

MARTHA RANDOLPH STEVENS PARK LIVING SHORELINE

2025

CMPA Permit Application

LaBarba Environmental Services

Tel (912) 215-1255
Fax N/A

139 Altama Connector, #161
Brunswick, GA 31525

sam@labarbaenvironmentalservices.com

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Applicant Information

The applicant for the proposed project is the Seabrook Village Foundation, Inc. The applicant is represented by Sam LaBarba of LaBarba Environmental Services for this project.

Seabrook Village Foundation, Inc.
c/o Krystal B. Hart
660 Trade Hill Rd.,
Midway, GA, 31320, USA
Email: krystalbhart@gmail.com
Phone: 912-376-9342

Sam LaBarba
LaBarba Environmental Services
139 Altama Connector, #161
Brunswick, GA 31525
Email: sam@labarbaenvironmentalservices.com
Phone: (912) 215-1255

Project Summary

The proposed project involves the construction of a 243 linear foot living shoreline to stabilize the eroding bank and enhance ecological function along a tidal waterbody. The living shoreline design incorporates rip-rap, Flexamat, oyster catcher tables, and the planting of native marsh vegetation (*Spartina alterniflora*). The project aims to reduce shoreline erosion, restore natural habitat, and improve water quality while maintaining tidal connectivity and aquatic life movement. The project spans approximately 243 linear feet and complies with applicable federal, state, and local permitting requirements, including Nationwide Permit (NWP) 54 for Living Shorelines and the Coastal Marshlands Protection Act.

Existing Conditions:

The project site is located at Martha Randolph Stevens Park, a 12-acre site known locally as "The Landing," which historically provided coastal access for the African American community of Seabrook, Georgia. The park is situated along a tidal waterbody characterized by low- to mid-energy wave action and a gentle slope. Currently, the shoreline is experiencing active erosion due to tidal flows and wave impact, which has resulted in the loss of vegetative cover and degradation of natural habitat. This erosion contributes to sedimentation in the waterbody and increased water quality concerns. The adjacent upland area features exposed soils and sparse vegetation, which exacerbate the erosion and runoff problems. There is currently no shoreline armoring or other structures within Georgia DNR or USACE jurisdictions at the site.

The Georgia Wetlands Restoration Access Portal (G-WRAP) indicates that the area is suitable for supporting oysters and *Spartina* grass; however, ongoing erosion has prevented these species from growing along the curved shoreline. Historical shoreline maps referenced in Appendix M show excessive erosion dating back to the 1930s, highlighting the significant loss of shoreline over time. The distance from the upland community center to the creek has been halved, from 100 feet to 50 feet due

to the erosion. Efforts to restore the park align with broader initiatives to reopen it for use and reconnect the community to the tidal marsh environment.

Proposed Conditions (Living Shoreline):

The proposed living shoreline will result in the stabilization of approximately **248 linear feet** of shoreline through the strategic use of rip-rap, Flexamat, oyster catcher tables, oyster bags, and native vegetation. The project also includes impacts to adjacent upland areas, which will involve grading to achieve the required slope and facilitate the installation of shoreline stabilization components. The project is designed to minimize environmental impacts while addressing erosion and enhancing the ecological function of the area. Below is a summary of the impacts, categorized into Coastal Marshlands Protection Act (CMPA) jurisdiction impacts and impacts below the High Tide Line (HTL).

Summary of Impacts:

- Total impact area (upland and below HTL): **13,349 square feet**
- Impact area within CMPA jurisdiction: **5,340 square feet**
- Impact volume within CMPA jurisdiction: **121.55 cubic yards**
- Impact area below HTL: **3,838 square feet (0.09 ac.)**
- Impact volume below HTL: **113.78 cubic yards**

Description of Impacts:

1. **Grading:** The grading activities are essential for preparing the site for the installation of shoreline stabilization materials and achieving a stable slope. The upland area will be regraded to a 2H:1V or a 3H:1V slope to ensure stability and prevent future erosion. This work involves the redistribution of existing material to produce the desired slope. Grading will facilitate proper alignment and installation of the rip-rap, Flexamat, and other components, while minimizing disturbance to surrounding areas. Best management practices (BMPs), including silt fencing and mats for heavy equipment, will be employed to reduce sediment runoff and soil compaction.
2. **Flexamat:** Installed along the slope, the Flexamat will stabilize soils, while allowing for vegetation to be planted between the individual concrete cells. This provides immediate protection for the plant roots and space for the vegetation to spread once established. The flexamat will be anchored per manufacturer specifications to prevent displacement during tidal and storm events.
3. **Rip-rap:** A limited amount of rip-rap will be strategically placed at the toe of the slope, to dissipate wave energy and prevent further erosion.
4. **Oyster Catcher Tables:** These devices will be deployed landward of the rip rap toe where oyster recruitment is most prevalent. This technique will create oyster habitat, enhance biodiversity, and reduce wave impact. The tables will be anchored to the substrate with appropriate stabilization techniques to ensure durability.
5. **Oyster Bags:** Oyster bags will be strategically placed on the outer edges of the project area. These bags will be positioned starting on the Flexamat and will extend over its edge to reduce scouring caused by wave action and tidal flows. This placement enhances the stability of the

