



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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

FEB 19 2026

Shellman Bluff Marina, Inc.
C/O: Henry G. Miles III.
1300 Nails Ferry Rd.
Baxley, GA 31513

Re: Letter of Permission (LOP) and Revocable License (RL), Maintenance of an Existing Serviceable Marina located within Coastal Marshlands Protection Act (CMPA) Jurisdiction, 1058 River Road NE, Shellman Bluff, Broro River, McIntosh County, Georgia, (GPS 31.56862°, -81.32201°), SAS-2026-00033

Dear Shellman Bluff Marina, Inc:

This Letter of Permission (LOP) is in response to your request dated December 4, 2025, for the maintenance of an existing serviceable marina in Coastal Marshlands Protection Act (CMPA) jurisdiction located at 1058 River Road, on the Broro River, McIntosh County, as illustrated in the attached project description and drawings. The project will begin no sooner than (15) days from the date of this letter and be completed within six (6) months.

The existing marina is centrally located between two community docks. The existing marina consists of 9.5ft. x 33.3ft. deck located on the upland that expands into 30ft. x 39.5ft. covered fixed deck with a boat hoist. Extended seaward from the left side of the fixed deck is a 4ft. x 24ft. ramp used to access a 13.58ft. x 16ft. float landing that is attached to an 8.42ft. x 68ft. floating dock. Extending seaward from the right side of the fixed deck is a 4ft. x 24ft. ramp used to access a 31.58ft. x 16.42ft. float landing that is attached to an 8.42ft. x 46ft. floating dock. The fixed terminal end of the marina is constructed 22ft. from the dock to the left of the structure and 20.6ft. from the dock to the right of the structure. The existing Marina Facility extends approximately 40ft. into the waterway at a point where the waterway is approximately 330ft. wide at mean low water.

The applicant proposes routine maintenance to the existing marina facility, including repairs to the fixed deck. Fixed deck maintenance includes exposing floor joists and first two rows of piers, removing deteriorated and failing sections of joists and piers, installing two new rows of piers using a wash-down method, installing a new 4in. x 12in. treated header to span new piers, replacing floor joists with treated 2in. x 12in. lumber, and reinstalling treated 2in. x 8in. decking boards using stainless fasteners.

The project will be accomplished from the upland, and all construction debris will be removed and disposed of at an appropriate upland disposal site. During maintenance and repairs, the marina will remain open.

The Department authorizes the maintenance of the marina as described in the attached project request and drawings. No unauthorized equipment, materials, or debris may be placed in,

disposed of, or stored in jurisdictional areas. Any visible alterations in marsh topography will be restored immediately using low-impact hand tools. Any damage to the marsh vegetation that has not recovered naturally during the next growing season may require restoration by a method acceptable to the Department.

Please find enclosed a fully executed revocable license for the above-described project. This license serves as authorization to utilize state owned tidal water bottoms for your project as per the dimensions and configuration described. Any change in the use, location, dimensions, or configuration of the approved project, without prior notification and approval from this office could result in revocation of this license and in required removal of the materials and related structures. Tidal water bottoms and marshlands of coastal Georgia are public trust lands controlled by the State, except for such lands where a validated Crown Grant or State Grant exists.

This authorization does not relieve you from obtaining any other federal, state, or local permits. If you have any further questions or concerns, please contact Maitland Bass at (912)-264-7218

Sincerely,



Jill Andrews
Chief, Coastal Management Section

Enclosures: Federal Consistency Certification Form
Revocable License
Project Request and Site Photographs

CC: McIntosh County Building Inspector
Jared.K.Chrisp@usace.army.mil

File: LOP20260003

STATE OF GEORGIA

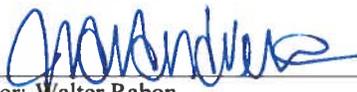
REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Shellman Bluff Marina, Inc. (C/O: Henry G. Miles III)
MAILING ADDRESS: 1300 Nails Ferry Rd. Baxley, GA 31513
(Street) (City) (State) (Zip)
PROJECT ADDRESS/LOCATION: 1058 River Rd. NE Townsend, GA 31331
COUNTY: McIntosh WATERWAY: Boro River
LOT, BLOCK & SUBDIVISION NAME FROM DEED: Parcel: 0072C 0114, Shellman Bluff

The State of Georgia hereby grants you a revocable license not coupled with an interest¹. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping. In its occupancy and use of the premises, licensee shall not discriminate against any person on the basis of race, gender, color, national origin, religion, age, or disability. This covenant by licensee may be enforced by termination of this license, by injunction, and/or by any other remedy available at law to the Georgia Department of Natural Resources.

