

**1.0 INTRODUCTION & BACKGROUND:**

1232 Dublin Trust is applying for a Section 10 Permit and Coastal Marshlands Act (CMPA) Permit to facilitate the construction of a private single-family dock. The project is located at Parcel N, a Portion of the Ford Plantation, Richmond Hill, Bryan County, Georgia (31.927768°, -81.277201°).

**2.0 PROJECT PURPOSE:**

The purpose of the project is to construct a private single-family dock to allow access to the Ogeechee River. The property owner is required to obtain Section 10 authorization from the U.S. Army Corps of Engineers and a CMPA Permit from the Coastal Marshlands Protection Committee. Due to the size of the property on which the dock will be located, Georgia Department of Natural Resources Coastal Resources Division (CRD) has determined that the proposed dock does not qualify for an exemption under the Act.

**3.0 PROPOSED PROJECT:**

The proposed project will include construction of a single-family dock and to allow the Turner family direct access to the Ogeechee River. Specifically, the project includes the following:

- Construction of a 60' x 6' boardwalk walkway from the edge of Parcel N extending into the Ogeechee River. The boardwalk will be supported by 10 timber piles spaced approximately 10' apart. The boardwalk will lead to a 16' x 16' fixed covered deck supported by 9 timber piles. A floating dock will be positioned on the north side of the fixed deck connected by a 20' x 3' aluminum gangway.

The supporting piles will be constructed with marine grade pressure treated wood and galvanized bolts and fasteners. The walkway and deck will be constructed pressure treated wood or Trex composite decking.

The new floating dock will be positioned approximately 30 ft riverward of the MLW line with the outboard edge of the new dock over 650 ft to the opposite MLW line on the Ogeechee River.

The project will not involve dredging, excavation, or filling of submerged lands or wetlands. No fueling systems will be installed.

**3.1 Marshlands Component:**

The marshlands component of the project is defined as the part of the project in an estuarine area or any structure on or over an estuarine area, including but not limited to marinas, community docks, bridges, piers and bulkheads requiring a permit under the Coastal Marshlands Protection Act. The marshlands component of the project is the proposed walkway, deck, gangway and float.

**3.2 Upland Component:**

The upland component of the project is defined as all those service areas, amenities and recreational areas located inland of the Coastal Marshlands Protection Act jurisdiction line, that serve or augment the functioning of the marshlands component of the project such as but not limited to dry stack boat storage, dock master shop, fuel storage and delivery facilities to serve the marshlands component of the project. The upland area within the project totals 0.19 acre and the upland component for the project consists of existing upland that will be used to access the dock. No improvements within the upland area are proposed and the access to the dock will consist of a previous walking path.

**3.3 Stormwater Management:**

The proposed project does not include upland site development activities and development of a stormwater management plan is not required.

**3.4 GADNR-EPD 401 Water Quality Certification (WQC):** The proposed project does not include any activities during construction or facilities post construction (i.e. fueling) that require a WQC.

#### **4.0 ALTERNATIVES ANALYSIS AND MINIMIZATION:**

The proposed project includes construction of a residential dock. Avoidance and minimization measures were implemented during the design of the project to limit the size of the facility and encroachment of the facility into the Ogeechee River.

#### **5.0 ESSENTIAL FISH HABITAT:**

The proposed project includes construction of a residential dock facility within tidal waters. While the project area contains essential fish habitat, due to the scope and minimal impacts associated with the maintenance activities, the project will not adversely affect essential fish habitat.

#### **6.0 THREATENED AND ENDANGERED SPECIES:**

Coordination with US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) was conducted to assess potential impacts to federally protected species on the project site. The results of this consultation are attached to this document. In addition to the database query, a pedestrian survey was conducted on-site, and no federally listed species were observed. The following provides a brief description of each species listed as threatened or endangered.

##### **West Indian Manatee (*Trichechus manatus*)**

The West Indian manatee is a large aquatic mammal whose habitat consists of warm coastal and spring fed waters. It is listed as endangered under both its state and federal status. They are large, gray aquatic mammals with bodies that taper to a flat, paddle-shaped tail. They have two forelimbs, called flippers, with three to four nails on each flipper. Their head and face are wrinkled with whiskers on the snout. During winter months these mammals are primarily confined to the coastal waters of the southern half of Florida and the spring fed rivers of Florida and Georgia. During the summer months as the water temperature rises, the manatees' range expands as far north as Virginia and it is during these months that the "manatees" may occasionally utilize the estuaries of coastal Georgia. Critical habitat for this species has been identified as large portions of coastal Florida including the St. Mary's River.

While the project site contains habitat known to support the manatee, the proposed project will comply with the Savannah District Manatee Special Conditions; therefore, the proposed project may affect but is not likely to adversely affect this species.

