

# LOT 1, ANGLER'S BLUFF, CMPA BULKHEAD APPLICATION

2022

## Coastal Permitting Service

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# Lot 1, Angler's Bluff, Bulkhead CMPA Permit Request

## Applicant Information

The applicants for the proposed project are Joseph Douglas Coty & Brittini Mason Coty. The Coty's are represented by Michael Moody of Coastal Permitting Service for this project.

Joseph Douglas Coty & Brittini Mason Coty  
682 Eugene Deal Rd., Statesboro, GA 30458  
Email: [dannycoty@outlook.com](mailto:dannycoty@outlook.com)  
Phone: (912) 222-2311

Michael Moody  
Coastal Permitting Service  
256 S. Topi Trail  
Hinesville, Georgia 31313  
Email: [coastalpermittingservice@gmail.com](mailto:coastalpermittingservice@gmail.com)  
Phone: (912) 977-5241

## Project Summary

The existing project location consists of a 3.03 acre upland lot with no current development or improvements. The shoreline is currently not armored and is experiencing significant erosion along Fancy Bluff Creek. The proposed project includes installing a 1' x 186.5' (186.5 SF) bulkhead with a 186.5' x 4' (746 SF) rip rap toe. The rip rap will consist of type 3 rip rap. A tie back system will also be installed to provide better stability to the bulkhead. The tie backs will require temporary impacts of 1,680 SF and permanent installation of timber deadman pilings and associated tie back rods in the 50' CMPA buffer.

## Marshland Component of Project

The CMPA jurisdiction line was flagged in the field by Coastal Permitting Service and tentatively approved by DNR staff. This application includes a survey of the jurisdiction line and request for a verification letter. The site currently has no existing features within jurisdiction. The proposed features consist of a 1' x 186.5' (186.5 SF) (34.55 CY) bulkhead with a 186.5' x 4' (746 SF) rip rap toe (55.28 CY). The bulkhead will require 77 SF (14 CY) of backfill. The bulkhead will be constructed of timber or vinyl sheets. The rip rap will consist of type 3 rip rap. The total square feet of the project within CMPA jurisdiction is 1,009.5 SF and the total volume of fill is 103.83 CY.

## Upland Component of Project

There are currently no upland features. The proposed upland component consists solely of the tie-back system that will be installed in association with the bulkhead. The tie-back system will be installed after the entire face of the bulkhead is constructed. During construction of the tie-backs trenches will be dug every 5' perpendicular to the bulkhead at a depth of approximately 5'. Tie back rods will be installed in these trenches between the face of the bulkhead and the deadmen pilings. A single trench will be dug 15' landward of the bulkhead at a depth of 4' and running parallel with the bulkhead for the entire extent to facilitate the installation of deadmen pilings. The total temporary impacts will be 1,680 SF. The material removed during trenching will be used for backfill of the trenches.

The permanent impacts on the upland consist of the tie back rods (46.8 SF), vertical dead men (39 SF), and horizontal dead men pilings (165.5 SF). The total permanent upland impacts will be 251.3 SF.

## Needs Assessment

The existing shoreline is experiencing significant erosion. The Georgia Wetlands Restoration Access Portal indicates between 0.21 and 1 meter of erosion per year at this location (Appendix K). If the shoreline is not stabilized the upland lot will continue to erode causing significant sediment loads to enter the waterway and cause a loss in upland property value.

## Alternative Analyses

The alternatives to a bulkhead are rip rap or a no-action alternative. Rip rap would not be suitable in this location because the existing shoreline has an immediate 5 to 6-foot drop from the upland at the marsh/upland interface. The amount of rip rap that would be required to stabilize this shoreline would have increased impacts to the waterway, including extending into the navigable channel to obtain a suitable slope. The no-action alternative would not achieve the goal of stabilizing the shoreline and would have detrimental economic impacts to the applicant.

## Adjoining Landowners

Avery E. Coty  
21 Cotton Field Road  
Brunswick, GA 31523

Georgia Ports Authority  
100 Gloucester Street  
Brunswick, GA 31520

## 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. The nearest hazardous waste site is the T-Street Dump at approximately 3.6 miles northeast of the project site. See Appendix O for more details.

## Historic/Cultural Resources

A review to the published historic and cultural resources in Georgia does not indicate any known sites within the project area, nor within the immediate vicinity of the project area. The nearest published cultural/historical resources is the Brunswick Old Town Historic District at approximately 3.5 miles northeast of the project location. (Appendix P).

## Water Quality Certification

This application will simultaneously be submitted to the Georgia Department of Natural Resources Environmental Protection Division for a determination on whether a water quality certification is required. It is our opinion that a certification will not be required for this project.

## 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. No excavation will be required and the intent of the project is to provide greater stability to the shoreline and reduce turbidity.

## Oil & Pollutant Statement

The proposed project does not include vessel maintenance or fueling and will not result in the release of oils or other pollutants into the river.

## Water Use Statement

The proposed project is located seaward of upland owned by the applicant. The project will not extend past the mean low water and will not cause an obstruction to the navigable channel.