Flexamat while promoting the establishment of oyster colonies and providing additional habitat for marine organisms. By extending over the edge, the oyster bags act as a natural buffer, reducing erosion and enhancing the durability of the shoreline stabilization measures.

6. **Native Vegetation:** Salt-tolerant species (*Spartina alterniflora*) will be planted across the graded slope to establish a resilient vegetative buffer. This planting will provide both ecological benefits and erosion control. Salt tolerant upland plants will be used above the HTL.

This design ensures long-term shoreline stabilization while supporting natural tidal flows and aquatic organism movement.

Impact Chart:				
Material/Activity	CMPA Jurisdiction Area (sq ft)	CMPA Jurisdiction Volume (cu yd)	Below HTL Area (sq ft)	Below HTL Volume (cu yd)
Grading	5,340	44	3,838	45
Rip-rap*	420	39	420	39
Flexamat*	4,913	33.55	3,413	25.78
Oyster Catcher Tables*	328	0	328	0
Oyster Bags*	434	5	325	4
Native Vegetation*	3,731	0	2,340	0
Total	5,340	121.55	3,838	113.78
Note: (*) Impacts from some materials are inclusive to the area impacted by other materials. For instance, the native vegetation overlaps with the Flexamat, so its area is not an additional impact.				

Proposed Conditions (Dock):

This project involves constructing a new recreational fishing pier at Martha Randolph Stevens Park in Liberty County, Georgia. Designed to enhance access to Carrs Neck Creek for water-dependent activities such as fishing and crabbing, the facility will comply with state regulations. The dock's design prioritizes sustainability and environmental stewardship while providing a functional and accessible structure waterway access.

Existing Conditions

The site currently lacks any dock structure, limiting direct access to the water for recreational use. The location lies within Coastal Marshlands Protection Act (CMPA) jurisdiction, including a tidal buffer zone.

Proposed Improvements:

The proposed dock facility will consist of the following elements:

- **Concrete Landing:** A 5' x 6' concrete landing on the upland to provide access to an access ramp. (No impacts in CMPA jurisdiction)
- **Aluminum Ramp:** A 5' x 20' gangway, designed with a maximum slope of 8%, to connect the upland concrete pad to a wooden walkway elevated enough to be above flood elevation. (No impacts in CMPA Jurisdiction)
- **Wooden Walkway:** A 5' x 18' elevated walkway providing access from the aluminum ramp to the fixed deck. (38 SF in CMPA jurisdiction)
- **Fixed Deck:** A 14' x 28' wooden dock platform to serve as the primary area for fishing and crabbing activities. (392 SF in CMPA Jurisdiction)
- **Timber Piles:** The dock system will be supported by timber piles with a minimum 12-inch butt diameter, ensuring structural stability and longevity in the marine environment.

The dock will result in a total of 444 SF of impacts in CMPA jurisdiction and will extend 7 feet past Mean Low Water at a location where the waterway is approximately 29 feet wide at low tide. The dock will be located over an area to be stabilized by Flexamat, and adjacent to the oyster bags.

Water-Dependent Uses:

This facility is specifically designed for the following water-dependent activities:

1. **Fishing:** Offering a safe and stable platform for recreational fishing in Carrs Neck Creek.
2. **Crabbing:** Providing direct access to tidal waters for recreational crabbing.

Summary:

This project will enhance access to Carrs Neck Creek for water-dependent activities while adhering to state and local regulations. Its design reflects a commitment to sustainability and environmental protection, making it a valuable addition to Martha Randolph Stevens Park.

Upland Component of the Project:

The upland component of the project currently consists of single 2,149 SF building with 641 SF being located within the 50-foot marshlands buffer. The total 50-foot marshlands buffer area is 12,805 SF with the building representing the only impervious area.

