



**US Army Corps
of Engineers**

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



Public Notice

APPLICATION NO.:	MVK-2022-176
EVALUATOR:	Ms. Tarmiko Graham
PHONE NO.:	(601) 631-5540
E-MAIL:	Tarmiko.V.Graham@usace.army.mil
DATE:	July 7, 2022
EXPIRATION DATE	July 27, 2022

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 Certification Rule (Certification Rule, 40 CFR 121), effective September 11, 2020, requires certification for any license or permit that authorizes an activity that may 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 Louisiana Department of Environmental Quality (certifying authority). In accordance with Certification Rule part 121.6, once the applicant submits a certification request the Corps of Engineers will notify the certifying agency of the reasonable period of time for them to act upon the certification.

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. Michael Zylstra
GolfSuites, Incorporated
6245 Cox Road
Arrington, Tennessee 37014

Name of Agent:
Ms. Lauren McWhorter
Pickering Firm, Incorporated
2001 Airport Road, Suite 201
Flowood, Mississippi 39232

Location of Work: Sections 31 and 32, T8N- R2E, Latitude 32.492458, Longitude -90.124425, within the Lower Big Black Drainage Basin (8-digit USGS HUC 08060202), Madison County, Mississippi.

Description of Work: (See enclosed map 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 creating golf entertainment complex in Madison County, Mississippi. The complex would include parking areas and an assortment of golf course features (tee boxes, bunkers, holes, etc.).

The total site size is approximately 11.46 acres. Of the 11.46 acres, 10.12 acres are proposed for the golf complex development with the remaining 1.34 acres serving as a buffer between the golf complex features and the adjacent Bear Creek. The site has a total of 3.36 acres of emergent and wooded wetlands. Of the 3.36 acres of wetlands, approximately 1.36 acres of emergent wetlands and 1.24 acres of forested wetlands would be impacted by the proposed project. To off-set these unavoidable impacts, the applicant proposes to purchase compensatory mitigation credits from an approved mitigation bank.

The dominant canopy and sapling vegetation with the project area’s wetlands consists of Chinese tallow (*Triadica sebifera*), black willow (*Salix nigra*), and groundsel tree (*Baccharis halimifolia*). Common rush (*Juncus effusus*), northern dewberry (*Rubus flagellarius*), and southern dewberry (*Rubus trivialis*) were the dominant herb species observed. Water oak (*Quercus nigra*) was the dominant canopy species observed within the wooded upland areas. Canada goldenrod (*Solidago canadensis*), northern dewberry (*Rubus flagellarius*), southern dewberry (*Rubus trivialis*), and bushy bluestem (*Andropogon glomeratus*) were observed in the open field areas on the upland portions of the site. Muscadine (*Vitis rotundifolia*) was the dominant species of woody vines observed within the upland areas.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work would 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 would 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 would 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, state 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. Currently this office is coordinating with the State Historic Preservation Officer, Federally recognized Tribes, and other interested parties regarding potential effects to historic properties that could result from the proposed activity.

Endangered Species: Threatened and Endangered Species for this area include the wood stork. 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 (USFWS), the Corps has determined that the proposed activity would have no effect on the wood stork.

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 proposed project site is not within the 100-year floodplain.

Evaluation Factors: The decision whether or not to issue a permit would be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision would 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 would 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 would 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 would be used to evaluate the impacts of this project. All comments would 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 would be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

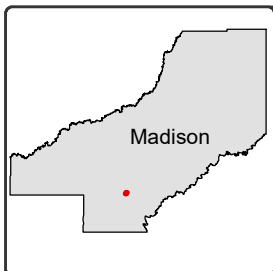
Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice would 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>.

