

# LOT 2, ANGLER'S BLUFF, CMPA BULKHEAD APPLICATION

2022

## Coastal Permitting Service

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Tel (912) 977-5241  
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256 S. Topi Trail  
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# Lot 2, Angler's Bluff, Bulkhead CMPA Permit Request

## Applicant Information

The applicant for the proposed project is Avery E. Coty. Mr. Coty is represented by Michael Moody of Coastal Permitting Service for this project.

Avery E. Coty  
430 Picric Street, Brunswick, GA 31520  
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 4.27 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 199' (199 SF) bulkhead with a 189' x 4' (756 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 1,689 SF and permanent installation of timber deadman pilings and associated tie back rods in the 50' CMPA buffer. A private recreational dock facility was authorized for this property under PRD2022, the dock has not yet been constructed.

## 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 199' (199 SF) (36.85 CF) bulkhead with a 189' x 4' (756 SF) rip rap toe (56 CF). 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 955 SF and the total volume of fill is 92.85 CF.

## 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 deadman 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 1,689 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 (43.75 SF), vertical dead men (37 SF), and horizontal dead men pilings (191 SF). The total permanent upland impacts will be 271.75 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

Joseph Douglas & Brittini Mason Coty (Same owner on both sides)  
682 Eugene Deal Road  
Statesboro, GA 30458

## 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 13, 2022

## Appendix B: Revocable License Request



DEPARTMENT OF NATURAL RESOURCES  
COASTAL RESOURCES DIVISION  
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218  
COASTAL.GADNR.ORG

MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

January 11, 2023

Avery Coty  
430 Picric Street  
Brunswick, GA 31520

**Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 105 Anglers Way, Lot 2 Anglers Bluff, Fancy Bluff Creek, Glynn County, Georgia**

Dear Mr. Coty:

Our office has received the survey and plat, dated December 29, 2022, prepared by Seaside Land Surveying, P.C., No. 3356 entitled "*CMPA Jurisdiction Line Survey Lot 2 Anglers 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 2 Anglers Bluff 27<sup>th</sup> G.M.D. Glynn County, Georgia*

