

Vegetation

The subject property contains a cleared forested/shrub upland vegetative community, and a cleared freshwater forested/shrub wetland vegetative community.

The cleared forested/shrub upland vegetative community is dominated by *Quercus nigra* (Water Oak), *Quercus virginiana* (Southern Live Oak), *Pinus elliottii* (Slash Pine), *Magnolia virginiana* (Sweetbay Magnolia), *Smilax glauca* (Cat Greenbriar) and *Vitis rotundifolia* (Muscadine).

The cleared freshwater forested/shrub wetland vegetative community is dominated by *Magnolia virginiana* (Sweetbay Magnolia), *Nyssa sylvatica* (Black Tupelo), *Pinus elliottii* (Slash Pine), *Ilex coriacea* (Large Gallberry) and *Vitis rotundifolia* (Muscadine).

Wetlands

A wetland delineation and Wetland Rapid Assessment Procedure (WRAP) were completed by Ecological Asset Management, LLC on October 4, 2023, and are included in this submittal. The results of the study determined that the site contains +/- 5.20 acres of federally regulated wetlands of low quality. The WRAP sheets can be found in Appendix C-3.

Water Quality

The local hydrology was investigated extensively throughout the project area. It was determined that the natural hydrology has not been recently altered. Drainage is primarily topography driven from areas of higher elevation into wetland areas located at lower elevations and then off the property into off-site wetlands to the west. Drainage that affects the site is ultimately directed into a man-made canal, Canal No.1, that drains into Johnson Bayou.

Cultural Resources

A request for a Cultural Resources Assessment was made to the Mississippi Department of Archives and History (MDAH) on December 14, 2023. A response received on December 20, 2023, (Figure C-2), stated that due to the topography of the area, a cultural resource survey will need to be performed

on the entirety of the project area. The applicant is seeking proposals and will engage a qualified cultural resource management firm to perform a CRS Phase 1 survey. The resulting report will be forwarded to USACE and Mississippi Department of Archives and History (MDAH) upon receipt for review and concurrence.

Threatened and Endangered Species

Based on the field survey conducted by EAM personnel, it was determined that of the vulnerable species noted in Table 1, only the following three species could persist within the geographical region: *Gopherus polyphemus* (Gopher Tortoise), *Pituophis melanoleucus lodingi* (Black Pine Snake) and *Picoides borealis* (Red-cockaded Woodpecker). Ecological Asset Management, LLC biologists with expertise in T&E species surveys conducted an extensive field investigation using a sub-meter Global Positioning System (GPS) to delineate any potential habitat and to identify any threatened individuals or populations. This field survey was conducted on October 4, 2023.

Upon completion of the field survey, it was determined that no known species listed as threatened and/or endangered will be impacted by the proposed project, nor is the habitat within the range of the proposed development suitable for any of the county’s vulnerable species.

Common Name	Scientific Name	Type	Status
Alabama Red-bellied Turtle	<i>Pseudemys alabamensis</i>	Reptile	Endangered
Gopher Tortoise	<i>Gopherus polyphemus</i>	Reptile	Threatened
Black Pinesnake	<i>Pituophis melanoleucus lodingi</i>	Reptile	Threatened
Leatherback Sea Turtle	<i>Dermochelys coriacea</i>	Reptile	Endangered
Kemp’s Ridley Sea Turtle	<i>Lepidochelys kempii</i>	Reptile	Endangered
Hawksbill Sea Turtle	<i>Eretmochelys imbricata</i>	Reptile	Endangered
Loggerhead Sea Turtle	<i>Caretta caretta</i>	Reptile	Threatened
Dusky Gopher Frog	<i>Rana sevosia</i>	Amphibian	Endangered
Red-cockaded Woodpecker	<i>Picoides borealis</i>	Bird	Endangered
Piping Plover	<i>Charadrius melodus</i>	Bird	Threatened
Red Knot	<i>Calidris canutus rufa</i>	Bird	Threatened
Eastern Black Rail	<i>Laterallus jamaicensis ssp. jamaicensis</i>	Bird	Threatened
Gulf Sturgeon	<i>Acipenser oxyrinchus desotoi</i>	Fish	Threatened
West Indian Manatee	<i>Trichechus manatus</i>	Mammal	Threatened
Louisiana Quillwort	<i>Isoetes louisianensis</i>	Plant	Endangered

Table 1: Threatened and Endangered Species of Harrison County, MS as of September 5, 2023. Source: U.S. Fish and Wildlife Service: Information for Planning and Consultation.

Wildlife and Fisheries

The project area consists of a low-quality cleared freshwater forested/shrub wetland vegetative community and cleared forested/shrub upland vegetative community.

