

Barbour River Club

The following information is submitted as support documentation in association with the attached application requesting authorization to impact waters of the U.S. pursuant to Section 10 of the Rivers and Harbors Act of 1899 and the Coastal Marshlands Protection Act of 1970 pursuant to the Official Code of Georgia Annotated, Part 12-5-286 (OCGA).

1.0 Project Description

The proposed updates to the governing permit for Barbour River Club aim to enhance the marina's functionality and utility while maintaining a focus on sustainability, recreation, and community benefit. These updates are designed to meet the evolving needs of members and ensure the marina remains a valuable resource. Below is a summary of the requested changes and future allowances:

1.1 Existing Structure:

Private recreational dock facility on the Barbour Island River (Swain River) at Harris Neck in McIntosh County, GA.

Clubhouse 50'x 30' - 1500 ft²

North Dock 8'x 76' - 765 ft²

South Dock 8'x 130' - 1310 ft²

North and South Dock Aluminum ramp 4' x 25' - 100ft² each

North Dock Walkway 6'x 30' - 180ft²

South Dock Walkway 6'x 40' - 240ft²

Hoist awning - 20'x20' - 400ft²

Hoist Width - 15'

Storage: 40x75, 45x90, 40x266

1.2 Proposed Modifications to Existing Permit:

1. Membership Capacity Restriction
 - Removal of the current membership capacity restriction to enable the marina to better serve its community and accommodate a broader base of users in an effort to meet the financial needs of supporting full time on-site management.
2. Community-Oriented Services

- Removal of Paragraph 9 in the Special Conditions, which currently restricts community-oriented services. This adjustment would allow the marina to provide essential items such as bait, ice, and fuel to support boating and recreational activities for members and visitors.
 - Members would also be permitted to utilize marina facilities for recreational charter fishing services and other waterway-related endeavors, enabling a broader range of boating and maritime operations to take place while aligning with the needs of the community.
 - Removing the commercial restrictions at the facilities, to include commercial fishing charters, small shrimpers operations, etc. (ie. less than 36' vessels)
 - Allowing use of our existing onsite live bait, holding tank, which design and function has already been approved by a party from Georgia Department of Natural Resources that visited in response to a complaint.
3. Material Movement on the Dock
- Revision of the stipulation in Paragraph 9, fourth bullet in Special Conditions, which limits dock usage to "modest amounts of materials for repairs or maintenance." The marina seeks to facilitate the movement of larger quantities of goods, such as those required for dock or home construction, while maintaining respect for environmental considerations.
4. Fuel Dispensing from Mobile Tank
- Approval to use an above-ground, mobile fuel tank for dispensing fuel. The tank would be situated more than 150 feet from the nearest water's edge to ensure safety and environmental stewardship.
5. Ship Store Usage of Clubhouse
- Permission to use the clubhouse to provide recreational and operational support services. This includes offering items like tackle, sunscreen, t-shirts, and other small essentials for members and visitors.
6. Boat Maintenance in Storage Buildings
- Permission to conduct boat maintenance and light repairs inside the storage buildings, all of which are situated no less than 175 feet from the water's edge.

Proposed Future Permit Allowances (not our highest priority at this time)

1. Additional Floating Dock Space
- Approval to expand the south docks by an additional 130 feet of floating dock space to increase mooring capacity and better serve the community's growing needs.
 - Materials:

- Floats: Encapsulated polyethylene floats to provide durable buoyancy and prevent leaching into the water.
- Decking: Composite material or marine-grade treated wood to ensure longevity and environmental safety.
- Framing: Marine-grade aluminum, treated wood, or galvanized steel for structural integrity.
- Fasteners: Stainless steel or galvanized fasteners to resist corrosion in the marine environment.
- Hardware: Galvanized steel or marine-grade aluminum hinges and connections for durability.
- Anchoring System: The docks will be secured with marine-rated treated wood pilings to ensure stability and long-term reliability.
- Access: The new floating docks will be accessed via the existing gangways, which are already equipped with safe, non-slip surfaces.
- Environmental Considerations: All materials will adhere to environmental safety standards to minimize impacts on water quality and local ecosystems. Construction will be carried out using waterborne barges to limit turbidity, and precautions will be taken to prevent debris or contaminants from entering the water.