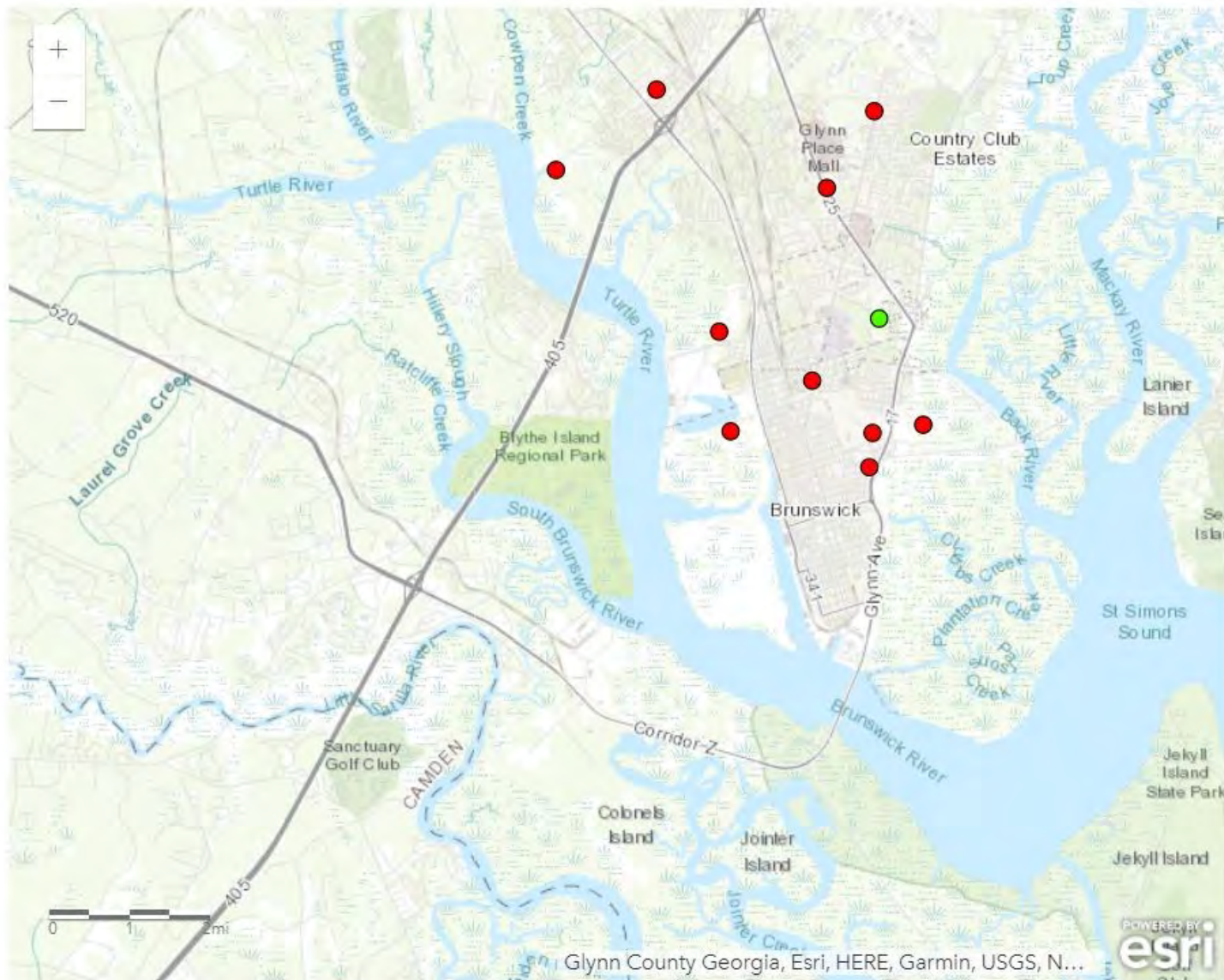
File: JDS20220303





## 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**

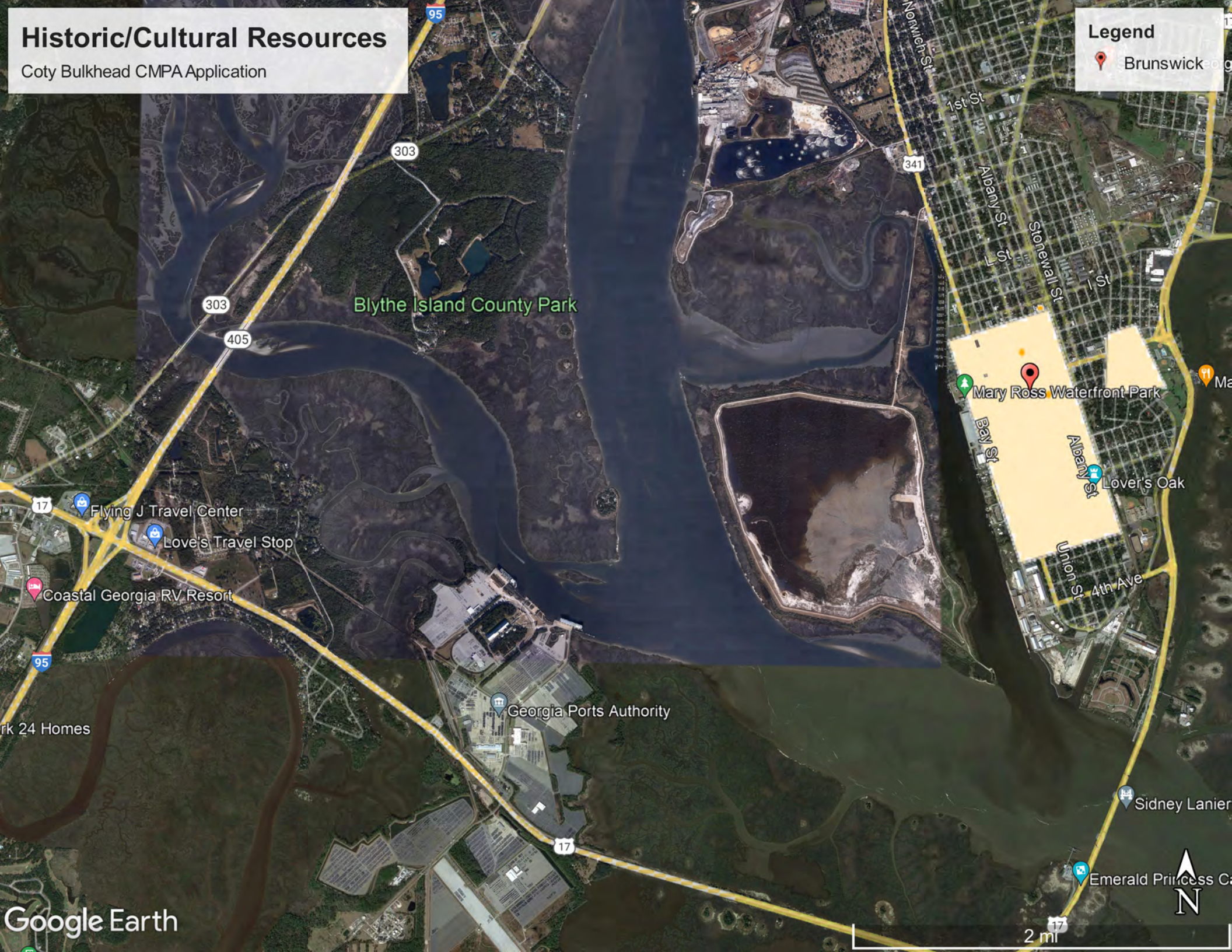
Symbol	Investigation / Cleanup Funding Source	Description
●	Responsible Party (RP)	Work funded by responsible party or other entity.
●	Abandoned (A)	RP unable/unwilling to perform work. EPD may use Hazardous Waste Trust Fund and may lien property.
●	Public Landfill (L)	Costs may be reimbursed from Hazardous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