Socio-Economics

The subject property is located within an area zoned as Neighborhood Business District (C-3). Currently, except for property taxes, the property is not generating any revenues for the City of Long Beach.

Environmental Consequences

Wetland Impacts

The project will require the filling of +/- 4.53 acres of low-quality jurisdictional wetlands. Any impacts to these wetlands will be compensated for by the purchase of offsite wetland mitigation credits from an approved mitigation site.

Water Quality

No degradation of water quality chemistry is expected to result from the presence of the proposed project. The stabilization of the upland area will prevent silt run-off from the adjacent uplands.

Cultural Resources

The project does not anticipate any adverse effects on cultural resources within the project area. If artifacts or archaeological features are encountered during projects activities, all activities shall cease and the MDAH and USACE, Mobile District will be consulted with immediately.

Threatened and Endangered Species

The project will have no known adverse effects on species listed as threatened or endangered by the U.S. Fish and Wildlife Service.

Wildlife and Fisheries

The project area consists of a small, isolated wooded/shrub community that is partially surrounded by residential and commercial property. The property maintains limited wildlife corridors to off-site, undeveloped areas. Therefore, the property provides minimal habitat value for wildlife such as fur-bearing animals and avian species. It has been determined that the proposed development will not lead to any notable impacts to any animal populations that may persist within the project area.

Socio-Economics

The socio-economic impacts of the proposed gas station and commercial outlet would be positive. Residents of The City of Long Beach and the MS Gulf Coast would most likely fill additional employment opportunities created by the developmental phases of this project. Building materials would likely be obtained from local building supply stores. The City of Long Beach will benefit from ad valorem taxes generated from the new gas station and commercial space. Upon completion, the development would create several permanent job positions that pertain to management and maintenance.

Works Cited

Ecological Asset Management, LLC. 2023. *6.19-Acre Beatline Road Project Area Wetland Delineation Report*.

NOAA/NWS/NHC Storm Surge Unit. *Story map Series*. National Storm Surge Hazard Maps. <https://noaa.maps.arcgis.com/apps/MapSeries/index.html?appid=d9ed7904dbec441a9c4dd7b277935fad&entry=1>, Electronic map accessed: March 2, 2022.

U.S. Fish & Wildlife Service: Information for Planning and Consultation . 2023. *IPaC Resource List*. <https://ipac.ecosphere.fws.gov/location/CWPNCLIH5VEBJGXB7CMZQ2VEO4/resources>, Electronic document accessed: September 5, 2023.

Appendix C-1

Alternative Site Analysis and Map For Environmental Assessment

+/- 6.19-Acre Beatline Road

***Section 16, Township-8-South, Range-12-West
Long Beach, Harrison County, MS***



<p>FIGURE C-1</p> <p>Purpose: Permit Drawing Base Map: ESRI USA Topo Maps Source: USGS, NGS, i-cubed Map Date: February 1, 2024</p> 	<p>OFF-SITE ALTERNATIVE ANALYSIS MAP</p>  <p>ECOLOGICAL ASSET MANAGEMENT, LLC</p>	<p>Permit Drawing for +/- 6.23 ac Project Area on Beatline Road</p> <p>Location: Long Beach, MS Portion of Section 16; Township-8-South; Range-12-West County: Harrison County, MS</p>
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Figure C-1: Off-Site Alternative Site Analysis Map

Alternative Off-Site Analysis

The applicant’s agents utilized the Mississippi Gulf Coast Realtor Multiple Listing Service (MLS) to locate available potential alternative sites. Ecological Asset Management, LLC (EAM), then analyzed the potential environmental impacts as well as the economic feasibility associated with each potential alternative. Key parameters used in the scoping process that were investigated include but were not limited to: size (5-10 acres), within the corporate limits of the city of Long Beach, access to primary traffic corridors and road frontage. Currently marketed land/unimproved property sites were analyzed, and those alternative sites are discussed here. The National Wetland Inventory (NWI), the Web Soil Survey (WSS), Google Earth, LiDAR imagery, as well as professional judgements were utilized to analyze the environmental settings associated with each alternate site for the proposed project and to make estimates for wetland acreage.

A summary describing each alternative site and the criteria for not selecting each site is listed and the highest qualifying site (A) is also detailed with the provided mapping data, are as follows:

Site	Zoning	Size	Location	LEDPA	Cost
Proposed	Yes	Yes	Yes	Yes	Yes
Alternative “A”	Yes	Yes	No	No	Yes
Alternative “B”	No	Yes	Yes	No	No
Alternative “C”	No	Yes	Yes	No	Yes

Assessment analysis of proposed and alternative sites. Zoning indicates whether the site is currently zoned for the project type. Size indicates whether the site fits the project size requirements. Location indicates whether the property is within a desirable distance (0-1 mi) from primary traffic corridors. The Least Environmentally Damaging Practicable Alternative (LEDPA) is determined based on potential impacts on wetland, open water and habitat corridors. Cost indicates whether the site is financially viable based on cost of property, cost to develop and cost of permitting.