The proposed upland component of the project associated with the dock includes the concrete landing (30 SF impervious), the aluminum ramp (100 SF pervious), a portion of the wooden walkway (47 SF pervious), and a 3,840 SF pervious parking area. These structures will add 30 SF of impervious area to the 50-foot marshlands buffer due to the concrete landing which is necessary to provide permanent access to the walkway and dock. The impervious area pre-construction is 5.0% of the total marshlands buffer and will be 5.2% post construction.

Other impacts within the 50-foot marshlands buffer that are **not** meant to serve or augment the function of the dock related marshland component of the project include grading (1,269 SF), installation of Flexamat (1,269 SF), native vegetation planting (3,765 SF), and two bioretention cells (194 SF and 240

SF). All of these activities are previous and have been permitted by Georgia DNR EPD on May 9, 2025 through a Buffer Variance.

Needs Assessment

Shoreline erosion at the project site poses risks to the adjacent upland area, contributing to sedimentation and loss of habitat. Without intervention, continued erosion will degrade water quality and reduce the ecological integrity of the tidal ecosystem. The proposed living shoreline addresses these issues by:

- Stabilizing the bank to prevent further erosion.
- Restoring native vegetation and habitat for aquatic and terrestrial species.
- Improving water quality by reducing sediment runoff.
- Enhancing the shoreline's resilience to storm surges and tidal flows.

This project aligns with regional goals for sustainable shoreline management and habitat restoration, providing both ecological and community benefits.

Alternative Analyses

Several alternatives were evaluated to address the shoreline erosion and habitat degradation:

- 1. No-Action Alternative:**
 - **Outcome:** Continued erosion would result in ongoing habitat loss, water quality degradation, and increased risks to upland stability.
 - **Conclusion:** Not viable due to ecological and structural concerns.
- 2. Hardened Shoreline (e.g., Bulkhead):**
 - **Outcome:** While this option would stabilize the shoreline, it would disrupt natural tidal flows and eliminate habitat for aquatic and terrestrial species.
 - **Conclusion:** Rejected due to adverse environmental impacts and regulatory constraints.
- 3. Stabilization Using Only Rip-Rap:**
 - **Outcome:** This approach would involve using rip-rap exclusively to stabilize the shoreline. While effective at reducing erosion, this method lacks the ecological benefits provided by a living shoreline, such as habitat creation and water quality improvement. Additionally, rip-rap alone would not address the loss of vegetative cover, limiting its long-term effectiveness and resilience.
 - **Conclusion:** Not selected due to insufficient ecological benefits and limited functionality compared to the preferred alternative.
- 4. Living Shoreline (Preferred Alternative):**
 - **Outcome:** Combines natural and structural elements to stabilize the shoreline, restore habitat, and improve water quality while maintaining tidal connectivity and aquatic life movement.
 - **Conclusion:** Selected as
 - the most sustainable and environmentally beneficial solution.

Adjoining Landowners

Fishhawk Property LLC
5836 Island Hwy
Midway, GA 31320

Fishhawk Property LLC
5836 Island Hwy
Midway, GA 31320

Landfill/Hazardous Waste Statement

The Georgia Environmental Protection Division Hazardous Site Inventory indicates that the project location does not contain any landfills or hazardous waste sites.

Historic/Cultural Resources

The project area does not contain any sites listed on the National Register of Historic Places or the GNAHRGIS. If historic or cultural resources are discovered during the project they will be immediately reported to the appropriate agencies.

Water Quality Certification

This application will be processed by the U.S. Army Corps of Engineers as a Nationwide Permit which has been granted blanket authorization for a 401 Water Quality Certification.

Soil and Erosion Control Statement

The proposed project will adhere to the soil and erosion control responsibilities, if required, for the proposed project.

Turbidity Statement

The proposed project will be performed in a manner to minimize turbidity in the stream. The dock structure will be entirely pile supported with minimal impacts to sediment from driving pilings.

Water Use Statement

The proposed project is located seaward of upland owned by the applicant. The project will extend minimally into the waterway to prevent obstructions to navigation. The final structure will provide more opportunities for legitimate water use.

Public Interest Statement

A. 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 dock is designed to minimize interference with natural water flow. The dock's modest footprint (approximately 582 square feet) and its use of timber piles allow for unimpeded water movement beneath the structure. Additionally, the living shoreline features—including Flexamat, rip-rap, and oyster bags—are designed to stabilize the shoreline without extending significantly into the waterway. These features ensure that natural water flow patterns are maintained while protecting the shoreline from erosion. By combining a minimally invasive dock design with shoreline stabilization

measures, the project avoids creating any harmful obstructions or alterations to the natural flow of navigational water in Carrs Neck Creek.

B. Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created.

The dock's design incorporates measures to mitigate erosion and shoaling. The timber pile foundation allows for water movement around and beneath the structure, reducing the risk of stagnant water accumulation. Additionally, the living shoreline enhancements, such as rip-rap, oyster bags, and Flexamat, stabilize the shoreline and prevent erosion. These features work together to ensure that the proposal will not cause harmful erosion, shoaling of channels, or stagnant water areas in Carrs Neck Creek.

C. 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, wildlife, or other resources, including but not limited to water and oxygen supply.

The project includes conservation-focused features, such as the installation of oyster bags and oyster catcher tables, which enhance habitat for marine life. These features provide ecological benefits by supporting water filtration and promoting biodiversity. The dock is small in scale and designed to avoid significant shading of marsh vegetation, ensuring the continued growth of important plant species that support oxygen levels and habitat for aquatic life. Furthermore, the project complies with the Coastal Marshlands Protection Act, minimizing impacts on marine resources. Overall, the proposal will not unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life and associated resources.

Conclusion

The proposed living shoreline project at Martha Randolph Stevens Park represents a sustainable and environmentally responsible solution to address shoreline erosion, enhance habitat, and improve water quality. The design carefully balances the needs of ecological restoration, waterway access, and regulatory compliance by incorporating best management practices and innovative stabilization techniques. By restoring natural habitats and promoting the conservation of marine and terrestrial species, this project aligns with state and federal priorities for coastal resilience and habitat enhancement.

The inclusion of a dock further supports waterway access and community engagement, ensuring that the park continues to serve as a vital resource for education and recreation. The project has been designed to minimize adverse impacts while maximizing ecological benefits, making it an exemplary model of modern coastal management. For these reasons, we respectfully request approval from the Coastal Marshlands Protection Committee to proceed with the implementation of this project, which will provide long-term benefits to the community and the coastal environment. The design prioritizes ecological restoration, shoreline stabilization, and regulatory compliance to achieve long-term sustainability and environmental benefits.

Sam LaBarba
LaBarba Environmental Services
June 2, 2025

Files



Site Map





COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

December 23, 2024

Seabrook Village Foundation, Inc.
660 Trade Hill Road
Midway, GA 31320

Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, A Portion of 7163 Islands Highway, Martha Randolph Stevens Park, Carrs Neck Creek Tributary, Liberty County, Georgia

Dear Seabrook Village Foundation, Inc.:

Our office has received the survey and plat, dated December 4, 2024, prepared by EMC Engineering Services, Inc., No. 3119 entitled "*Martha Randolph Stevens Park 1359 G.M. District Liberty County, Georgia*" prepared for The Seabrook Village Foundation Inc. Based on my site inspection, December 20, 2024, this plat and survey generally depict the delineation of the coastal marshlands boundary as required by the State of Georgia for jurisdiction under the authority of the Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq.

The Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on December 20, 2025 but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 264-7218.

Sincerely,

A handwritten signature in blue ink, appearing to read "Beth Byrnes", is written over a light blue horizontal line.

Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *Martha Randolph Stevens Park 1359 G.M. District Liberty County, Georgia*

File: JDS20240042

EMC ENGINEERING
 27 Cherokee Center Drive, Suite A
 Suwanee, GA 31763
 Phone: (770) 234-6833
 Fax: (770) 234-6830
 Email: emc@emceng.com
 Website: www.emceng.com

LIBERTY VILLAGE FOUNDATION INC
 1359 G.M. DISTRICT
 LIBERTY COUNTY, GEORGIA

EMC ENGINEERING
 GREENVILLE - RAYNAH - AUGUSTA - BRUNSWICK - COLUMBIA
 ATLANTA - MARIETTA - MARIETTA - MARIETTA - MARIETTA