## Appendix P: National Register of Historic Places

# Historic/Cultural Resources

Coty Bulkhead CMPA Application

**Legend**  
Brunswick, GA



Blythe Island County Park

Mary Ross Waterfront Park

Lover's Oak

Georgia Ports Authority

Flying J Travel Center

Love's Travel Stop

Coastal Georgia RV Resort

ark 24 Homes

Sidney Lanier

Emerald Princess C



*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*

August 14, 2023

Josh Noble  
Marsh and Shore Management Program Manager  
Georgia DNR, Coastal Resources Division  
One Conservation Way  
Brunswick, GA 31520

RE: 103 Anglers Way, Brunswick, GA 31523  
Anglers Bluff Subdivision, Lot 2  
Parcel 03-27434

Dear Mr. Noble:

Pursuant to the request for a zoning certification letter (ZCL5565) by Michael Moody regarding 103 Anglers Way, Brunswick, GA 31523; Anglers Bluff Subdivision, Lot 2; Parcel 03-27434, please find the following:

The proposed +/- 199 LF bulkhead, as depicted in the attached drawings, does not conflict with current Glynn County zoning laws.

Should you have any additional questions, please feel free to contact me at [mpostal@glynncounty-ga.gov](mailto:mpostal@glynncounty-ga.gov).