## 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 project will not cause unreasonable harmful obstructions to or alteration of the natural flow of navigational water within the affected area to arise. The project will be located at the marsh-upland interface and will not extend past mean low water.

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

The proposed project will not create unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water. The purpose of this project is to stabilize the bank to prevent further erosion, shoaling of the channel, and stagnant areas of water.

### **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 proposed project will not 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 will not result in a loss of aquatic habitat required for these species, nor will it impact the quality of the existing habitat. There are no existing oyster beds or marsh vegetation within the areas where the bulkhead and rip rap will be installed.

Michael Moody  
Coastal Permitting Service  
December 14, 2022

## Appendix D: CMPA Jurisdiction Verification Request



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COASTAL RESOURCES DIVISION  
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COASTALGADNR.ORG

MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

## Marsh/Shore Jurisdiction Determination Request

Property Owner Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Fax: \_\_\_\_\_

Name of Agent/Surveyor (if desired): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Fax: \_\_\_\_\_

Property Location: \_\_\_\_\_

County: \_\_\_\_\_ Waterway: \_\_\_\_\_ Tax Parcel ID: \_\_\_\_\_

Lot, Block & Subdivision Name from Deed: \_\_\_\_\_

Reason for Request of Marsh/Shore: \_\_\_\_\_

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

I, \_\_\_\_\_, am requesting to have a jurisdictional determination for the marsh/shore area at my property. By this request, I am permitting Department Staff to access my property for such determination. I also understand that upon receipt of this request, additional information may be required before the Department delineates the marsh/shore jurisdictional area.

Sincerely,

By: \_\_\_\_\_  
(Applicant), title if applicable

By: \_\_\_\_\_  
(Applicant), title if applicable



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MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

January 12, 2023

Fancy Bluff, LLC  
c/o Robert E. Blackwell Jr.  
4122 Riverside Drive  
Brunswick, GA 31520

**Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 101 Anglers Way, Lot 1 Anglers Bluff, Fancy Bluff Creek, Glynn County, Georgia**

Dear Mr. Blackwell:

Our office has received the survey and plat, dated November 15, 2022, prepared by Seaside Land Surveying, P.C., No. 3356 entitled "*CMPA Jurisdiction Line Survey Lot 1 Angler's Bluff 27<sup>th</sup> G.M.D. Glynn County, Georgia*" prepared for LaBarba Environmental Services. Based on my site inspection, on December 16, 2022, 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 16, 2023 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) 262-3134.

Sincerely,

Beth Byrnes  
Coastal Permit Coordinator  
Marsh and Shore Management Program

Enclosure: *CMPA Jurisdiction Line Survey Lot 1 Angler's Bluff 27<sup>th</sup> G.M.D. Glynn County, Georgia*

