

SMITH TRACTS SHORELINE STABILIZATION

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 Rufus Lamar Smith, Alief Nicole Smith and Kyle Lamar Smith, represented by LaBarba Environmental Services. The contact details are as follows:

Agent

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

Applicant

POC: Buckshot Smith
42 Cayman Court
Waverly, GA 3165
Email: buckshothbm@gmail.com
Phone: (912) 269-9704

Project Summary

The proposed project involves the installation of a rip rap bank stabilization on Tracts 1, 2 & 3 Maiden Creek Landing Subdivision, along Maiden Creek in Waverly, Georgia. The project aims to stabilize the eroding shoreline and reduce sedimentation to the waterway. This application seeks a Coastal Marshlands Protection Act (CMPA) permit to place the rip rap in CMPA jurisdiction.

Existing Conditions

The project site is three waterfront parcels with a total of 1.88 acres area along Maiden Creek. The shoreline has some existing rip rap that occurs sporadically along the banks of the creek. Based on aerial imagery, a distinct trend of erosion occurring in the sections which are unarmored can be noticed in comparison to the sections which currently have rip rap. The shoreline is absent of marsh vegetation except for a 1'-2' wide strip of *Borrichia frutescens* immediately seaward of the CMPA jurisdiction line. The adjacent upland tracts are residential with a house currently located on Tract 3, while Tracts 1 & 2 remain undeveloped.

Proposed Structures

Rip Rap (Marshland Component)

The proposed project includes the installation of new rip rap along 356.78' shoreline. The rip rap will be placed on the existing slope, and will not require any grading activities in the marsh or upland. The rip rap will be placed seaward of the 1'-2' strip of *Borrichia frutescens* in order to leave the vegetation undisturbed. The width of the rip rap is generally 11' wide extending from the seaward edge of the vegetation to the approximate mean low water line.

Impact Area Summary

- Total Project Area: 356.78 LF (3,924.58 SF)
- Proposed Rip Rap: 3,924.58 SF (218 CY) (00.61 CY/LF)
 - Tract 1: 121.5 LF (1,336.5 SF)
 - Tract 2: 112.8 LF (1,240.8 SF)
 - Tract 3: 122.48 LF (1,347.28 SF)

The project does not contain an upland component as defined in the Coastal Marshlands Protection Act.

Additional Permitting

401 Water Quality Certification (Georgia DNR-EPD)

The proposed project will utilize a Nationwide Permit from the U.S. Army Corps of Engineers, which has been granted a blanket Water Quality Certification for the activities. A copy of the Water Quality Certification can be found in the appendices.

Nationwide Permit 13 (USACE)

The proposed project is simultaneously being submitted to the USACE for verification as a Nationwide Permit 13: Bank Stabilization project. In the appendices is the Pre-Construction Notification and all of the additional documentation required for verification, as well as a Federal Consistency form.

Adjoining Landowners

Susan Beth Williams
PO Box 74
Waverly, GA 31565

Maiden Creek Landing Property Owners Association, Inc.
PO Box 20682
St. Simons Island, GA 31522

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 National Register of Historic Places and GNAHRGIS indicate no historic sites on the property.

Soil and Erosion Control Statement

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

Turbidity Statement

The proposed project will be performed in a manner to minimize turbidity in the stream. BMP's will be used throughout the duration of the project and inspections will be performed as required by law.

Needs Assessment

Shoreline erosion at the project site threatens the adjacent upland area, contributing to sedimentation and water quality issues. Without intervention, continued erosion could lead to:

- Loss of coastal habitat and shoreline retreat.
- Increased turbidity and sedimentation in Maiden Creek.
- Reduction in storm resilience of the shoreline.

The proposed rip rap restoration directly addresses these concerns by stabilizing the shoreline.