PROJECT NO. 24-0002
 DRAWN BY: JSH
 SURVEYED BY: JSH
 SURVEY DATE: 12/23/24
 SCALE: 1" = 20'
 DATE: 12/23/24

SHEET 1 OF 1

CMPA LINE EXHIBIT

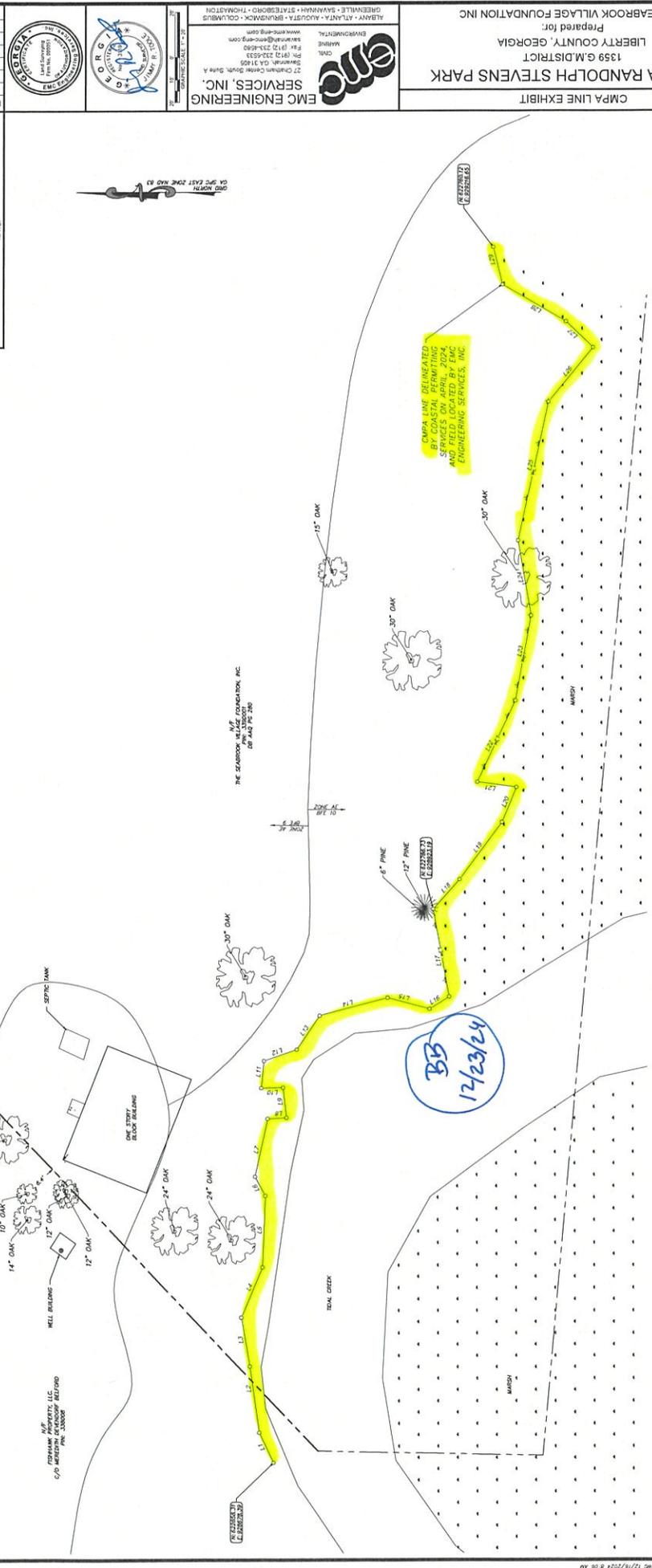
MARTHA RANDOLPH STEVENS PARK

Prepared for:
 LIBERTY VILLAGE FOUNDATION INC

NO. REVISION DESCRIPTION DATE

LOCATION MAP

SITE



SURVEY NOTES

1. This Exhibit was prepared in accordance with the Georgia Surveying and Mapping Act of 2007 (Ga. Code Ann. § 47-2-1 et seq.) and the Rules of the Georgia Board of Surveying and Mapping.
2. The survey was conducted using a Trimble SPP1000 GNSS receiver (Trimble) with a Trimble R1000 (Trimble) antenna (Trimble) and a Trimble R1000 (Trimble) antenna (Trimble).
3. RTK connected measurements were taken using a Trimble NetRanger 5000 (Trimble) antenna (Trimble) and a Trimble NetRanger 5000 (Trimble) antenna (Trimble).
4. The term "Certification" as used in this Exhibit is defined as the certification of the accuracy of the survey data as provided by the surveying firm.
5. This survey is valid only if printed with the original signature of the surveyor.
6. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 2007 (Ga. Code Ann. § 47-2-1 et seq.) and the Rules of the Georgia Board of Surveying and Mapping.
7. All measurements were taken using a Trimble SPP1000 GNSS receiver (Trimble) with a Trimble R1000 (Trimble) antenna (Trimble) and a Trimble R1000 (Trimble) antenna (Trimble).
8. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 2007 (Ga. Code Ann. § 47-2-1 et seq.) and the Rules of the Georgia Board of Surveying and Mapping.
9. Property lines shown on this exhibit are based on a survey plat of Charles Lanning Park and Brier RD, customer the land of John P. Lanning, Jr., dated 12/23/24.
10. The survey does not constitute a boundary survey and should not be recorded.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1.1	S89°47'49\"/>				

BB
 12/23/24

Liberty Consolidated Planning Commission

100 Main Street, Suite 7520
Hinesville, Georgia 31313
Phone: 912-408-2030



Jeff Ricketson, AICP

Executive Director

May 20, 2025

Sam LaBarba
LaBarba Environmental Consultants
Brunswick, Ga,

RE: Martha Randolph Stevens Park Live Seawall Project

Dear Mr. LaBarba,

The above-mentioned project and those identified on the attached plans do not represent a violation of the Liberty County Code of Ordinance.