Proposed Site

The proposed site is located on Beatline Road in Long Beach, MS (PIDN: 0512C-01-006.000). The site is 6.19-acres, undeveloped and zoned as Neighborhood Business District (C-3).

Location: The parcel is situated on the Beatline Road traffic corridor. Additionally, the proposed site exists in proximity (less than 1 mile) to residential housing and condominiums.

Environment: The proposed site location contains +/- 5.20 acres of jurisdictional wetlands. A wetland delineation of the subject area was performed in October 2023. The site is not adjacent to traditional navigable waters (TNW) nor is it tidally influenced.

Cost: The site is currently owned by the prospect developer. The need for site clearing, mitigation and purchase/transport of fill material contributes to the cost to develop the subject property.

Accessibility: Approximately 50% (1,080 feet) of the site’s perimeter maintains road frontage to Beatline Road and Johnson Road.

Alternative Site “A”

Site “A” is located on Beatline Road in Long Beach, MS (PIDN: 0510J-03-004.000 & 0510J-03-006.005). The site is 5.69 acres, undeveloped and zoned as Highway Commercial (C-2). A ROW diagonally bisects the property.

Location: The parcel is situated on the Beatline Road traffic corridor. This property exists in proximity (less than 1 mile) to residential housing; however, the density of the surrounding homes is low.

Environment: This alternative site location appears to contain +/- 4.83 acres of wetlands. The site is surrounded by residential and commercial development, but it does maintain some connectivity to off-site wetland systems. The site is not adjacent to traditional navigable waters (TNW) nor is it tidally influenced.

Cost: The site is currently listed for \$385,000 (\$67,600 per acre). The need for site clearing, mitigation and purchase/transport of fill material contributes to the cost to develop the subject property.

Alternative Site “B”

Site “B” is located Beach Boulevard West in Long Beach, MS (PIDN: 0612F-02-065.000 & 0612F-02-066.000). The site is approximately 7.4 acres, partially developed and zoned as All Residential Uses (R-3). This property will likely require rezoning to suit the purpose and need of the project. A public park with a paved trail and accompanying parking lot exists on-site.

Location: The parcel is located on Highway 90. This property exists in proximity (less than 1 mile) to residential housing and condominiums.

Environment: This alternative site does not appear to contain any wetland areas on-site; however, a large city-maintained drain exists on-site. Additionally, this site appears to contain numerous protected live oaks (*Quercus virginiana*), as well as protected southern magnolia (*Magnolia grandiflora*). The site is surrounded by residential development and, therefore, does not maintain valuable habitat corridors. This site is less than 400 feet away from the MS Sound. The site is not adjacent to traditional navigable waters.

Cost: The site is currently listed for \$1,500,000 (\$202,700 per acre). The need for site demolition and protected tree permitting contributes to the cost to develop the subject property.

Accessibility: Approximately 22% (600 feet) of the site’s perimeter maintains road frontage to Beach Boulevard West.

Alternative Site “C”

Site “C” is located on 28th Street in Long Beach, MS (PIDN: 0511B-02-002.000). The site is approximately 5.1 acres, undeveloped and zoned as Highway Commercial (C-2) along 28th Street and

Residential/Agriculture (R-4) on the interior portion of the lot. This property will require partial rezoning to suit the purpose and need of the project.

Location: The parcel is located at the intersection of the 28th Street and the Beatline Road traffic corridor. This property exists in proximity (less than 1 mile) to residential housing; however, the density of the surrounding homes is low. This property is 700 feet from a Shell Gas Station.

Environment: This alternative site location appears to be comprised entirely of jurisdictional wetlands. The site is partially surrounded by residential and commercial development, but it does maintain a natural habitat buffer that is connected to off-site wetland systems. The site is not adjacent to traditional navigable waters (TNW) nor is it tidally influenced.

Cost: The site is currently listed for \$125,000 (\$24,500 per acre). The need for site clearing, mitigation, purchase/transport of fill material and rezoning efforts and fees contributes to the cost to develop the subject property.

Accessibility: Approximately 9% (200 feet) of the site's perimeter maintains road frontage to 28th Street.