Alternative Analysis

Several alternatives were evaluated to address shoreline erosion:

1. **No-Action Alternative:** Continued erosion would degrade water quality and threaten upland stability. **This is not viable.**
2. **Living Shoreline (Vegetation Only):** While seemingly environmentally beneficial, it may not provide sufficient stabilization in this location. The project location is within a FEMA Limit of Moderate Wave Action (LiMWA) zone, which means it is at a higher risk of damage during storm events. The applicant is not comfortable with the level of risk to the shoreline with this option given the FEMA designation. **Deemed unsuitable.**
3. **Bulkhead:** The bulkhead option faces similar concerns in regard to the LiMWA designation on the property. Bulkhead failure commonly occurs due to a buildup of hydrostatic pressure behind the structure. With increased wave action, it is likely that during a storm event water would accumulate behind the structure and potentially cause a failure. **Deemed unsuitable.**
4. **Rip Rap Only:** Since the site has existing rip rap that is effectively protecting the areas landward of where it is placed, along with the neighboring property that installed rip rap in recent years with effective protection provided, rip rap is the most logical and cost effective solution. Rip will provide armoring that still allows for some energy absorption from normal flows and storm events, and typically requires less maintenance long term. **Preferred Alternative**

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 rip rap stabilization project will not cause any obstruction or significant alteration to the natural flow of navigational waters within the affected area. The rip rap will be installed along the existing shoreline and will not extend into the waterway past the mean low water line, ensuring that navigation along the waterbody remains unaffected. Additionally, the structure is designed to stabilize the bank without impeding tidal movement, natural sediment transport, or water flow patterns.

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

The rip rap installation is specifically designed to reduce erosion rather than contribute to it. By stabilizing the shoreline, the project will prevent further sediment loss and deposition into

the waterway, thereby minimizing the risk of shoaling in nearby channels. The porous nature of rip rap allows for water movement, preventing the creation of stagnant water areas. Additionally, the design will follow best management practices (BMPs) to ensure that the placement of rip rap does not contribute to unintended erosion at adjacent properties.

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 rip rap project is designed to have minimal impact on aquatic life while providing long-term ecological benefits. Unlike vertical bulkheads, which can create a hard barrier and disrupt natural habitats, rip rap offers interstitial spaces that can serve as habitat for fish, crustaceans, and other aquatic organisms. The project will follow sediment and turbidity control measures to protect water quality and ensure that construction activities do not harm marine life. Additionally, the stabilization of the shoreline will help prevent excessive sedimentation, which can degrade water quality and negatively impact aquatic ecosystems. Overall, the project aligns with conservation efforts and is not expected to unreasonably interfere with local fish, shellfish, or other wildlife populations.

Conclusion

The proposed rip rap bank stabilization project effectively mitigates shoreline erosion while maintaining water quality and habitat integrity. The design prevents further land loss, minimizes sedimentation, and avoids negative impacts on navigation, water flow, or marine life. Rip rap provides long-term stability without contributing to adjacent erosion or shoaling. The project meets all regulatory requirements and represents the most practical and environmentally responsible solution for shoreline protection. Approval of this project will ensure sustainable shoreline management with minimal environmental impact.



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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

October 20, 2023

Rufus Lamar Smith
60 Mallory Lane
Waverly, GA 31565

Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, Tract 1, 2, and 3, Maiden Creek Landing Subdivision, Maiden Creek, Camden County, Georgia

Dear Mr. Smith:

Our office has received the survey and plat, dated October 9, 2023, prepared by Everett Tomberlin and Associates Land Surveying, No. 2922 entitled "*A Topographic Survey for Tracts 1, 2, & 3, Maiden Creek Landing*" prepared for Rufus L. Smith. Based on my site inspection, on October 5, 2023, 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 October 5, 2024 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,

Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *A Topographic Survey for Tracts 1, 2, & 3, Maiden Creek Landing*

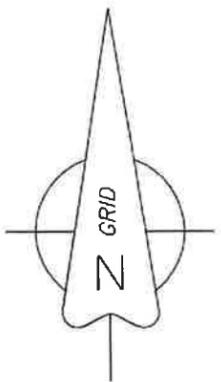
File: JDS20230195

FINAL PLAT 3 LOT CONTAINING 2.594 ACRES
A DIVISION OF PARCEL 125R 185A IN TO 3 LOTS
MAIDEN CREEK LANDING

- 1 ACCORDING TO THE FLOOD INSURANCE RATE MAP 13039C0155, REVISED 02/11/2017, THIS PROPERTY LIES IN ZONE AE 11
- 2 THE SALT MARSH IS UNDER THE PROTECTION OF THE DEPARTMENT OF NATURAL RESOURCES. ANY DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL IS PUNISHABLE BY LAW.