##### **Eastern Black Rail (*Laterallus jamaicensis* ssp. *Jamaicensis*)**

The Eastern black rail is a small bird living in salt and freshwater marshes in portions of the United States, Central America, and South America. Males and females are similar in size and adults are generally pale to blackish-gray, with a small blackish bill and bright red eyes. Eastern black rail habitat can be tidally or non-tidally influenced, and range in salinity from salt to brackish to fresh. Tidal height and volume vary greatly between the Atlantic and Gulf coasts and therefore contribute to differences in salt marsh cover plants in the bird's habitat. Diet includes Insects, snails, seeds, etc. Loss of habitat is the main threat to this species however where habitat is projected numbers are likely stable.

The area consists of a 0.19 Acre lot on the Ogeechee River. Habitat required to support this species is not present within the project area and the project will have no effect on the black rail.

##### **Wood Stork (*Mycteria americana*)**

The wood stork was listed endangered by the USFWS on 28 February 1984 (Federal Register 49 (4):7332-7335). It is listed as endangered under both its state and federal status. Wood storks use freshwater and estuarine wetlands as feeding, nesting, and roosting sites, and annual population fluctuations are closely related to the year-to-year differences in the quality and quantity of suitable habitat. The overall decline in wood stork numbers is attributed to the loss or degradation of essential wetland habitat primarily in southern Florida. The adult is a large bird 33-45 inches

tall and 58-71 inches in wingspan. Males typically weigh 5.5-7.3 lbs; females weigh 4.4-6.2 lbs. They appear all white on the ground, with blackish-gray legs and pink feet. In flight, the trailing edge of the wings is black. The head is dark brown with a bald, black face, and the thick down curved bill is dusky yellow. Juvenile birds are a duller version of the adult, generally browner on the neck, and with a paler bill. They nest colonially with up to twenty-five nests in one tree. Breeding once a year, a female lays 3-5 eggs in the typical clutch. The eggs are incubated 27–32 days by both sexes.

The area consists of 0.19 Acre lot on the Ogeechee River. Habitat required to support this species is not present within the project area and the project will have no effect on the Wood Stork.

#### **Eastern Indigo Snake (*Drymarchon corais couperi*)**

The Eastern indigo snake is a large nonpoisonous, stout bodied snake averaging six to seven feet in length. The snake is smooth scaled and uniform glossy blue-black throughout its body except for some reddish orange or cream color suffusion on its throat, cheeks and chin. This coloration varies with some individuals having distinct coloration and others with no coloration. In the extreme southern reaches of its range (South Florida), the snake is less restricted and inhabits flatwoods, tropical hammocks, dry glades and moist bogs. In this region of its range, overwintering sites include tree stumps and other underground dens. In the northern portion of its range, including south Alabama, the indigo snake requires deep sand ridges and is often associated with the gopher tortoise. The indigo snake is dependent upon the deep burrows dug by the gopher tortoise and uses them as a refuge from the extreme hot and cold temperatures. This restricted habitat is even more isolated by the snakes' preference for the interspersed wet lowlands and cypress ponds.

Habitat required to support this species is not present within the project area and the proposed project will have no effect on the eastern indigo snake.

#### **7.0 COMMERCIAL BAIT SHRIMP, OYSTER, AND CRABBING AREAS**

The proposed project is not located in a designated bait shrimp zone according to Georgia Department of Natural Resources *Commercial and Recreational Bait Shrimp Zones, Coastal Georgia* map. The project area is not listed on the *Georgia Harvester Reported Crabbing Areas* list, and the project area is not located in designated commercial or recreational oyster harvest areas.

#### **8.0 IMPAIRED WATERS**

The subject waterway is not listed on the U.S. Environmental Protection Agency 303(d) list for impaired water bodies.

#### **9.0 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-***

See attached application form

**(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 permit drawings.

**(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***

1232 Dublin Trust Single Family Dock  
Bryan County, Georgia

*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-* See attached.
- (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 request has been submitted to the City of Richmond Hill and a copy of that request is included in this package. The response from the City of Richmond Hill will be provided upon receipt.
- (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.* The application fee is attached.
- (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-* Addressed 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-* A review of the Hazardous Site Index for Bryan County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills. A copy is attached.
- (10) A copy of the water quality certification issued by the department if required for the proposed project-* Not applicable.
- (11) Certification by the applicant of adherence to soil and erosion control responsibilities if required for the proposed project-* The project will conform to all building, land disturbing, and stormwater management requirements of the City of Richmond Hill.
- (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 project 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 project will not increase erosion, shoaling of channels, or create stagnant areas of 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 project will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, nor affect water and oxygen supply.