Jennifer G. Brown

for

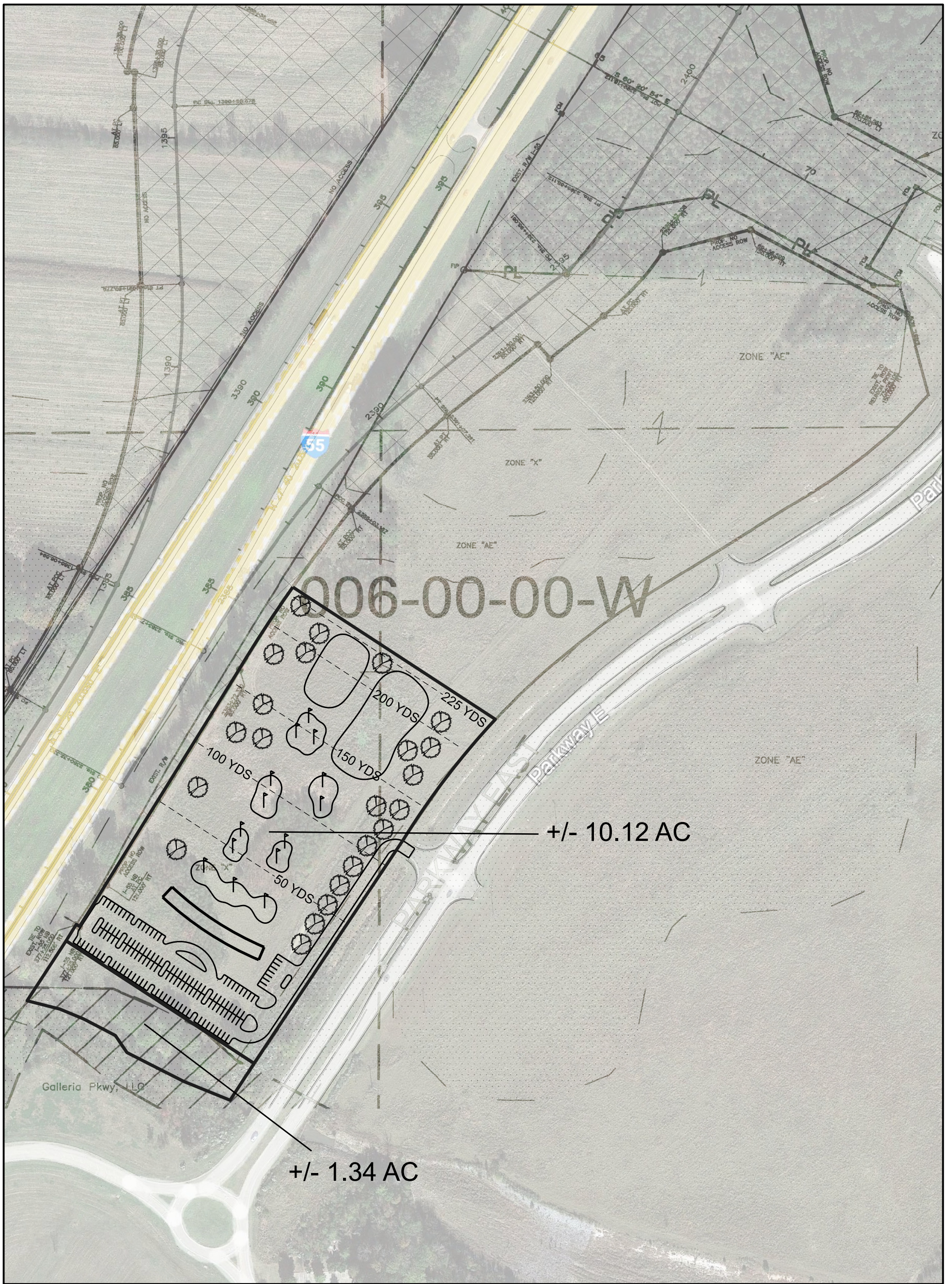
**Bryan Williamson
Chief, Permit and Evaluation Branch
Regulatory Division**



PROJECT LOCATION
 Proposed Golf Suites
 Madison, Madison County, Mississippi

Pickering
 2001 Airport Road, Suite 201
 Flowood, Mississippi 39232
 601.956.3663

January 31, 2022
 Project No. 26105.00



1115 DAVENPORT BLVD SUITE 308
FRANKLIN, TN 37069
TODD@JESTERGOLF.COM

PROPOSED CONCEPT B GOLF ENTERTAINMENT COMPLEX

MADISON, MS BOZEMAN PROPERTY

February 1, 2022

Client: **GolfSuites**
Brentwood, TN



Confidential Information: This drawing has been prepared for discussions concerning a golf development project. Jester Golf, LLC may disclose data and material concerning certain intellectual property, commercial or trade information, technical drawings or designs, plans and strategies, business information, operations, trade secrets which could include methods, programs, and processes, and other confidential, proprietary, non-patentable, non-public information (Confidential Information) to Recipient in order for Recipient to evaluate the Assignment. As a condition to the Confidential Information being furnished to Recipient, Recipient hereby agrees for the benefit of Jester Golf, LLC, to treat the applicable Confidential Information furnished to it as Confidential and acknowledge that the information is not to be reproduced, changed or copied in any form or manner whatsoever; nor are they to be assigned to any third party without first obtaining the express written permission from Jester Golf, LLC.

NOTE: This design and information is intended as a very preliminary planning exercise to provide an opinion of a probable conceptual design for a proposed golf course, based upon a tentative review of site information provided to the golf course designer. The concept depicted is only offered as an initial suggestion. Typically, modifications will occur several times by other Consultants in the normal course of the design process and should not be relied upon for permitting purposes. The release of this design document does not constitute any representation or warranty that the site depicted will be suitable for a golf course or that the proposed course can be designed and constructed according to the preliminary conceptual design. A final design for the golf course will be determined subject to further review of site conditions by the golf course designer and the input, review, and participation of the project engineers, planners, structural architect, landscape architect and other regulatory agencies having jurisdiction over the site.

WETLAND DELINEATION MAP - GOLF SUITES