I certify that this plat does not create any new streets or roads, requires no utility improvements, and requires no new sanitary sewer or septic system improvements, meeting the requirements in O.C.G.A. 15-6-67(d) and meets or exceeds the minimum lot size requirements of the camden county UDC.

Everett Tomberlin
EVERETT TOMBERLIN, GA LAND SURVEYOR #2922

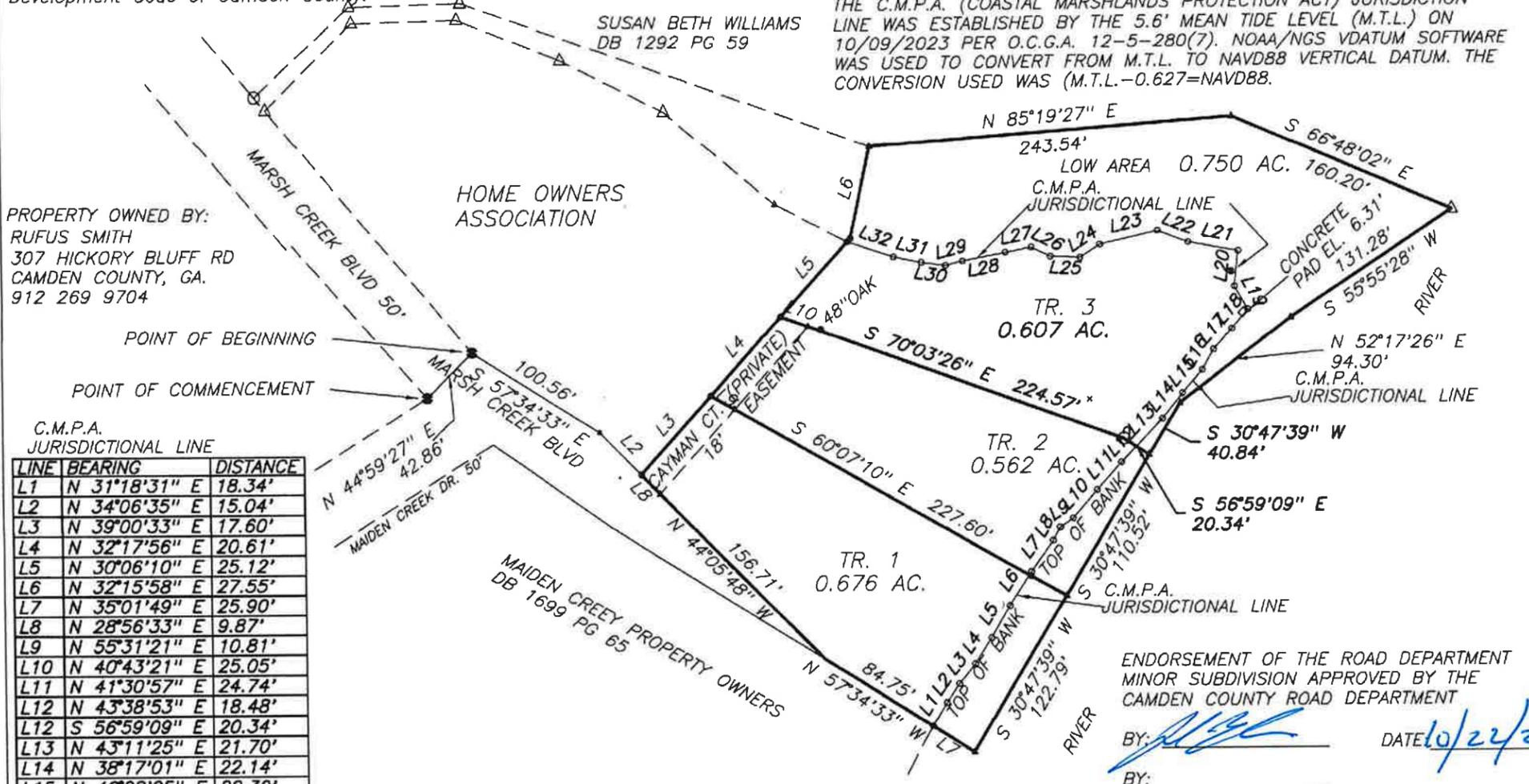


The access easement shown on this plat is private and not maintained by Camden County. maintenance of the easement is the responsibility of the property owners. Any liability arising from the original constructor, the lack of maintenance or inability to be served by public safety or emergency vehicles is the responsibility of the property owner. The access easement shall not be dedicated to or accepted by Camden County for maintenance or for any other purpose unless and until it meets all design and construction standards for a public street in accordance with the unified Development Code of Camden County.

PLANNING & BUILDING DEPARTMENT APPROVAL:
ALL REQUIREMENTS OF THE CAMDEN COUNTY UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULLFILLED BY THIS PLAT, THE UNDERSIGNED ACTING UNDER AUTHORITY OF THE BOARD OF COMMISSIONERS OF CAMDEN COUNTY, GEORGIA HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT.

BY: *[Signature]* DATE 10/20/25
BY: _____

