

1.0 Introduction

Yankee Landing Holdings, LLC (Applicant) is seeking authorization under Section 10 of the Rivers & Harbors Act of 1899 (RHA), Section 401 of the Clean Water Act (401), and the Coastal Marshlands Protection Act of 1970 (CMPA) to construct a community dock to service two residential developments located north of the Little Satilla River and south of Buck Swamp Road in Brunswick, Glynn County, Georgia (31° 7' 34.4" N, -81° 39' 42.5" W) (Attachment D, Sheet 1).

The proposed community dock will provide water access for the residents of Lakeside at Longwood and Longwood Preserve. The marsh component of the project would occupy 2,312 ft² (0.05-acre) of state-owned tidal waterbottoms, and thus qualifies as a minor alteration under O.C.G.A. § 12-5-282(9). The upland component of the project consists of a 2.76-acre parking area and an existing access road to the boat launching facility. The facility will be permitted by the Savannah District Corps of Engineers via modification of permit number SAS-2014-00911, and 401 Water Quality Certification will be issued in conjunction with the modification.

1.1 Existing Conditions

The proposed project is located on the Little Satilla River, approximately 19 miles upstream from Jekyll Sound. The facility is located on a 50.9 acre parcel owned by the applicant, which is currently undeveloped with no structures and forest roads providing access to the site. No docks are located upstream from the proposed community dock location, while the nearest dock downstream is approximately 1.5 miles away and serves as the community dock for Riverplace subdivision in Camden County. Vegetation near the marshland component area consists of live oak (*Quercus virginiana*), loblolly pine (*Pinus taeda*), palms (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), cedar (*Juniperus virginiana*), yaupon holly (*Ilex vomitoria*), and saw palmetto (*Serenoa repens*) on the uplands. A narrow band of smooth cordgrass (*Spartina alterniflora*) borders the open water of the Little Satilla River. Vegetation on the upland component area consists of open field and scattered live oaks.

2.0 Project Description

The proposed community dock will serve two residential subdivisions; Lakeside at Longwood and Longwood Preserve. Longwood Preserve was recently rezoned from 2,934 Development Units (DU) to 1,312 DU. No homes currently exist on the Longwood property. Lakeside at Longwood consists of 208 platted lots, 11 of which have been sold, with 2 houses constructed thus far. During the economic downturn beginning in 2008, sales and construction ceased on both tracts due to the depressed economy and foreclosure proceedings against the former landowner. Since the applicant has taken ownership, considerable investment has taken place for capital improvements and infrastructure, which will allow for additional lots to be sold, and for construction of individual homes to resume. Several major marketing events are underway, and it is anticipated that 40 to 50 lots will be sold in 2017.

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The Applicant proposes to provide a facility that will serve to launch boats via an overhead hoist and provide temporary mooring via a floating dock for launching and retrieval of vessels. The design of the proposed dock structures has taken into account the available depths of the waterway, the orientation of the proposed structure in relation to tidal flows, and the frequency and intensity of the tidal currents. The proposed structure must provide for safe and efficient ingress and egress from the upland facilities to the coastal waters, and the final design is consistent with similarly situated community docks located in the coastal waters of Georgia. The upland component associated with the project consists of a pervious parking area and an existing access road to and from the proposed facility.

The Applicant has placed a conservation easement over the Longwood property that includes prohibition of private single-family dock construction. Only community-based water access facilities can be constructed as part of the Longwood Preserve and Lakeside at Longwood properties.