2.0 Project Justification

The proposed modifications to the marina facilities are necessary to meet the evolving needs of its members and the surrounding community while ensuring compliance with environmental and regulatory standards. Removing membership capacity restrictions will allow greater access to marina facilities, fostering inclusivity and functionality. Changes such as a removal of permit commercial restrictions and expanded floating dock space will enhance the marina's usability, while permitting low-impact maritime activities, such as charter fishing, and convenience services like bait, ice, and fuel sales will support both recreational and operational needs. The proposed fuel dispensing system, located over 150 feet from the nearest water's edge, and the ability to move larger quantities of materials across the dock for property improvement projects reflect the marina's commitment to safety and practicality. Future plans, including an additional 120 feet of floating dock space and the ability to perform light repairs in storage buildings, address growing demand while minimizing environmental impact. All modifications are designed with sustainability in mind, using sustainable materials and best practices to ensure the marina remains a valuable and environmentally responsible community resource.

3.0 Alternatives Analysis / Minimization

Prior to our proposal, we considered several alternatives to our requests listed above however we were not able to find feasible options in the surrounding area. BRYC caters to local residents who cannot leave their personal property, cars, trailers at the public boat ramp next door for extended periods of time. Currently, the closest place to purchase bait,

fuel and ice is 10 miles away in Shellman Bluff. Many of our members are locals that commute to their residence by boat. Without extending the docks, our members are competing for space to dock their boats. The project as proposed, allows us to use the facilities in place and accommodate our members with minimal impact.

4.0 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-

Dan Underwood
1636 Goulds Landing Road
Townsend GA 31331

(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 Durand Land Surveying and other documents attached.

(3) A plat of the area in which the proposed work will take place

See attached

(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

See attached

(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 attached document

- (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;**

A letter has been received from McIntosh County Zoning Administration that the proposed project is not prohibited under current zoning. The letter is not conditioned.

- (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.**

Will provide as requested by the department.

- (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-** *see above*

- (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-** *Applicant has reviewed the Hazardous Site Index maintained by Georgia Environmental Protection Division. There are no landfills or hazardous waste sites at or near the proposed project location.*

- (10) **A copy of the water quality certification issued by the department if required for the proposed project-** *The water quality certification will be provided if required.*

- (11) **Certification by the applicant of adherence to soil and erosion control responsibilities if required for the proposed project-** *Applicant has stated their intention to adhere to soil and erosion control responsibilities*

- (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-

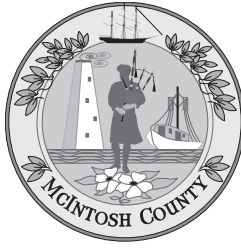
The proposed structure is pile supported and will not alter natural flow of navigable waters or obstruct public navigation.

(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 structures. 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 other marine life, or wildlife, or other resources, nor affect water and oxygen supply. Standard manatee protection measures will continue to be implemented during any of the process and afterward.



McIntosh County Building and Zoning Office

Post Office Box 2694
Darien, GA 31305

Bryan Boone, Administrator
Donna Moody, Inspector
Glenda Davis, Permit Technician

Phone: 912-437-6603
FAX: 912-437-5088

04/02/2025

To whom it may concern,

The proposal dated 02/24/2025 at:

Parcel Number 0082E 0045

Account/Realkey 5930

Location Address 1636 GOULDS LANDING RD NE

Legal Description GOULD'S LANDING PH II TRACT II

is consistent with all applicable zoning ordinances for this location, purpose and there are no known hazardous landfills.