The Liberty County Building & Licensing Department handles all site plans and building permits.

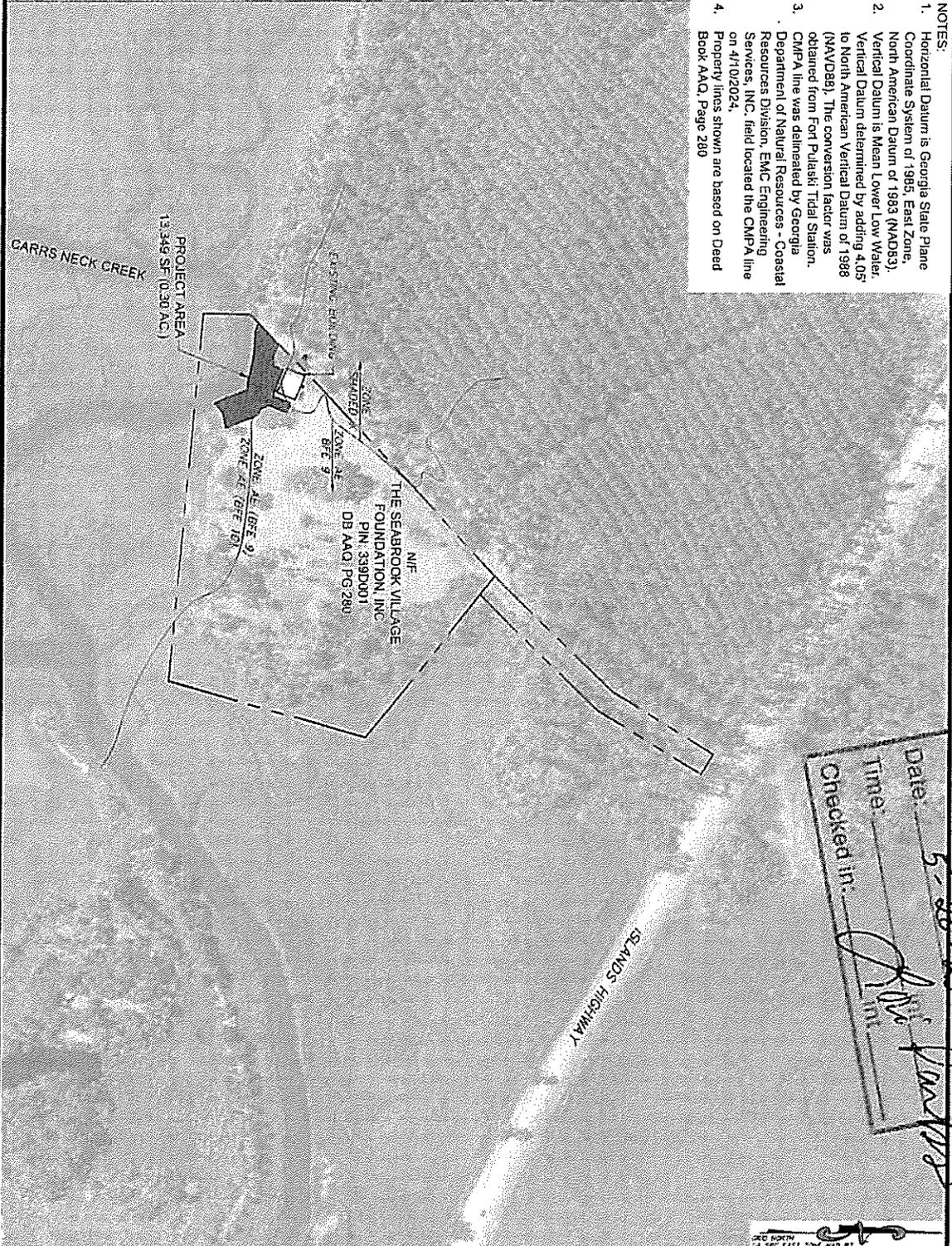
If you have any questions, please contact me on 912-408-2030.