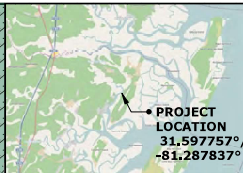
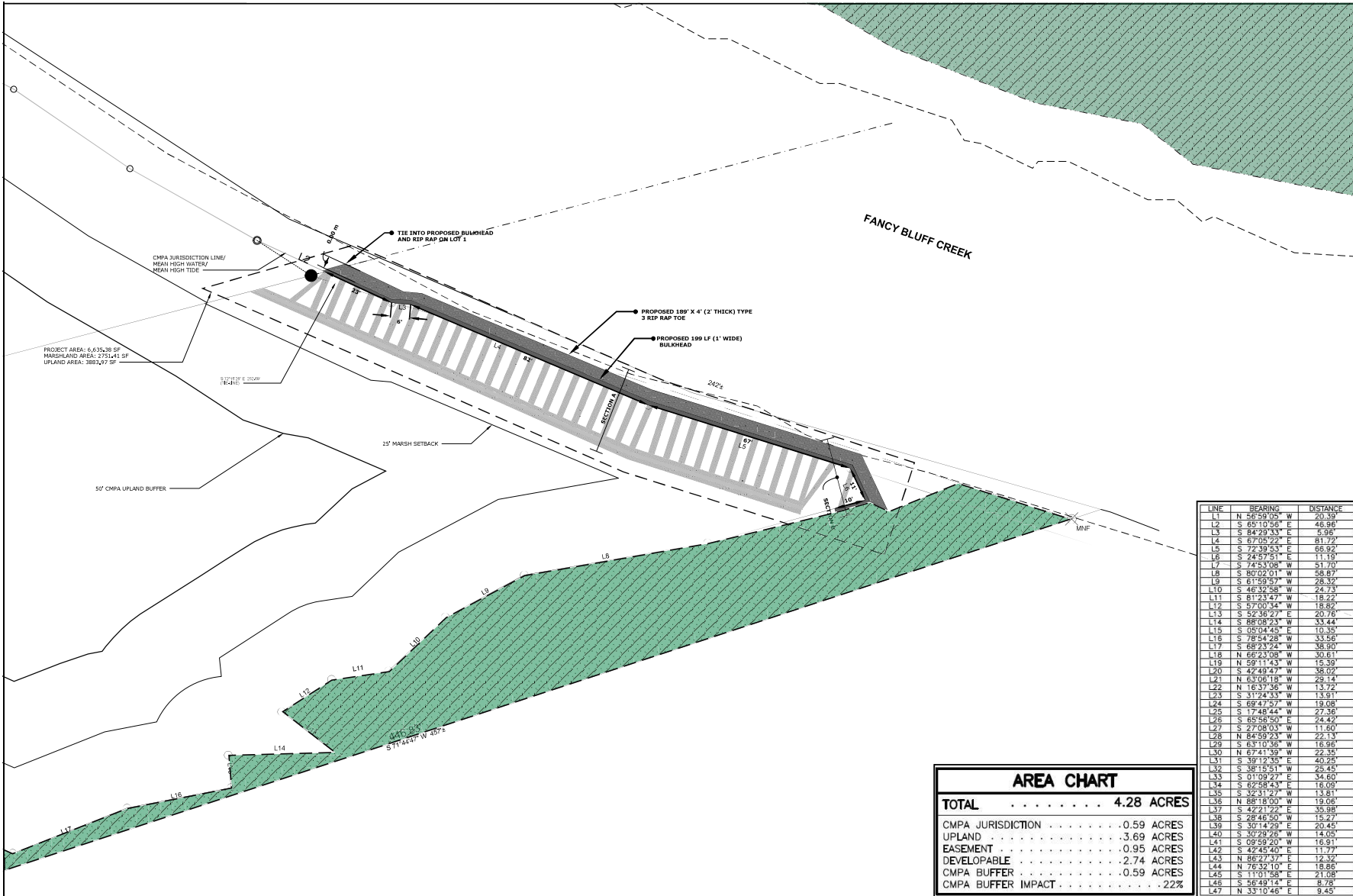
Sincerely,

*Maurice Postal*

Maurice Postal, AICP  
Senior Planner

*The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.*





**VICINITY MAP (NTS)**

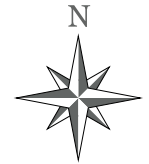
**LEGEND**

- 18\"/>

- NOTES:**
1. MLW AND MARSH VEGETATION WERE OBSERVED BY DRONE LIDAR AND PHOTOGRAMMETRY ON OCT. 7, 2022 AT 1:30 P.M. AT A PREDICTED LOW TIDE OF 0.48' MLLW (8677406 Howe Street Pier, Brunswick, GA)
  2. MLW AND VEGETATION LOCATIONS HAVE NOT BEEN VERIFIED BY A LICENSED SURVEYOR.
  3. LOT SURVEY WAS PROVIDED BY SEASIDE LAND SURVEYING ON DRAWING NUMBER 22391DS, DATED JULY 1, 2022.
  4. PROJECT AREA CONSISTS OF PERMANENT STRUCTURES AND TEMPORARY IMPACTS DURING CONSTRUCTION.
  5. PROPOSED MARSHLAND COMPONENT:
    - BULKHEAD: 199 SF (36.85 CY)
    - RIP RAP: 756 SF (56 CY)
    - BACKFILL: 0 SF (0 CY)
- TOTAL AREA: 956 SF**  
**TOTAL VOLUME: 92.85 CY**  
**0.46 CUBIC YARDS PER LINEAR FOOT**

LINE	BEARING	DISTANCE
L1	N 56°59'05\"/>	

AREA CHART	
<b>TOTAL</b>	<b>4.28 ACRES</b>
CMPA JURISDICTION	0.59 ACRES
UPLAND	3.69 ACRES
EASEMENT	0.95 ACRES
DEVELOPABLE	2.74 ACRES
CMPA BUFFER	0.59 ACRES
CMPA BUFFER IMPACT	0.22%

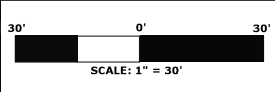


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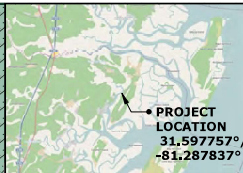
Prepared For:  
 Avery Coty  
 Lot 2, Angler's Bluff  
 Brunswick, GA 31523