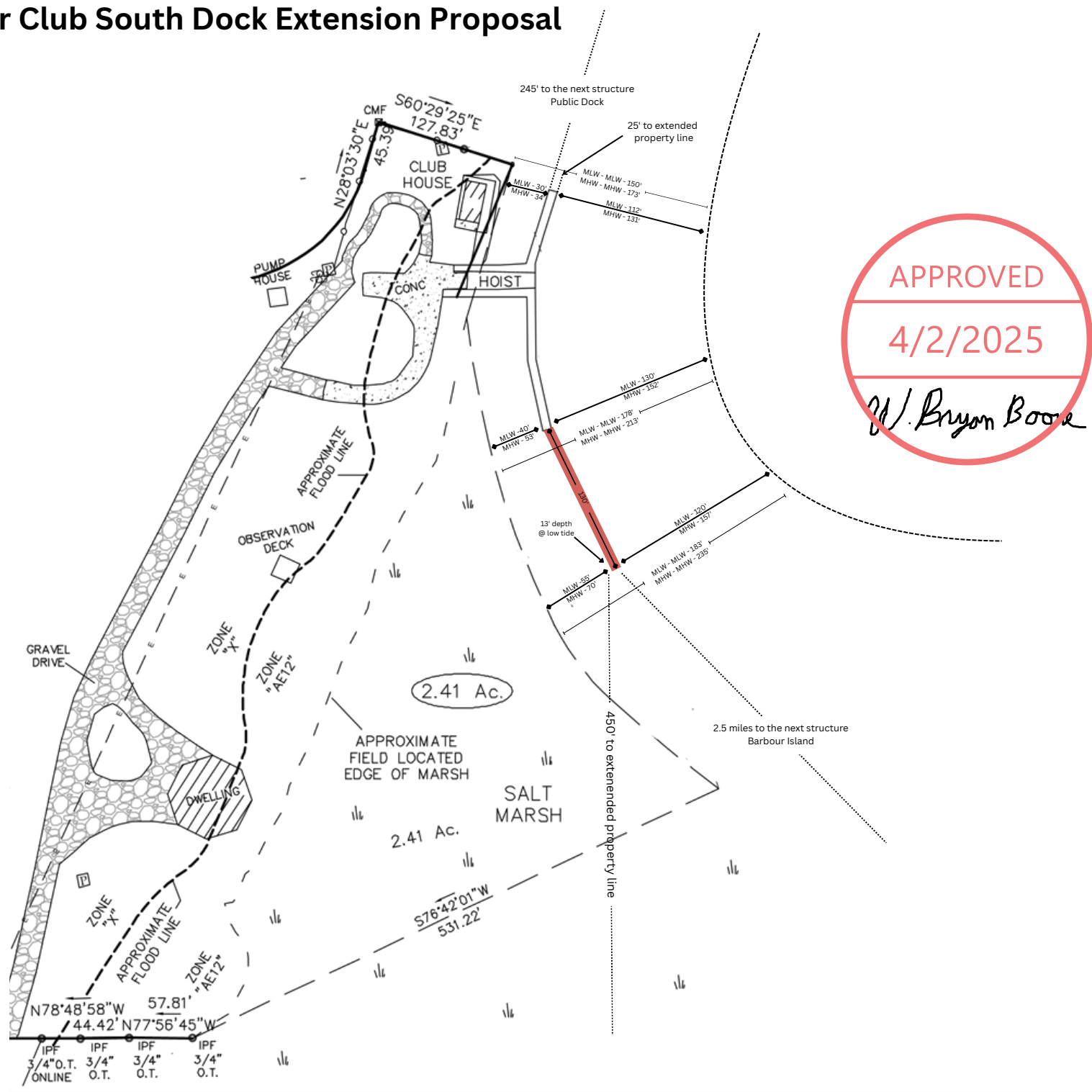
Please feel free to contact us if further guidance or questions arise with this project.

Thank you,

A handwritten signature in black ink that reads "W. Bryan Boone".