THE C.M.P.A. (COASTAL MARSHLANDS PROTECTION ACT) JURISDICTION LINE WAS ESTABLISHED BY THE 5.6' MEAN TIDE LEVEL (M.T.L.) ON 10/09/2023 PER O.C.G.A. 12-5-280(7). NOAA/NGS VDATUM SOFTWARE WAS USED TO CONVERT FROM M.T.L. TO NAVD88 VERTICAL DATUM. THE CONVERSION USED WAS (M.T.L.-0.627=NAVD88).



PROPERTY OWNED BY:
RUFUS SMITH
307 HICKORY BLUFF RD
CAMDEN COUNTY, GA.
912 269 9704

C.M.P.A. JURISDICTIONAL LINE

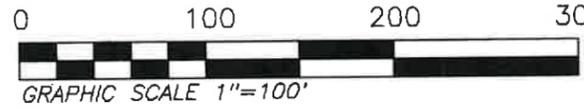
LINE	BEARING	DISTANCE
L1	N 31°18'31" E	18.34'
L2	N 34°06'35" E	15.04'
L3	N 39°00'33" E	17.60'
L4	N 32°17'56" E	20.61'
L5	N 30°06'10" E	25.12'
L6	N 32°15'58" E	27.55'
L7	N 35°01'49" E	25.90'
L8	N 28°56'33" E	9.87'
L9	N 55°31'21" E	10.81'
L10	N 40°43'21" E	25.05'
L11	N 41°30'57" E	24.74'
L12	N 43°38'53" E	18.48'
L12	S 56°59'09" E	20.34'
L13	N 43°11'25" E	21.70'
L14	N 38°17'01" E	22.14'
L15	N 40°28'25" E	20.39'
L16	N 29°16'32" E	15.76'
L17	N 40°45'17" E	18.78'
L18	N 39°27'23" E	17.00'
L19	N 29°17'07" W	17.87'
L20	N 06°03'20" E	24.45'
L21	N 79°46'30" W	33.84'
L22	N 69°13'25" W	22.11'
L23	S 76°35'50" W	39.52'
L24	S 56°36'41" W	15.96'
L25	N 87°52'48" W	19.99'
L26	N 63°46'23" W	14.21'
L27	S 78°30'37" W	17.67'
L28	S 78°52'16" W	29.48'
L29	S 74°48'56" W	11.79'
L30	N 82°21'35" W	16.19'
L31	N 78°10'43" W	19.06'
L32	N 71°25'50" W	32.64'

OWNERS ENDORSEMENT:
THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE CAMDEN COUNTY UNIFIED DEVELOPMENT CODE.