Coastal Permitting  
 Service

MARSHLAND  
 COMPONENT



2



VICINITY MAP (NTS)

- LEGEND
- 12" DIA (X37) CONCRETE PILING FOUND (EXP. EST.)
  - 12" DIA (X37) CONCRETE MONUMENT FOUND (EXP. EST.)
  - 12" DIA (X37) PILING FOUND
  - 12" DIA (X37) MONUMENT FOUND
  - POWER TRANSFORMER
  - CABLE TRAY
  - ONE-GATE INVERT VALVE
  - INVERT CONTROL VALVE
  - MONUMENT FOUND
  - PILING FOUND
  - SURFACE
  - FENCE
  - LINE OF MARSH VEGETATION
  - MEAN HIGHER HIGH
  - DISTURBED PROPERTY
  - BE
  - BALLHEAD
  - TYPICAL RIP RAP
  - MARSH VEGETATION
  - RL

- NOTES:
1. MLW AND MARSH VEGETATION WERE OBSERVED BY DRONE LIDAR AND PHOTOGRAMMETRY ON OCT. 7, 2022 AT 1:30 P.M. AT A PREDICTED LOW TIDE OF 0.48' MLLW (8677406 Howe Street Pier, Brunswick, GA)
  2. MLW AND VEGETATION LOCATIONS HAVE NOT BEEN VERIFIED BY A LICENSED SURVEYOR.

3. LOT SURVEY WAS PROVIDED BY SEASIDE LAND SURVEYING ON DRAWING NUMBER 22391DS, DATED JULY 1, 2022.

4. PROJECT AREA CONSISTS OF PERMANENT STRUCTURES AND TEMPORARY IMPACTS DURING CONSTRUCTION.

5. PROPOSED UPLAND COMPONENT: TEMPORARY IMPACTS FOR INSTALLATION OF TIE BACKS: 1,689 SF

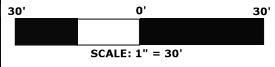
- BELOW GRADE STRUCTURES:

- VERTICAL PILINGS: 12" DIA (X37)

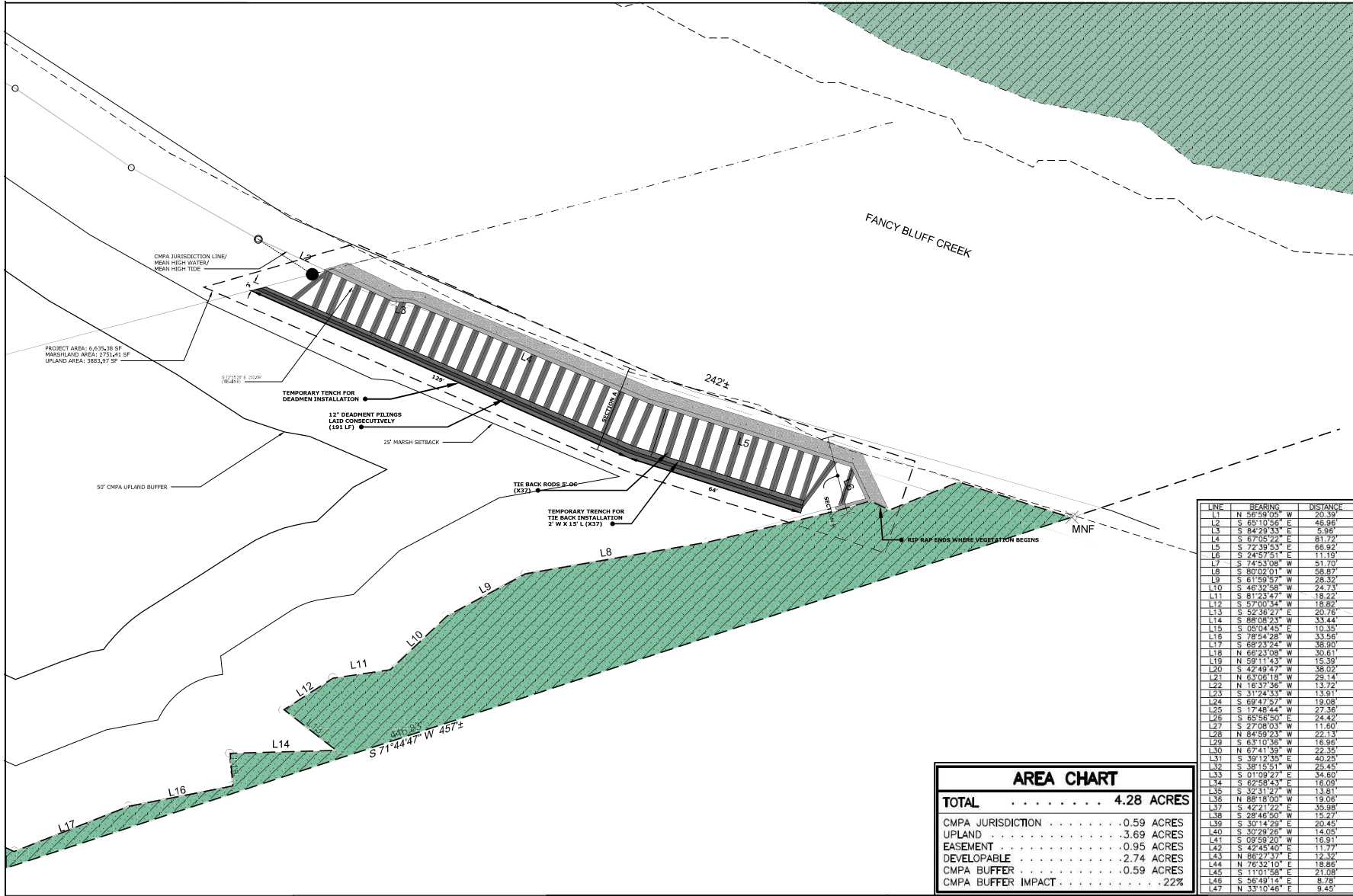
- HORIZONTAL PILING: 12" DIA (191 LF)