3.0 Marshlands Component

The marshlands component of the project consists of a 6' x 22'6" timber walkway, a 14' x 14' covered fixed pier, a 5' x 28' aluminum gangway, an 80' x 8' floating dock, and approximately 1,037 ft² of the steel framed overhead boat hoist. The dimensions of the hoist are measured from piling to piling, and no roof or other shade-producing structure associate with the lift would be located over vegetated marshlands. A 22' x 43' roof would be located on the landward end of the lift for storage of the trolley system. The entire proposed facility will occupy 2,312 ft² (0.05-acre) of jurisdictional area. The proposed facility will project into the Little Satilla River +/-26' 3" beyond MLW at a location on the waterway that is +/-78' 9" wide at MLW. Two (2) small cuts in the bank in the vicinity of the hoist will be stabilized with oyster bags as shown on Sheet 2, Attachment D, with an approximate coverage of 229 ft². The oyster bags will be placed on the exposed portions of the bank that are currently unvegetated and will be secured with wood stakes. No re-shaping or grading of the banks is proposed, and no oyster bags will be placed over vegetated marsh areas.

4.0 Upland Component

The upland component of the project consists of pervious parking area located approximately 790' north of the dock, and an existing access road leading from the parking area to the marshland component. A 7ft² section of the walkway, approximately 1,278 ft² of the overhead boat hoist, and approximately 1,928 ft² of pervious boat hoist access road will be located within the 50 ft. upland buffer. The upland component occupies 2.76-acres of upland, 100% of which will be constructed of pervious materials.

The buffer portion of the upland component near the hoist is currently sparsely vegetated with saw palmetto, wax myrtle, yaupon holly, and cedar. The area has been used for camping and limited trimming and mowing has maintained the area in its current state.

The applicant does not propose any permanent structures within the buffer except for a small portion of the walkway to the dock, the overhead steel boat hoist, and a portion of the pervious boat hoist access road. It is the applicant's intention to improve the function and aesthetics of the buffer by providing landscape improvements. Approved BMPs will be utilized during construction of the facility, and a final landscape management plan will be developed and submitted to the CRD for review prior to installation. No direct discharge of stormwater into coastal marshlands would result from construction of the project.

5.0 Alternative Considered

The applicant considered utilization of existing off-site alternative water access facilities to provide residents the opportunity to access coastal waters. It is anticipated that during the boating season that there will be high demand for residents of Lakeside at Longwood and Longwood Preserve residential communities to access coastal waters. Longwood Preserve will provide approximately 165 single-family home sites across a 250-acre development footprint, and approximately 250 multi-family units within two planned commercial village areas. The development will feature approximately 2,718 acres of open space. Lakeside at Longwood provides an additional 211 single-family lots. The applicant considered the possibility that residents could utilize local marinas and boat launches for storage and to access the water for recreation. Six boat launching facilities currently exist within 20 miles of the proposed facility. Most of these locations provide a ramp, dock and limited vehicle and trailer parking. Travel time from the residential areas that the proposed facilities will serve range from 22 to 33 minutes. Due to the high population density and popularity of the local waters with recreational boaters these facilities are commonly at capacity during high demand time periods. Due to the amount of travel required to use these alternate facilities and their typically limited capacity, these alternate sites would not serve the Applicant's need to provide direct access to the local waters that surround the development. Therefore, the Applicant has properly justified the need for the facility to serve the residents of Lakeside at Longwood and Longwood Preserve developments.

6.0 Project Justification

The proposed project would provide needed water access for the residents of Lakeside at Longwood and Longwood Preserve without overloading existing public launching facilities. The proposed project will provide this access with a very limited amount (0.05-acre) of impact to coastal marshlands. Restrictions on additional single-family docks through an existing conservation easement will ensure that the amount of structures in coastal marshlands are limited to community-based structures that will serve their needs with the minimum necessary impacts.

7.0 Commercial Bait Shrimp, Oyster, and Crabbing Areas

The proposed project is not located in a designated bait shrimp zone according to Georgia Department of Natural Resources *Commercial and Recreational Bait Shrimp Zones, Coastal Georgia* map. The project area is not listed on the *Georgia Harvester Reported*

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Crabbing Areas list, and the project area is not located in designated commercial or recreational oyster harvest areas.

8.0 Impaired Waters

The subject waterway is not listed on the U.S. Environmental Protection Agency 303(d) list for impaired water bodies.