Appendix C-2

MDAH Letter of Cultural Resource Assessment

+/- 6.19-Acre Beatline Road

Section 16, Township-8-South, Range-12-West
Long Beach, Harrison County, MS

December 20, 2023

Ms. Jennifer L. Weems
TCB Stop N Geaux of Long Beach, LLC
16303 Highway 53
Long Beach, Mississippi 39503

RE: Proposed Fill of 4.53 Acres for the Construction of a Gas Station,
(USACE) MDAH Project Log #12-067-23, Harrison County

Dear Ms. Weems:

We have reviewed your request for a cultural resources assessment, received on December 14, 2023, for the above referenced project, in accordance with our responsibilities under Section 106 of the National Historic Preservation Act and 36 CFR Part 800.

After review, due to the topography of the area, the presence of recorded archaeological sites in close proximity to the project area and the area of potential effect not previously being examined for cultural resources, it is our determination that a cultural resources survey must be performed by a professional archaeologist. The resulting report should reference the project log number above on the title page.

A list of individuals who have represented themselves as being willing and qualified to do archaeological survey work in Mississippi will be furnished upon request. A copy of this letter should be made available to the contracting archaeologist(s).

If you have any questions, please do not hesitate to call us at (601) 576-6940.

Sincerely,



Hal Bell
Review and Compliance Officer

FOR: Katie Blount
State Historic Preservation Officer

Appendix C-3

WRAP For Environmental Assessment

+/- 6.19-Acre Beatline Road

***Section 16, Township-8-South, Range-12-West
Long Beach, Harrison County, MS***

PROPOSED
 EXISTING CONDITIONS

WETLAND RAPID ASSESSMENT PROCEDURE

COUNTY: Harrison PROJECT: _____ DATE: 8-Jan-24 REVIEWER: D. Bartlett & A.G. Boxx FLUCCS CODE: _____
 APP. #: _____ 6.23ac Beatline Road WETLAND TYPE: FORESTED Non-Forested

LAND USE CATEGORY	WETLAND AREA	SECONDARY IMPACTS	MELALEUCA INVASION >50%
Natural Undeveloped	5.2 ACRES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES %= _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	4.53 ACRES OF IMPACT	ACRES	

WILD LIFE UTILIZATION

WETLAND CANOPY

WETLAND GROUND COVER

HABITAT SUPPORT / BUFFER

WRAP SCORE

40.96%

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
single-family residential	1	50	0.5
natural undeveloped area	2	25	0.5
multi-family residential	0.5	25	0.125
			0
			0

FIELD HYDROLOGY

WATER QUALITY INPUT & TREATMENT

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
multi-family residential	1.5	33	0.495
single-family residential	1	67	0.67
			0
			0
			0
LU TOTAL			1.165

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
combo grass swales / dry detention	2	33	0.66
grass swale / veg buff	1	67	0.67
			0
			0
			0
PT TOTAL			1.33

WILDLIFE UTILIZATION
 Site located near residential and commercial developments with moderate human disturbances, such as sound pollution. Minimal evidence of wildlife utilization. Sparse adjacent upland food sources and protective cover for wildlife.

WETLAND CANOPY
 An area near Beatline Road had been partially cleared at the time of the site visit. Wetland overstory/shrub canopy is providing habitat support. Notable signs of natural recruitment of native canopy and shrub seedlings are present. Invasive or nonnative species were observed on-site, and some native shrub species appear to be present at nuisance levels. Few snags or den trees.

WETLAND GROUND COVER
 Ground cover exhibits few undesirable species. Ground cover slightly impacted, and the area is fire suppressed. The dense mid-story appears to be inhibiting the success of native ground species.

HABITAT SUPPORT/BUFFER
 The subject property has few valuable wildlife corridors. It is separate from nearby residential housing by moderate volume roads to the east and north. These areas restrict access to off-site wetlands or habitat corridors. Natural undeveloped areas exist to the west of the property that are >300 ft average width with portions connected to off-site wetland systems.

FIELD HYDROLOGY
 Wetland hydrology appears to be adequate, but ditches interfere with on-site hydrology. Much of the drainage that historically arrived on-site from the northeast is now diverted prior to affecting the site by perimeter ditches. Plant communities are healthy, although there may be some signs of improper hydrology. Limited signs of hydrology were observed during the site visit; no primary wetland hydrology indicators were observed.

WQ INPUT & TREATMENT
 The subject wetland receives surface water runoff from residential areas from the east. It receives some (25%) surface water runoff from adjacent multi-family buildings; this drainage is managed by a combination of grass swales and a dry detention system.

Figure C-3: 6.19-Acre Beatline Road Wetland Rapid Assessment Procedure (WRAP)