LINE	BEARING	DISTANCE
L1	N 56°59'05" W	20.39'
L2	S 65°10'56" E	46.98'
L3	S 84°29'33" E	5.96'
L4	S 67°05'22" E	81.72'
L5	S 72°39'53" E	66.92'
L6	S 74°57'51" E	11.19'
L7	S 74°37'08" W	51.70'
L8	S 80°02'01" W	58.67'
L9	S 61°59'57" W	28.32'
L10	S 46°32'58" W	24.73'
L11	S 81°23'47" W	18.22'
L12	S 57°00'34" W	18.82'
L13	S 52°36'27" E	20.76'
L14	S 68°09'21" W	33.44'
L15	S 05°04'45" E	10.35'
L16	S 78°54'28" W	33.56'
L17	S 69°37'24" W	36.90'
L18	N 66°23'08" W	30.61'
L19	N 59°11'43" W	15.39'
L20	S 42°49'47" W	38.02'
L21	N 63°08'18" W	29.14'
L22	N 16°37'36" W	13.72'
L23	S 112°43'3" W	13.91'
L24	S 69°47'57" W	19.08'
L25	S 17°48'44" W	27.36'
L26	S 63°38'50" E	24.42'
L27	S 27°08'03" W	11.60'
L28	N 84°59'23" W	22.13'
L29	S 63°10'56" W	16.98'
L30	N 67°41'39" W	22.35'
L31	S 39°12'35" E	40.28'
L32	S 38°15'51" W	25.44'
L33	S 01°09'27" E	34.60'
L34	S 62°58'43" E	16.09'
L35	S 22°17'27" W	13.81'
L36	N 88°18'00" W	19.06'
L37	S 42°21'22" E	36.88'
L38	S 28°46'50" W	15.27'
L39	S 30°14'29" E	20.45'
L40	S 30°29'26" W	14.05'
L41	S 09°59'20" W	16.91'
L42	S 42°45'40" E	11.77'
L43	N 86°27'37" E	12.32'
L44	N 76°32'10" E	18.88'
L45	S 11°01'58" E	21.68'
L46	S 56°49'14" E	8.78'
L47	N 35°10'46" E	9.45'

AREA CHART	
TOTAL	4.28 ACRES
CMPA JURISDICTION	0.59 ACRES
UPLAND	3.69 ACRES
EASEMENT	0.95 ACRES
DEVELOPABLE	2.74 ACRES
CMPA BUFFER	0.59 ACRES
CMPA BUFFER IMPACT	0.22%



3



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Avery Coty  
Lot 2, Angler's Bluff  
Brunswick, GA 31523