Lori Parks, Zoning Administrator

Liberty Consolidated Planning Commission
(912) 408-2041 Office
lparks@thelcpc.org

Liberty Consolidated Planning Commission
 100 Main Street
 Julie 7520
 Hinesville, GA 31313

- NOTES:
- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83). Vertical Datum is Mean Lower Low Water. Vertical Datum determined by adding 4.05' to North American Vertical Datum of 1988 (NAVD88). The conversion factor was obtained from Fort Pulaski Tidal Station. CMAPA line was delineated by Georgia Department of Natural Resources - Coastal Resources Division, EMC Engineering Services, INC, field located the CMAPA line on 4/10/2024.
 - Property lines shown are based on Deed Book AAO, Page 280



RECEIVED
 Date: 5-28-24
 Time: 1:15 PM
 Checked in: [Signature]

PROJECT LOCATION
 MARTHA RANDOLPH STEVENS PARK
 1359 G.M. DISTRICT
 LIBERTY COUNTY, GEORGIA
 Prepared for:
 THE SEABROOK VILLAGE FOUNDATION, INC.



200' 100' 0' 200'
 GRAPHIC SCALE: 1" = 200'

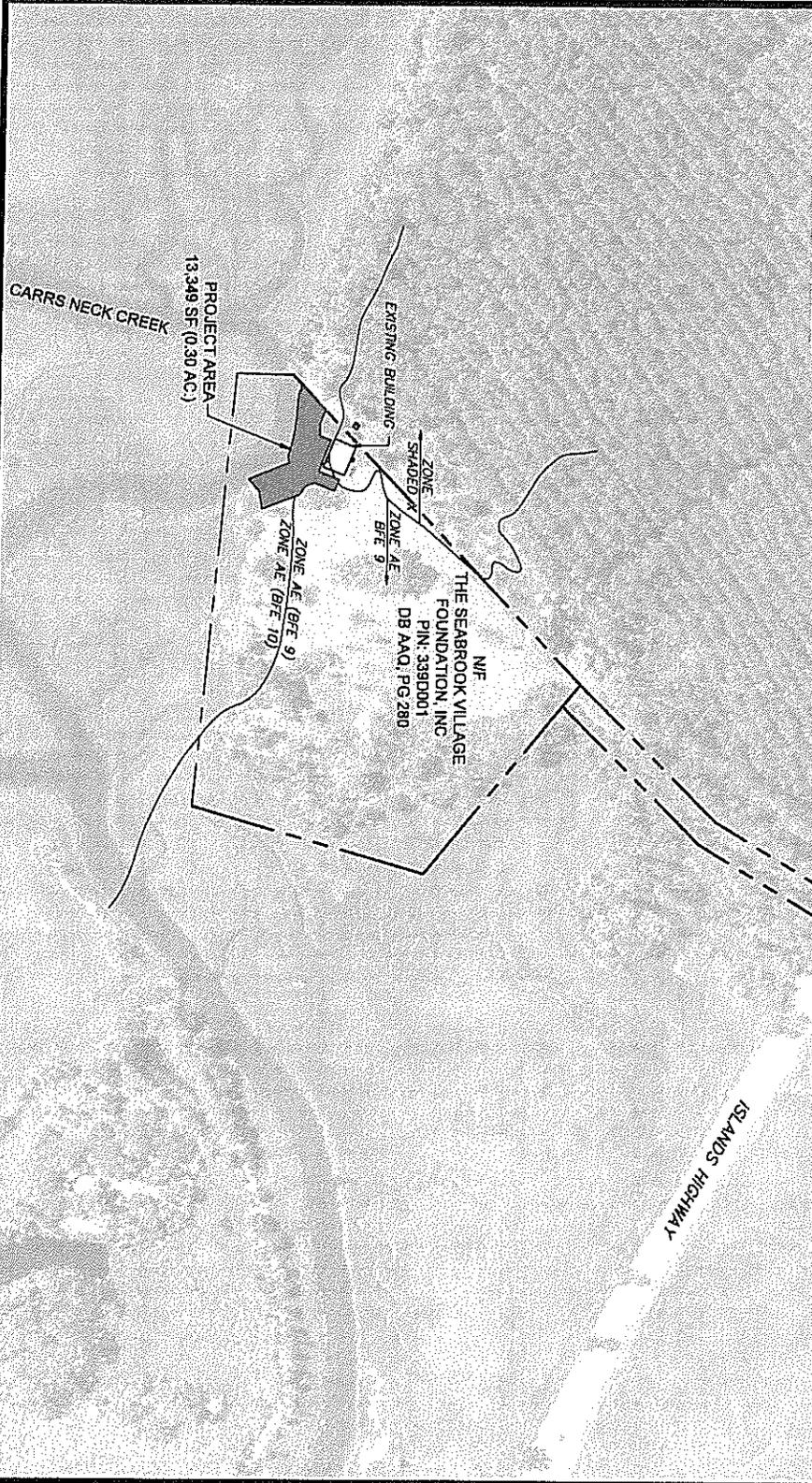
PROJECT NO: 24-5020
 DRAWN BY: KLC
 DESIGNED BY: KLC
 SURVEYED BY: JKL
 SURVEY DATE: 4/10/2024
 CHECKED BY: ABM
 SCALE: 1" = 200'
 DATE: 1/14/2025