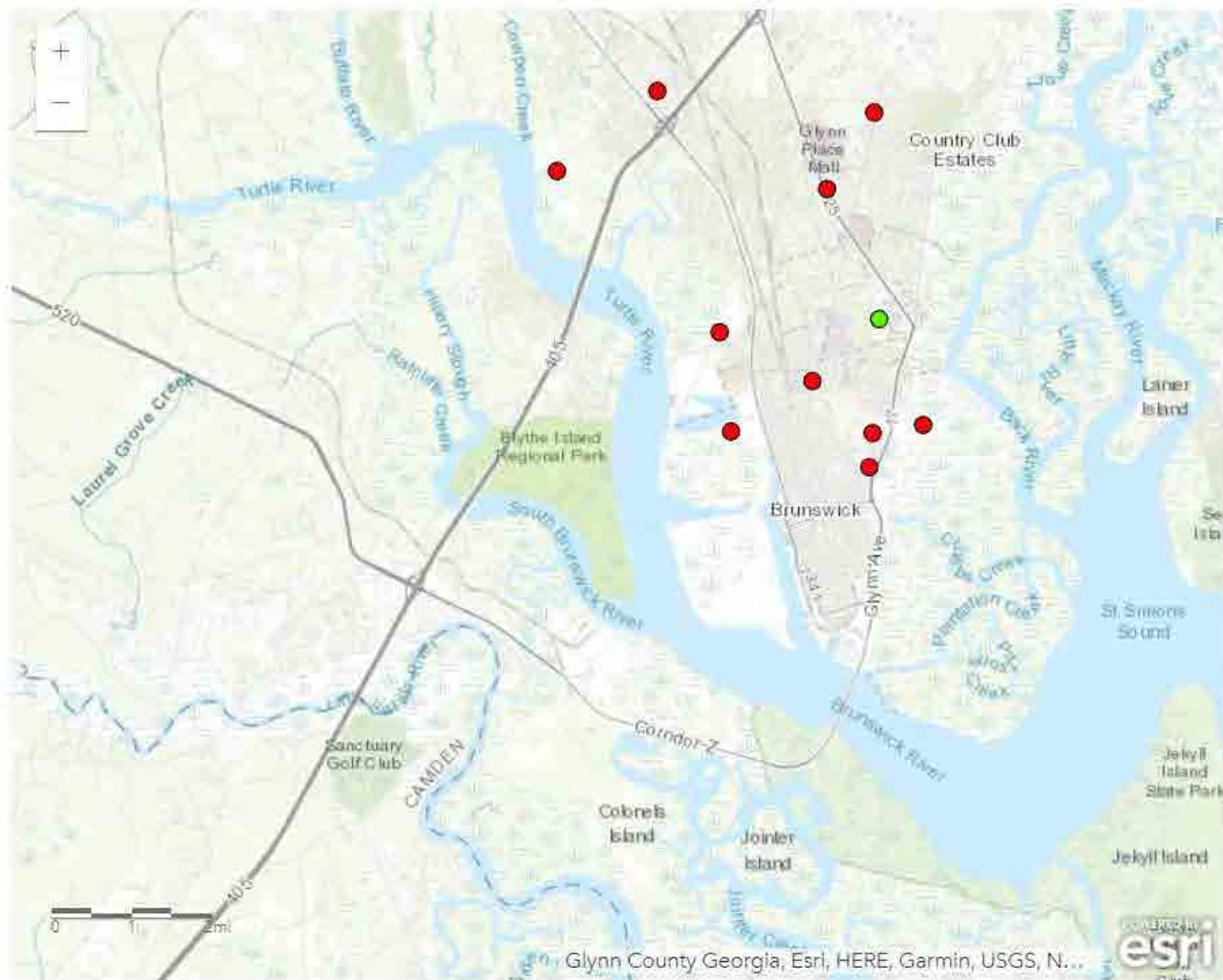
File: JDS20220352





## Appendix O: Hazardous Waste/Landfill Sites

**Map of the HSI – Interactive map with site profile information and links to individual Site Summaries: [Revised July 2022]**



**Map Legend**

Symbol	Investigation / Cleanup Funding Source	Description
●	Responsible Party (RP)	Work funded by responsible party or other entity.
●	Abandoned (A)	RP unable/unwilling to perform work. EPD may use Hazardous Waste Trust Fund and may lien property.
●	Public Landfill (L)	Costs may be reimbursed from Hazardous Waste Trust Fund.


## Appendix P: National Register of Historic Places



# Historic/Cultural Resources

Coty Bulkhead CMPA Application

## Legend

 Brunswick



**PROJECT  
LOCATION**

Blythe Island County Park

Mary Ross Waterfront Park

Georgia Ports Authority

Flying J Travel Center

Love's Travel Stop

Coastal Georgia RV Resort

Lover's Oak

Sidney Lanier

Emerald Princess C

**From:** [Michael Moody](#)  
**To:** [Bass, Maitland](#)  
**Subject:** Re: Coty- Lot 1  
**Date:** Wednesday, November 8, 2023 2:20:20 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Maitland,

I am really confused about what you need. The tie back rods would not take up that much space, as they are just 3/4" cables. The dead men pilings would be as calculated in the previous email. I think it would be best for you to call me when you get a chance to help me understand what is needed.

Sincerely,

Sam

On Wed, Nov 8, 2023 at 9:13 AM Bass, Maitland <[maitland.bass@dnr.ga.gov](mailto:maitland.bass@dnr.ga.gov)> wrote:

Good Morning Michael,

We will not be using the 1,680sqft. as a total for permanent impacts, as all impacts are not considered permanent. For the permanent impacts we have tiebacks and dead man. For the tiebacks we are coming up with 1,080sqft. (please confirm this is correct) and for the dead man we will need the square footage. The temporary impacts will be considered the excavation and equipment operations, please provide the total square footage for this.

Thank you,

**Maitland Bass**

Coastal Permit Coordinator  
**[Coastal Resources Division](#)**

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**From:** Michael Moody <[coastalpermittingservice@gmail.com](mailto:coastalpermittingservice@gmail.com)>  
**Sent:** Tuesday, November 7, 2023 10:16 AM  
**To:** Bass, Maitland <[maitland.bass@dnr.ga.gov](mailto:maitland.bass@dnr.ga.gov)>  
**Subject:** Re: Coty- Lot 1

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Maitland,

All the information is in the notes section on the right side of Sheet 3. This has the temporary impacts from digging the trenches and lists out the below ground structures. I do not know how you guys are going to calculate the impacts from a vertically placed piling. I would assume from a footprint standpoint on a top down view. With 39 pilings that are 12" diameter and 165.5' of horizontally laid pilings, this would be a total of 204.5 SF permanent impacts. Of course this wouldn't include the 3/4" tie rods though. Maybe a simpler option is just including the whole 1,680 SF as permanent impacts since it encompasses the entire tie backs as a large single system. I can calculate it several ways, but it really depends on how the Department wants to see it for your purposes.

Sincerely,

Michael

On Mon, Nov 6, 2023 at 3:39 PM Bass, Maitland <[maitland.bass@dnr.ga.gov](mailto:maitland.bass@dnr.ga.gov)> wrote:

Hi Michael,

I am working on the Public Notic for the Coty's (Lot 1). I may be missing these number on the plans submitted but I am not seeing them. For the permanent impacts what is the square footage for the tieback pilings and tie back cables/rods? What are the temporary construction impacts within the 50ft. buffer, square footage of the excavation/equipment operations?

Thank you,

**Maitland Bass**

Coastal Permit Coordinator

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