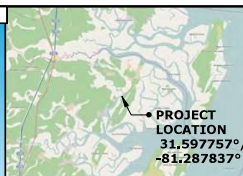
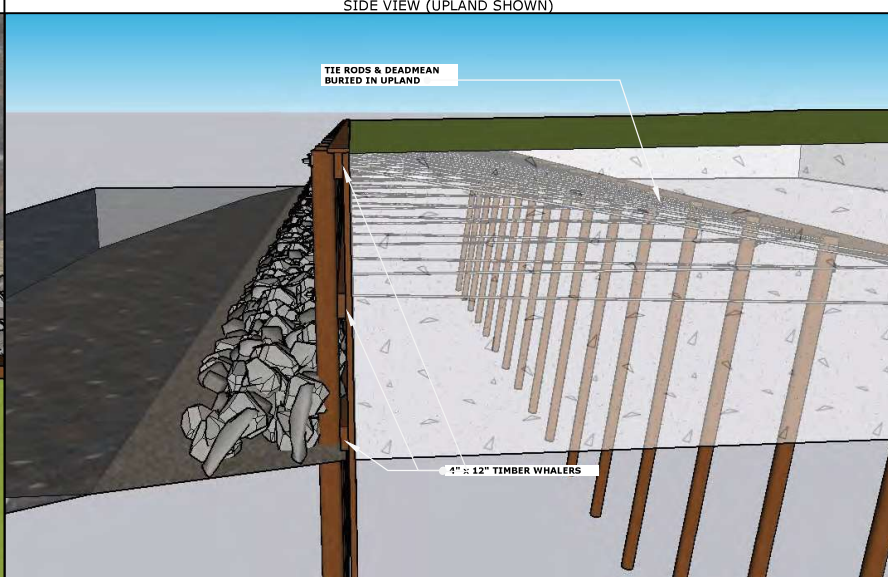
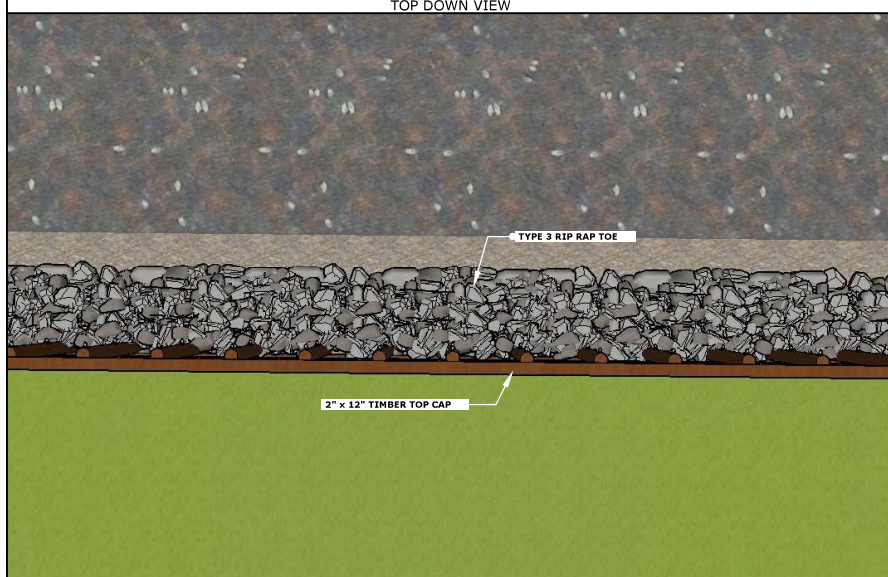
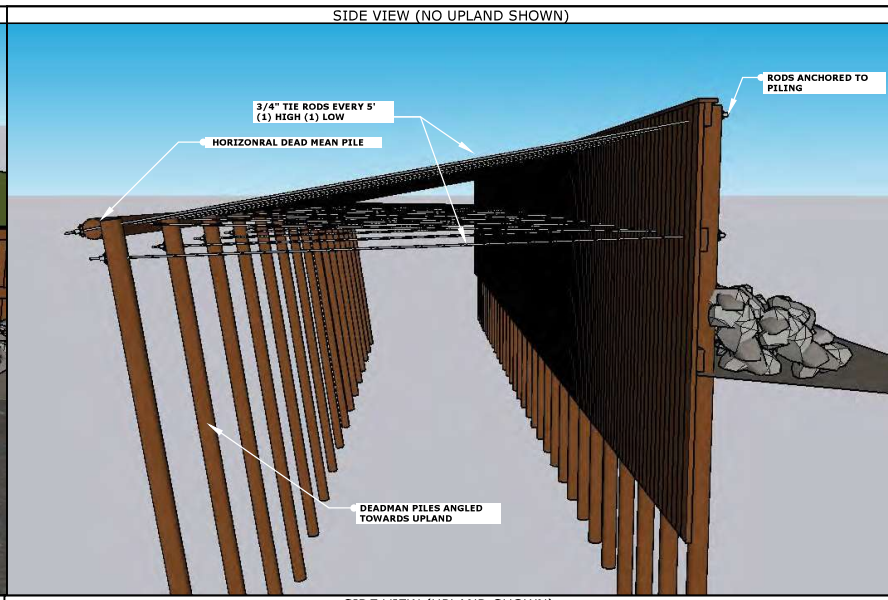
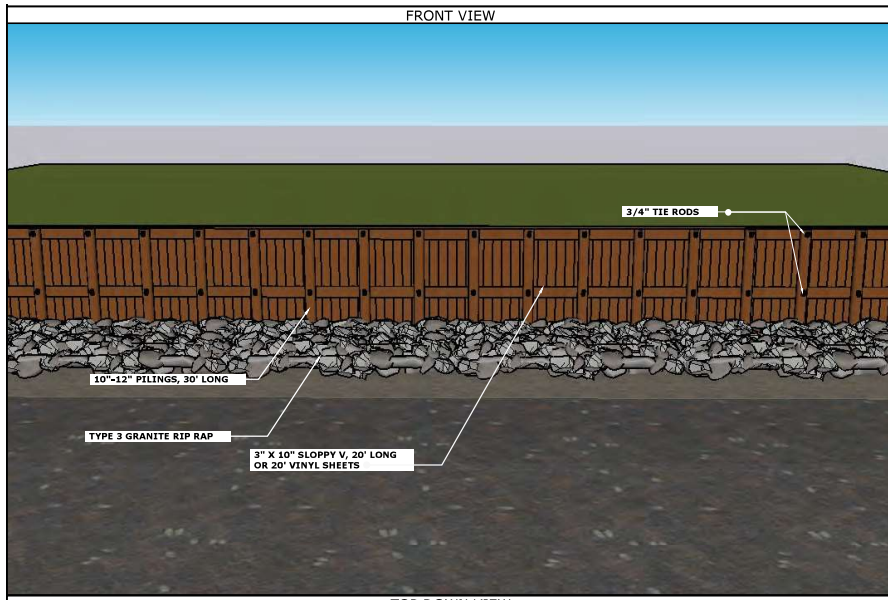
Coastal Permitting Service