OWNERS NAME: RUFUS L SMITH
OWNERS ADDRESS: 307 HICKORY BLUFF RD.
CAMDEN COUNTY, GA.
BY: *[Signature]* RUFUS SMITH (OWNER) DATE: 9/20/25

CAMDEN COUNTY HEALTH DEPARTMENT:
THE LOTS SHOWN HAVE BEEN REVIEWED BY THE CAMDEN COUNTY HEALTH DEPARTMENT AND ARE APPROVED FOR SUBDIVISION DEVELOPMENT. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS PLACEMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. A LEVEL III SOIL REPORT FROM FROM AN APPROVED SOIL SCIENTIST IS REQUIRED AT THE TIME OF PERMIT APPLICATION.

BY: *[Signature]* HEALTH DEPARTMENT OFFICAL DATE: 10-16-2025
BY: *Terry Ferrell* PRINTED NAME



I certify this plat to be a true and accurate representation of the land platted and it conforms to the minimum standards and requirements of law, and is suitable for recording.

I certify that in my opinion, the provisions in O.C.G.A. Section 15-06-67(d) does not require approval of this plat by the planning commission.

Everett Tomberlin, the Land Surveyor whose seal is affixed hereto does not guarantee that all easements which may affect this property are shown.

Pursuant to the Development Code of _____ County, Georgia, All requirements have been fulfilled and this plat is approved.
This _____ Day of _____, 20____.
Codes Director, _____ County, Georgia

The equipment used in obtaining the linear and angular measurements used in the preparation of this plat was:
100' TAPE
CARLSONBRX6+
RT3

SURVEY FOR: RUFUS SMITH
Land Lot: G.M.D.: 33RD Survey Date: 08/28/2024 Date Drawn: 09/04/2024
Land Dist.: City: Drawn By: ET JOB REF. BUCKSHOT
County CAMDEN State: Georgia Scale: 1"=100' Checked By: ET

The field data upon which this plat is based has a closure precision of one foot in 24,650 feet, and an angular error of 02" per angle point, and was adjusted using the Compass rule. this plat has been calculated for closure and has been found to be accurate within one foot in 478,573 feet.
This plat has been recorded in Plat Book _____ Page _____, in the Office of the Clerk of Superior Court of _____ County, Georgia. This _____ day of _____, 20____, Time _____.
Clerk of Superior Court

- REFERENCES:
PLAT:
DEED:
 1/2" re-bar set
 Iron Pin or Pipe Found
 Concrete Monument Set
 Concrete Monument Found
 Computed Point
 Land Lot or Legal Tie Point



EVERETT TOMBERLIN and ASSOCIATES LAND SURVEYING
EVERETT TOMBERLIN REGISTERED LAND SURVEYOR #2922
1144 RADIO STATION ROAD
ALMA, GEORGIA 31510
PH. 912-632-8034 FAX 912-632-0734





Board of County Commissioners

Office of Planning & Development

135 Gross Road • Kingsland, GA 31548

Phone: (912) 729.5603 • Fax: (912) 729.5543 • www.camdencountyga.gov

Sam LaBarba
LaBarba Environmental Consultants
Brunswick, GA. 31520

March 14, 2025

RE: Maiden Creek Landing Subdivision Tracts 1, 2 & 3

To Whom It May Concern,

The tracts identified above, along with the attached documents, do not constitute a violation of the Unincorporated Camden County Zoning Ordinance. If I can assist in any other way please feel free to contact me.