Attached hereto as Attachments A and B and made a part of this license are the project description, drawing(s), and terms and conditions that are the subject of this license. The project approved for this license must be constructed and completed within the specified timeframe noted in the terms and conditions and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA
Office of the Governor

By: 
For: Walter Rabon
Commissioner-DNR

Date: FEB 19 2026

Enclosures: Attachment A: Project Description, Terms and Conditions
Attachment B: Project Drawing(s)

LOP20260003

¹ Tidal water bottoms and marshlands of coastal Georgia are public trust lands owned by the State, except where ownership of such lands is demonstrated through an unbroken chain of title to a valid Crown or State Grant, which explicitly conveys the beds of such tidewaters. The Revocable License authorizes use of lands presumed to be owned by the State of Georgia, and which are under control of the State. This Revocable License is issued with the understanding and condition that it could be rendered invalid should another person demonstrate ownership to such lands pursuant to a valid Crown Grant or State Grant. This Revocable License is issued with the understanding that such lands are subject to the public trust doctrine.

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): Henry Grimes III

Applicant Email: PGriffin@mssteelinc.com Phone: 912-361-5707

Agent Name (if applicable): MIS Steel Inc. Phone: 912-367-5707

To Whom It May Concern:

This is to certify that I have made application to the U.S. Army Corps of Engineers (USACE) for authorization to impact Waters of the United States and that such proposed work is, to the best of my knowledge, consistent with Georgia's Coastal Management Program.

I understand I must provide this Consistency Certification Statement, along with a copy of my permit application submitted to USACE, to the Georgia Department of Natural Resources Coastal Resources Division (CRD) before they can begin evaluating my proposed project for consistency with Georgia's enforceable policies. I understand additional information may be required to facilitate review.

Once any required authorizations or permits from CRD have been issued, and CRD has concurred with my findings by signing this Consistency Certification Statement, CRD must submit it to USACE in order for them to issue any required federal permits or authorizations, or to validate any provisional authorizations they have already issued. A USACE provisional authorization or permit will not be valid until they receive this Certification Statement signed by CRD.

Attached is a copy of my application to USACE (required)

Signature of Applicant: [Signature] Date: 01/13/26

FOR AGENCY INTERNAL USE ONLY:	Date Received (Commencement Date): _____
USACE Authorization/Permit Number (assigned by USACE):	<u>2026-00033</u>
USACE Authorization Type (select one):	<input type="checkbox"/> Individual Permit <input checked="" type="checkbox"/> General Permit # <u>109</u> <input type="checkbox"/> NWP # _____
USACE Project Manager:	<u>Jared Chrisp</u>
CRD Authorization/Permit Number (assigned by CRD):	<u>L020260003</u>
CRD Project Manager:	<u>Maitland Bass</u>

CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

CRD Signature: [Signature] Date: FEB 19 2026
Printed Name: Andrew Title: Chief

For questions regarding consistency with the Georgia Coastal Management Program, please contact the Federal Consistency Coordinator at (912) 264-7218 or visit www.CoastalGA.DNR.org.

WP20260003



M&S STEEL, INC.
industrial services group

1300 Nails Ferry Road
Baxley, GA 31513
Phone (912) 367-5707
Fax (912) 367-2399
E-Mail: mssteel@atc.cc

December 4, 2025

Re: Shellman's Fish Camp Dock

Scope of Work:

1. Remove approx. 16' X 40' of decking to expose floor joists and first 2 rows of piers from the leading entrance (Hill) side.
2. Remove deteriorated and failing sections of joists and piers. (Approx. first 16' X 40')
3. Install 2 new rows of piers using a wash-down method. New piers installed will be a carbon pie sleeve filled with concrete.
4. Install new 4" X 12" treated header to span new piers.
5. Replace removed floor joists with treated 2" X 12".
6. Reinstall treated 2" X 8" decking boards using stainless fasteners.