9.0 Supplemental Information

This additional information is provided for compliance with Coastal Marshlands Protection Act of 1970 information requirements:

OCGA 12-5-286. Permits to fill, drain, etc., marshlands.

(b) Each application for such permit shall be properly executed, filed with the department on forms as prescribed by the department, and shall include:

(1) ***The name and address of the applicant-***

Yankee Landing Holdings, LLC
Attn: Mr. James W. Freeman
5820 Clarion Street, Suite 200
Cumming, Georgia 30040

(2) ***A plan or drawing showing the applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify the coastal marshlands affected-*** Please refer to attached drawings produced by Thomas & Hutton titled *Community Dock with Hoist*, Sheets 1 through 5, dated August 16, 2016 (Attachment D). The work will be accomplished by equipment from floating barge and from uplands; no equipment will be operated in vegetated marshlands. No construction equipment will be placed in vegetated marshlands.

(3) ***A plat of the area in which the proposed work will take place-*** Attachment I contains a plat produced by Thomas & Hutton titled *A Plat Of The Buck Swamp, Iron Safe & Yankee Landing Tracts*, dated July 7, 2005.

(4) ***A copy of the deed or other instrument under which the applicant claims title to the property or, if the applicant is not the owner, then a copy of the deed or other instrument under which the owner claims title together with written permission from the owner to carry out the project on his land. In lieu of a deed or other instrument referred to in this paragraph, the committee may accept some other reasonable evidence of ownership of the property in question or other lawful authority to make use of the property; The committee will not adjudicate title disputes concerning the property which is the subject of the application; provided, however, the committee may decline to process an application when submitted documents show conflicting deeds-*** Deed for subject property is included in Attachment I.

- (5) ***A list of all adjoining landowners together with such owners' addresses, provided that if the names or addresses of adjoining landowners cannot be determined, the applicant shall file in lieu thereof a sworn affidavit that a diligent search, including, without limitation, a search of the records for the county tax assessor's office, has been made but that the applicant was not able to ascertain the names or addresses, as the case may be, of adjoining landowners-*** Adjacent landowner information is provided in Attachment E.
- (6) ***A letter from the local governing authority of the political subdivision in which the property is located, stating that the applicant's proposal is not in violation of any zoning law;*** The proposed plans have been sent to the Glynn County Office of Community Development (copy of request is included in Attachment G).
- (7) ***A non-refundable application fee to be set by the board in an amount necessary to defray the administrative cost of issuing such permit. Renewal fees shall be equal to application fees, which shall not exceed \$1,000.00 for any one proposal and shall be paid to the department.*** Check for \$500.00 is attached.
- (8) ***A description from the applicant of alternative sites and why they are not feasible and a discussion of why the permit should be granted-*** Please refer to Section 5.0 for alternative considered. The proposed project will not require filling of coastal marshlands and will occupy only 0.05-acre of CMPA jurisdictional area. The project consists of the construction of a community dock that is relatively small and in character with other community docks authorized under the CMPA, which are lacking in the project area. The proposed community dock will provide access to coastal waters for two planned developments while eliminating overcrowding at other public launching facilities. Therefore, authorization should be granted.
- (9) ***A statement from the applicant that he has made inquiry to the appropriate authorities that the proposed project is not over a landfill or hazardous waste site and that the site is otherwise suitable for the proposed project-*** A review of the Hazardous Site Index for Glynn County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills. A copy is provided in Attachment H.
- (10) ***A copy of the water quality certification issued by the department if required for the proposed project-*** It is the Applicant's opinion that Water Quality Certification (WQC) is not required since no fueling facilities are proposed and no discharge of fill material is proposed as regulated under the Clean Water Act. If required, WQC will be initiated during processing of the proposed activity by the USACE.
- (11) ***Certification by the applicant of adherence to soil and erosion control responsibilities if required for the proposed project-*** The project will conform to all required building, land disturbing, and stormwater management permits as required by Glynn County, Georgia.