EMC ENGINEERING SERVICES, INC.
 111 E. Peachtree
 Suite 200
 Buckhead, GA 30329
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 Fax: (404) 233-1530
 www.emc-eng.com

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1 OF 8 SHEETS

- NOTES:**
1. Horizontal Datum is Georgia State Plane Coordinate System of 1983, East Zone, North American Datum of 1983 (NAD83). Vertical Datum is Mean Lower Low Water. Vertical Datum determined by adding 4.05 to North American Vertical Datum of 1988 (NAVD88). The conversion factor was obtained from Fort Pulaski Tidal Station.
 2. CMPA line was delineated by Georgia Department of Natural Resources - Coastal Resources Division, EMC Engineering Services, INC. field located the CMPA line on 4/10/2024.
 3. Property lines shown are based on Deed Book AAQ, Page 280



PROJECT NO.: 24-5020
 DRAWN BY: KLC
 DESIGNED BY: KLC
 SURVEYED BY: JKL
 SURVEY DATE: 4/10/2024
 CHECKED BY: AEM
 SCALE: 1" = 200'
 DATE: 5/14/2025

GRAPHIC SCALE: 1" = 200'

200' 100' 0' 200'

PROJECT LOCATION

MARTHA RANDOLPH STEVENS PARK
 1359 G.M. DISTRICT
 LIBERTY COUNTY, GEORGIA

Prepared for:
 THE SEABROOK VILLAGE FOUNDATION, INC.

EMC ENGINEERING SERVICES, INC.
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PROFESSIONAL ENGINEER
 No. 15128
 5-15-25
 ALEC B. METZGER

1 OF 8 SHEETS



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

EPD Director's Office

2 Martin Luther King, Jr. Drive SE
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

Krystal Hart
Seabrook Village Foundation, Inc.
660 Trade Hill Road
Midway, Georgia 31320

May 09, 2025

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(17)
Martha Randolph Stevens Park Living Shoreline
Liberty County
File: CMV-089-25-01

Dear Krystal Hart,

The Georgia Environmental Protection Division (EPD) has reviewed your stream buffer variance application for the above-referenced project. The review was conducted to consider the potential impacts of the proposed project's encroachment on buffers to State waters within the context of the Georgia Erosion and Sedimentation Act. This review, and the variance granted herein, is limited to only the request(s) in the buffer variance application for permission to conduct land-disturbing activities within 25-foot buffer along coastal marshlands as measured horizontally from the coastal marshland-upland interface in accordance with the Coastal Marshlands Protection Act.

Pursuant to Ga. Comp. R. and Regs. 391-3-7-.11(2)(a) and 391-3-7-.11(2)(b) and subject to the conditions and contingencies described further below, authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated February 24, 2025. *Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.*

Authorization for the above referenced project is subject to the following conditions and contingencies:

- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;
- 3) All disturbed areas must be seeded, fertilized, and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;

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MAY 12 25

GA-DNR

- 4) A double row of Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;
- 5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by Liberty County for this project; and
- 6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by Liberty County.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local, or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," Liberty County is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Samantha DeLuca, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 684-0095.

Sincerely,



Jeffrey W. Cown
Director

JWC:sd

cc: Sam LaBarba, LaBarba Environmental Services
Joseph Brown, Liberty County Administrator
Paul Zechman, Liberty County Chief Building Official
Donald Lovette, Liberty County Commission Chairman
Paul Tobler, Georgia Coastal Resources Division, Coastal Permit Coordinator
Beth Willis-Stevenson, Georgia Environmental Protection Division District Offices
Robert Amos, Georgia Soil and Water Conservation Commission
Tim Barrett, Georgia Wildlife Resources Division Fisheries Management

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