** All work performed from dry land or installed joists/decking structures above waterline.

** Water and equipment used for pier washdown will consist of a recirculatory low pressure water pump pulling water from the river.

** Concrete used to fill new pier casings will be pumped from a pump truck located up the hill from the work area.

Sincerely,

Chris Bohannon
Superintendent

Quality work done right the first time.

STATE OF GEORGIA

REQUEST FOR A REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Henry G Miles III

MAILING ADDRESS: 1300 Nails Ferry RD, Baxley Georgia 31513
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 1058 River RD, Townsend Georgia 31331

COUNTY: McIntosh WATERWAY: Boro River

LOT, BLOCK & SUBDIVISION NAME FROM DEED: 22ND G.M. District

Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit, or authorization required by State law. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR or his/her designee has executed a revocable license in accordance with this request.

Sincerely,

By: Henry G Miles III
Signature of Applicant

Date: July 18th 2025

President
Title, if applicable

By: _____
Signature of Applicant

Date: _____

Title, if applicable

Attachments

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): Henry Grimes III

Applicant Email: PGriffin@mssteeline.com Phone: 912-361-5107

Agent Name (if applicable): M.S. Steel Inc. Phone: 912-367-5707

To Whom It May Concern:

This is to certify that I have made application to the U.S. Army Corps of Engineers (USACE) for authorization to impact Waters of the United States and that such proposed work is, to the best of my knowledge, consistent with Georgia's Coastal Management Program.

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Attached is a copy of my application to USACE (required)

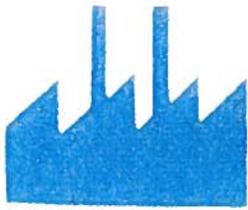
Signature of Applicant: [Signature] Date: 01/13/20

FOR AGENCY INTERNAL USE ONLY.	Date Received (Commencement Date): _____
USACE Authorization/Permit Number (assigned by USACE): <u>2026-00033</u>	
USACE Authorization Type (select one): <input type="checkbox"/> Individual Permit <input checked="" type="checkbox"/> General Permit # <u>109</u> <input type="checkbox"/> NWP # _____	
USACE Project Manager: <u>Jared Chrisp</u>	
CRD Authorization/Permit Number (assigned by CRD): <u>Lup20260003</u>	
CRD Project Manager: <u>Maitland Bass</u>	

CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

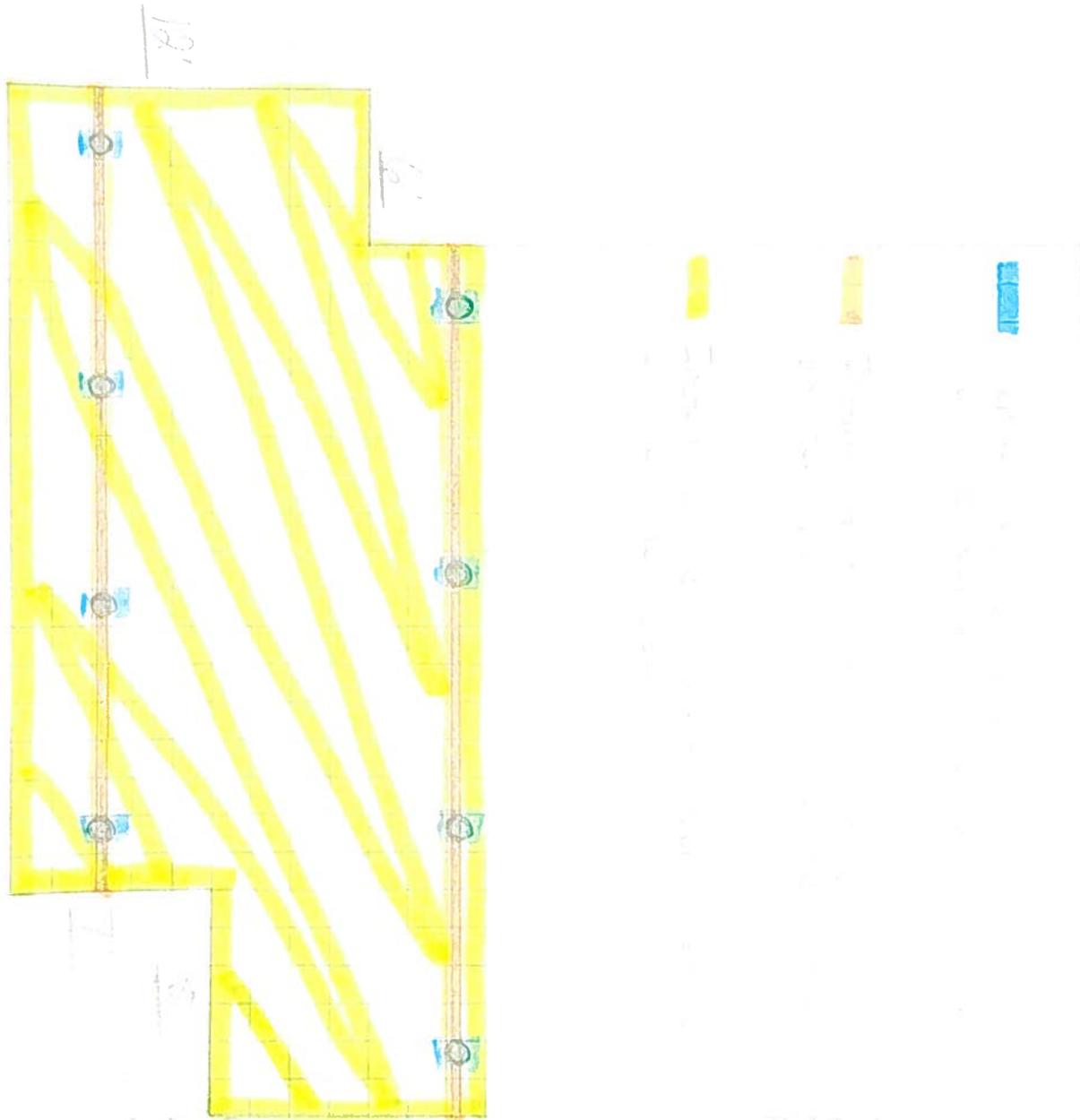
CRD Signature: _____ Date: _____
Printed Name: Andrew Title: Chief

For questions regarding consistency with the Georgia Coastal Management Program, please contact the Federal Consistency Coordinator at (912) 264-7218 or visit www.CoastalGADNR.org.



M & S STEEL, INC.

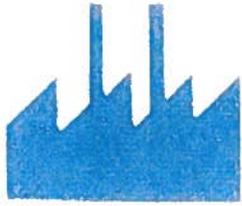
Industrial Maintenance Services



Phone 912-367-5707

Providing Quality Service Since 1986

mssteel@mssteelinc.com



M & S STEEL, INC.

Industrial Maintenance Services



Providing Quality Service Since 1986

Phone 912-367-5707

mssteel@mssteelinc.com

183-301

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for themselves, their heirs and executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year above written.

Billy Coleman (SEAL)
BILLY COLEMAN

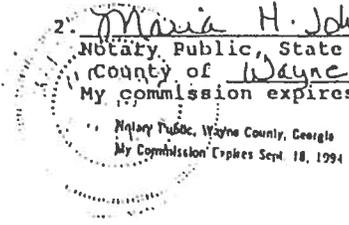
Herbert E. Widincamp (SEAL)
HERBERT E. WIDINCAMP

H. G. Miles, Jr. (SEAL)
H. G. MILES, JR.

Signed, sealed and delivered
in the presence of:

1. Doranne H. Metts

2. Maria H. Johnson
Notary Public, State of Georgia
County of Wayne
My commission expires:



REC. April 18, 1994
Sonia B. Holmes

183. 304

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for themselves, their heirs and executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year above written.