Bryan Boone
Building and Zoning Administrator
McIntosh County
(912)-437-1133

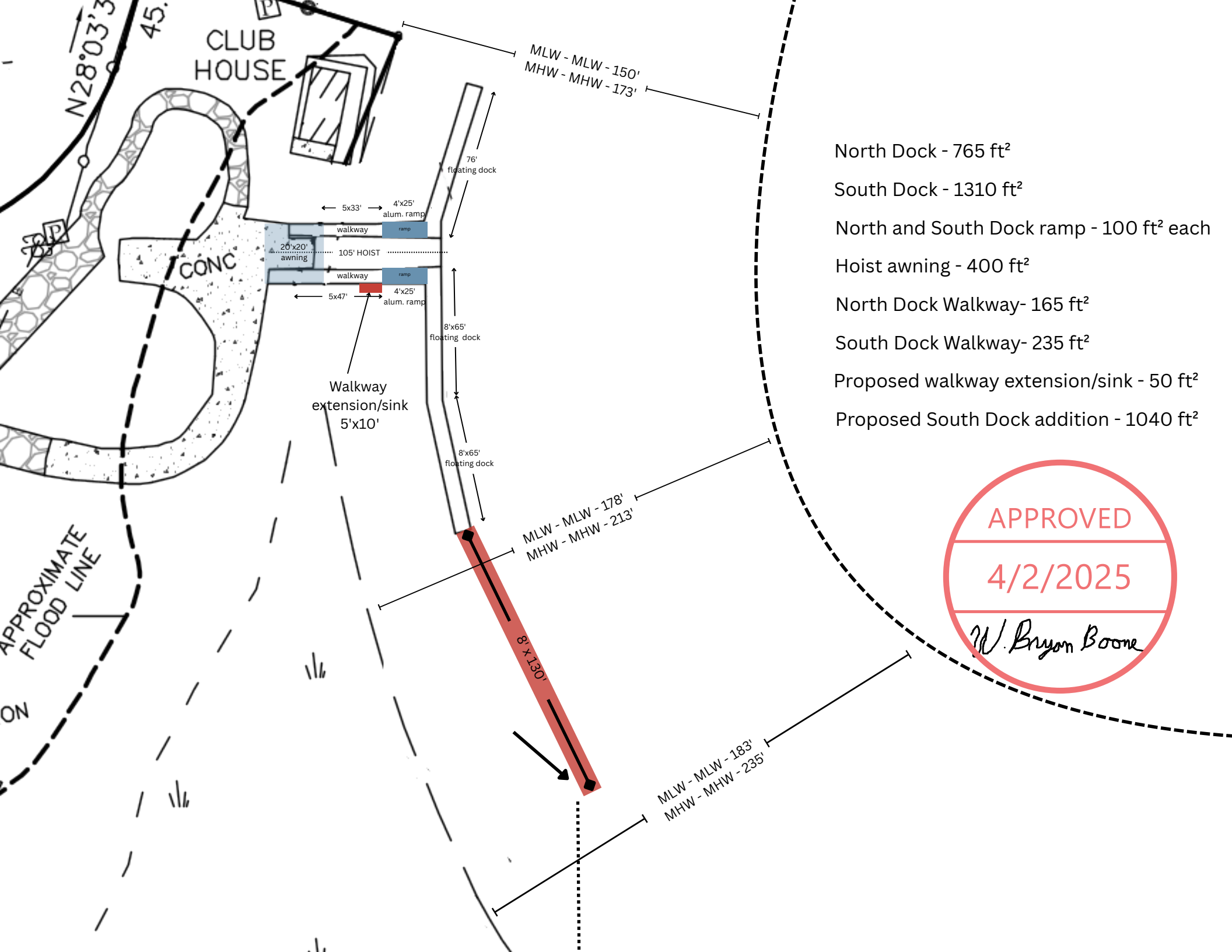
Barbour River Club South Dock Extension Proposal



APPROVED

4/2/2025

W. Bryon Boone



- North Dock - 765 ft²
- South Dock - 1310 ft²
- North and South Dock ramp - 100 ft² each
- Hoist awning - 400 ft²
- North Dock Walkway- 165 ft²
- South Dock Walkway- 235 ft²
- Proposed walkway extension/sink - 50 ft²
- Proposed South Dock addition - 1040 ft²

APPROVED
4/2/2025
W. Bryon Boone



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February 4, 2025

RE: Zoning Verification for - Map 0082-E, Parcels 0045, 1636 Goulds Landing
Rd NE, Townsend, Georgia 31331

To Whom It May Concern:

This letter is to confirm that the above referenced property is zoned C-G (General
Commercial).

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

Sincerely,

A handwritten signature in blue ink that reads "Donna Moody". The signature is written in a cursive, flowing style.

Donna Moody
McIntosh County
Building & Zoning Inspector