(12) Such additional information as is required by the committee to properly evaluate the application- This application has been prepared with consideration for the interests of the general public of the State of Georgia as defined in OCGA 12-5-286(g):

OCGA 12-5-286. Permits to fill, drain, etc. marshlands.

(g) In passing upon the application for permit, the committee shall consider the public interest, which, for purposes of this part shall be deemed to be the following considerations:

- (1) Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal-** The proposed structure is pile-supported and will not alter natural flow of navigable waters or obstruct public navigation. The outermost portion of the structure will project into the Little Satilla River 26'3" at a location on the waterway that is 78'9" wide at MLW (33%). Adequate depth and width is available for navigation around the proposed structure.
- (2) Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created-** The proposed facility will be pile-supported and will allow tidal waters to ebb and flood around and through the structure. The piles will not divert water in a manner that would increase erosion, cause shoaling of channels, or create areas of stagnant water.
- (3) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, including but not limited to water and oxygen supply-** The proposed structure will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, nor affect water and oxygen supply. Standard manatee protection measures will be adhered to during and after construction.



List of Sites on HSI by County

HSI ID	Site Name	Site County
10111	Scripto Plant & Office Complex (Former)	Fulton
10158	Johnson Controls	Fulton
10170	A&D Barrel & Drum Company	Fulton
10196	Estech General Chemicals	Fulton
10204	Metalplate Galvanizing Corp	Fulton
10276	Southern States Landfill	Fulton
10284	Atlanta Fish Warehouse (Former)	Fulton
10348	Bumper Distributors of Atlanta	Fulton
10367	Sun Laboratories of Atlanta	Fulton
10393	Tift Site	Fulton
10400	Whitehall Street Wire Burning Site	Fulton
10416	2386 Paul Avenue	Fulton
10422	Stephenson Chemical Company	Fulton
10441	Cascade Springs Dry Cleaner	Fulton
10443	Mindis Recycling-Shredding Division	Fulton
10459	Seaboard Industrial Blvd. Site	Fulton
10498	General Chemical Corporation	Fulton
10542	Roswell Station	Fulton
10547	Rayloc Facility	Fulton
10548	RentRite Property	Fulton
10594	Old National Shopping Center	Fulton
10637	Welcome Years, Inc.	Fulton
10639	Spalding Corners Shopping Center	Fulton
10663	Fulton County Landfill	Fulton
10689	Woodall Creek Site	Fulton
10690	Imperial Cleaners (Former)	Fulton
10732	National Smelting and Refining	Fulton
10740	Unitog Company Facility (Former)	Fulton
10747	Simmons Plating Works	Fulton
10753	I. Schneid Facility	Fulton
10758	Huntridge Shopping Center	Fulton
10778	ESB, Inc.	Fulton
10797	Weddington, James (Estate of)	Fulton
10807	Fountain Oaks Shopping Center	Fulton
10810	Pineview Plaza Shopping Center	Fulton
10829	Square D Company (Former)	Fulton
10861	Coronet Way	Fulton
10866	Davidson-Kennedy Company	Fulton
10880	Dry Cleaning Depot	Fulton
10883	Roswell Cleaners & Coin Laundry	Fulton
10891	431 Vine Street - Vacant Lot	Fulton
10894	Bright Hour Trust Property	Fulton
10899	90 - 94 Forsyth Street and 85 Luckie Street	Fulton
10904	Carriage Cleaners (Former)	Fulton
10908	New Plaza Cleaners	Fulton
10932	Tropical Breeze Laundry	Fulton
10664	Gilmer County SR 52 - Tower Road MSWLF	Gilmer
10839	Gibson - CR 50 Ph. 1 MSWLF	Glascock
10006	Hercules 009 Landfill - NPL Site	Glynn
10028	Escambia Treating Company - Brunswick (aka Brunswick Wood NPL	Glynn
10058	Hercules	Glynn
10069	Atlanta Gas Light Company - Brunswick MGP Site	Glynn
10144	LCP Chemicals - NPL Site	Glynn
10156	Federal Law Enforcement Training Center	Glynn