Billy Coleman (SEAL)
BILLY COLEMAN

Herbert E. Widincamp (SEAL)
HERBERT E. WIDINCAMP

H. G. Miles, Jr. (SEAL)
H. G. MILES, JR.

Signed, sealed and delivered in the presence of:

- 1. Dianne H. Metts
- 2. Maria H. Johnson

Notary Public, State of Georgia
 County of Wayne
 My commission expires:
 Notary Public, Wayne County, Georgia
 My Commission Expires Sept. 18, 1994

REC. April 18, 1994
 Sonia B. Holmes

183. 000
STATE OF GEORGIA,
County of McIntosh

THIS INDENTURE, made this 31st day of March in the Year of Our Lord One Thousand Nine Hundred and Ninety-Four between BILLY COLEMAN, of Tattnall County, Georgia, HERBERT E. WIDINCAMP of McIntosh County, Georgia and H. G. MILES, JR., of Appling County, Georgia, of the first part, and SHELLMAN BLUFF MARINA, INC., of McIntosh County, Georgia, of the second part;

- W I T N E S S E T H -

The said parties of the first part, for and in consideration of other good and valuable consideration and Ten and no/100 Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described property, to-wit:

All that certain tract or parcel of land lying and being in the 22nd G.M. District, McIntosh County, Georgia, and being more particularly described as 0.95 acres, more or less, as shown upon a map or plat of survey prepared by or under the direction of Paul D. Wilder, Georgia R.L.S. No. 1559, dated March 14, 1979, entitled "Plat of Liberty Fishing Club Park Area" and recorded in the Office of the Clerk of Superior Court in Plat Book 3, page 261, reference to which is made for all intents and purposes.

LESS AND EXCEPT: All that tract or parcel of land lying and being in the 22nd G.M. District, McIntosh County and more particularly described as follows: Beginning at the Northeast corner of Lot Numbered Thirty-eight (38) of Zouck Subdivision; thence South 68 degrees 15 minutes 23 seconds East a distance of 163.10 feet to a concrete monument; thence North 77 degrees East a distance of 109.33 feet to an iron pin located on the Southerly shore of Shellman River (Broto River); thence Northwesterly along the shore of Shellman River a distance of 63.0 feet to the center line of a large oak tree; thence Southwesterly a distance of 201.00 feet to the Northeast corner of Lot 38 of Zouck Subdivision and the POINT OF BEGINNING; said property being a portion of that owned by the Grantors herein and being more particularly delineated by that certain plat of survey prepared by Lamar Cliff Reddick, Registered Land Surveyor No. 1387 on October 24, 1984.

THE SUBJECT PROPERTY IS NOW OWNED BY

313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 1/28/2025 4:48:41 PM

BUSINESS IDENTIFICATION

CONTROL NUMBER K403168
BUSINESS NAME SHELLMAN BLUFF MARINA, INC.
BUSINESS TYPE Domestic Profit Corporation
EFFECTIVE DATE 01/28/2025
ANNUAL REGISTRATION PERIOD 2025

PRINCIPAL OFFICE ADDRESS

ADDRESS 3676 Waycross Hwy, JESUP, GA, 31545-2400, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
JUDY B PHELPS	3676 WAYCROSS HIGHWAY, JESUP, GA, 31545, USA	Wayne

OFFICERS INFORMATION

NAME	TITLE	ADDRESS
H G MILES, III	CEO	2420 AZALEA RD, BAXLEY, GA. 31513, USA
JUDY B PHELPS	CFO	3676 WAYCROSS HIGHWAY, JESUP, GA, 31545, USA
JUDY B PHELPS	SECRETARY	3676 WAYCROSS HIGHWAY, JESUP, GA, 31545, USA

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Judy B. Phelps
AUTHORIZER TITLE Officer

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed

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JUDY B PHELPS	SECRETARY	3676 WAYCROSS HIGHWAY, JESUP, GA, 31545, USA

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Judy B. Phelps
AUTHORIZER TITLE	Officer