Thank you,

Joey Yacobacci
Director of Planning & Development
Camden County Board of Commissioners
Office: 912-510-4310
www.camdencountyga.gov

"Award-Winning Government"

ROBBIE CHEEK
Commissioner, District 1

MARTIN TURNER
Commissioner, District 2

CODY SMITH
Commissioner, District 3

JIM GOODMAN
Commissioner, District 4

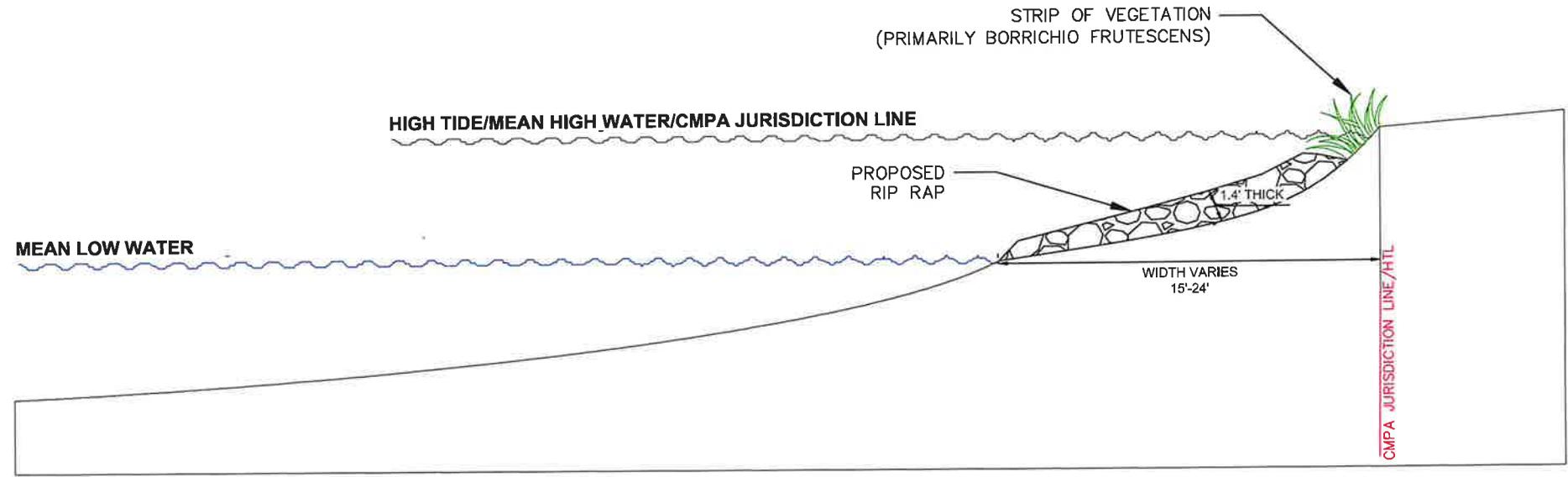
BEN L. CASEY
Commissioner, District 5

SHAWN M. ROATRIGHT

JACQUELINE FORTIER



- LEGEND:**
- 1/2" re-bar set
 - Iron Pin or Pipe Found
 - Concrete Monument Set
 - Concrete Monument Found
 - △ Computed Point
 - ◆ Land Lot or Legal Tie Point
- CENTER LINE/SECTION LINE
 --- BOUNDARY LINE
 --- PROPERTY EASEMENT
 --- EASEMENT EASEL
 --- TYPE 3 RIP RAP PROPOSED
 --- MARSH VEGETATION
 --- ROCK STRUCTURE
 --- PROJECT BRANCH



- NOTES:**
1. NO RIP RAP WILL BE PLACED ON TOP OF LIVE MARSH VEGETATION. ANY INCIDENTAL PLANT LOSS WILL BE REPLACED IN KIND.
 2. VOLUME CALCULATION
 TOTAL RIP RAP: 7,095.86 SF
 THICKNESS: 1.4'
 VOLUME: 7,095.86 * 1.4 = 9,934.34 CF
 9,934.34 CF / 27 = 367.94 CY
 367.94 CY / 381.81 LF = 0.96



This exhibit should be used for permitting purposes only and is not intended to be construction drawings.

Prepared For:
 THE SMITH FAMILY
 TRACTS 1-3
 MAIDEN CREEK LANDING
 CAMDEN COUNTY, GA

LABARBA ENVIRONMENTAL SERVICES

UPLAND COMPONENT

GRAPHIC SCALE: NTS

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