UPLAND COMPONENT

MP







VICINITY MAP (NTS)

LEGEND

- UNLOCATED PROPERTY FOUND
- UNLOCATED CONCRETE MONUMENT FOUND
- UNLOCATED IRON PILES FOUND
- UNLOCATED BRONZE PILES FOUND
- UNLOCATED TRANSFORMER
- CABLE TRAIL
- ONE SIDE OF ROAD
- INTERSECTION CONTROL VALVE
- MONUMENT NOT FOUND
- UTILITY POLE
- SURVEY LINE
- FENCE
- LINE OF SAVED VEGETATION
- NEARLY DRAINAGE
- EXTENDED PROPERTY
- BULKHEAD
- TYPE 3 RIP RAP
- RIP RAP (ELEVATED)
- WOODS/SHRUB
- TEMPORARY EXCAVATION
- 1"

NOTES:

1. CONSTRUCTION MATERIALS AND METHODS ARE TO BE DETERMINED BY THE CONTRACTOR OR LICENSED ENGINEER. THE PROVIDED DEPICTIONS ARE BASED ON TYPICAL BULKHEAD CONSTRUCTION BY MARINE CO.

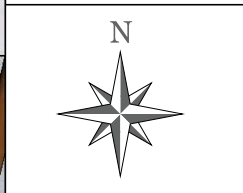
2. BULKHEAD FACE WILL BE CONSTRUCTED OF EITHER TIMBER OR VINYL. BOTH OPTIONS WILL EQUAL THE SAME AMOUNT OF FILL MATERIAL IN JURISDICTION.

Coastal Permitting Service

TYPICAL BULKHEAD

SCALE: 1" = 30'

5

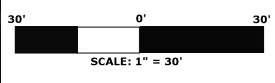


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Lot 2, Angler's Bluff  
Brunswick, GA 31523

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TYPICAL BULKHEAD



5