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List of Sites on HSI by County

HSI ID	Site Name	Site County
10242	Terry Creek Dredge Spoil Area	Glynn
10251	Chemresol	Glynn
10282	4th Street Landfill (Brunswick Airport)	Glynn
10317	T Street Dump	Glynn
10587	STSE, Inc.	Glynn
10665	Glynn Co. - Cate Road C&D MSWLF	Glynn
10769	Lanier Plaza Shopping Center	Glynn
10804	Cork's Fabricare	Glynn
10885	Plant McManus Substation	Glynn
10909	Cotton Court Property (Lot 28)	Glynn
10476	Calhoun - Harris Rd. Phase 4 (L)	Gordon
10721	Cairo - 6th Avenue (SL) MSWLF	Grady
10479	Greene County - US 278 West MSWL	Greene
10063	Rockbridge Square Shopping Center	Gwinnett
10082	Univar USA Inc.	Gwinnett
10137	York Casket Hardware (fka Piedmont Metals)	Gwinnett
10286	Button Gwinnett Landfill	Gwinnett
10292	Crymes Landfill	Gwinnett
10297	Ben Gober Landfill	Gwinnett
10504	Phoenix Metals Distribution Facility	Gwinnett
10515	Sechem, Inc.	Gwinnett
10523	American Amalgamated/Executive Dry Cleaners	Gwinnett
10636	One Hour Martinizing	Gwinnett
10716	Buford - McEver Road MSWLF	Gwinnett
10718	Sugar Hill - Appling Road MSWLF	Gwinnett
10756	Danfoss Maneurop Ltd.	Gwinnett
10776	Arthur C. Curtis Property	Gwinnett
10812	All Rental	Gwinnett
10819	VIP Cleaners (former)	Gwinnett
10844	North Berkeley Lake Road Site	Gwinnett
10863	Paper Mill Road Undeveloped Tract	Gwinnett
10874	Proctor Square Cleaners	Gwinnett
10892	Duluth Dry Cleaner (Former)	Gwinnett
10044	Mt Airy Wood Preserving Company	Habersham
10458	Habersham County Pea Ridge Road Landfill	Habersham
10826	Chase Road Property	Habersham
10270	Hall County - Allen Creek Sanitary Landfill	Hall
10559	Shade/Allied, Inc.	Hall
10578	Avery Dennison	Hall
10759	Gainesville District Office Complex	Hall
10666	Haralson County Landfill (US 78 Bremen)	Haralson
10856	Harris County Hamilton Road E MSWL	Harris
10073	Dunlop Slazenger Corp	Hart
10135	Monroe Auto Equipment Company	Hart
10667	Hart County Landfill	Hart
10478	Heard Co. - Frolona Rd. MSWL	Heard

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A Golden Past.
A Shining Future.

COMMUNITY DEVELOPMENT DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726

March 1, 2017

Mr. Karl Burgess GA DNR, CRD
1 Conservation Way, Suite 300
Brunswick, Georgia 31520

Re: 1000 Iron Safe Road, Brunswick Georgia 31523. Parcel ID: 03-26803

Mr. Burgess,

This letter is in response to your request to verify the zoning and use of the property at 1000 Iron Safe Road, Brunswick Georgia 31523. Parcel ID: 03-26803. The property is zoned Planned Development (ZM-2007-019 (M) The Peninsula at Golden Isles). The uses permitted in this Planned Development include amenities such as walkways, docks and equipment related to getting boats in and out of the water.

The construction of a timber walkway, a floating dock and an overhead boat hoist within this zone would comply with the Planned Development Text.

Please feel free to contact me if you have any questions.

Sincerely,

Cayce Dagenhart, AICP
Planner II

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Marsh & Shore Mgt. Program