**From:** [Alton Brown Jr.](#)  
**To:** [Osborne, Cheyenne](#)  
**Cc:** [Noble, Josh](#); [Tobler, Paul](#)  
**Subject:** RE: Response Letter - Private Dock CMPA - 1232 Dublin Trust, Bryan County, Ogeechee River  
**Date:** Tuesday, February 6, 2024 6:30:54 AM  
**Attachments:** [image001.png](#)  
[Fig6 Measurements Exhibit.pdf](#)  
[Fig5 CMPA Buffer Exhibit.pdf](#)

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Cheyenne: See attached. The portion of the walkway in upland is approximately 58 sf. The portion of the walkway riverward of the cmpa line is approximately 301 sf. I also attached an exhibit depicting the 50' buffer extending from the cmpa line (both south and north). Since the lot is only 70-80' wide and the marshline is on three sides, the entire lot is within the 50' buffer.

I am still waiting on the signed drawings from the zoning administrator.

Alton

**Alton Brown, Jr. PRINCIPAL**

41 Park of Commerce Way, Suite 101

Savannah GA, 31405

**O** 912 443 5896 **D** 912 480 4402 **C** 912 659 0084

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**From:** Osborne, Cheyenne <cheyenne.osborne1@dnr.ga.gov>  
**Sent:** Thursday, February 1, 2024 2:47 PM  
**To:** Alton Brown Jr. <abrown@rlandc.com>  
**Cc:** Noble, Josh <Josh.Noble@dnr.ga.gov>; Tobler, Paul <paul.tobler@dnr.ga.gov>  
**Subject:** RE: Response Letter - Private Dock CMPA - 1232 Dublin Trust, Bryan County, Ogeechee River

Good afternoon Alton,

Thank you for your responses. Upon review, these responses do not fully satisfy the information requested in the Response Letter. Please see below for further clarification on what else is needed for each requested item. All of these will need to be completed to have a substantially complete application that is ready for Public Notice and then CMPC review.

1. The upland component for the project is limited to the access corridor to the single family residential dock. - Assuming this refers to the portion of the proposed walkway that is landward of the CMPA Line, please provide the square footage of this portion. Please depict

and provide the calculations for this section of walkway and the entire 50ft. buffer on the drawings. (See attached)

2. As noted in the project description submitted with the application: "The upland component of the project is defined as all those service areas, amenities and recreational areas located inland of the Coastal Marshlands Protection Act jurisdiction line, that serve or augment the functioning of the marshlands component of the project such as but not limited to dry stack boat storage, dock master shop, fuel storage and delivery facilities to serve the marshlands component of the project. The upland area within the project totals 0.19 acre and the upland component for the project consists of existing upland that will be used to access the dock. No improvements within the upland area are proposed and the access to the dock will consist of a pervious walking path". There are no existing, proposed temporary, or proposed permanent structures within the 50 ft. buffer. – The upland component is only the portion of the walkway located landward of the CMPA Line and the 50ft. buffer associated with it.
3. The entire project area in the 50ft buffer. - 300sq.ft.?
4. The entire project area totaling 0.19 acre is within the 50' upland buffer so no delineation on exhibits is necessary. – See attached.
5. The 50ft buffer within the project area is currently pervious and will remain pervious.
6. See attached zoning letter that was previously provided to Josh. - Provide drawings signed by the Zoning Administrator who provided the Zoning Letter for the project.
7. Additionally, provide the area of the walkway within CMPA Jurisdiction. (See attached)

Please let me know if you have any questions.

Respectfully,

Cheyenne Osborne

Coastal Permit Coordinator

**Coastal Resources Division**

Office: 912-262-3110 | Mobile: 912-602-2788

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**From:** Alton Brown Jr. <[abrown@rlandc.com](mailto:abrown@rlandc.com)>

**Sent:** Thursday, January 25, 2024 9:06 PM

**To:** Osborne, Cheyenne <[cheyenne.osborne1@dnr.ga.gov](mailto:cheyenne.osborne1@dnr.ga.gov)>

**Cc:** Noble, Josh <[Josh.Noble@dnr.ga.gov](mailto:Josh.Noble@dnr.ga.gov)>; David Turner <[david.turner@whitehorse-advisors.com](mailto:david.turner@whitehorse-advisors.com)>

**Subject:** RE: Response Letter - Private Dock CMPA - 1232 Dublin Trust, Bryan County, Ogeechee River

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Cheyenne: A response to your letter is as follows:

1. The upland component for the project is limited to the access corridor to the single family residential dock. - Assuming you mean the portion of the proposed walkway that is landward of the CMPA Line, please provide the square footage of this portion. Please depict and provide the calculations for this section of walkway and the entire 50ft. buffer on the drawings.
2. As noted in the project description submitted with the application: "The upland component of the project is defined as all those service areas, amenities and recreational areas located inland of the Coastal Marshlands Protection Act jurisdiction line, that serve or augment the functioning of the marshlands component of the project such as but not limited to dry stack boat storage, dock master shop, fuel storage and delivery facilities to serve the marshlands component of the project. The upland area within the project totals 0.19 acre and the upland component for the project consists of existing upland that will be used to access the dock. No improvements within the upland area are proposed and the access to the dock will consist of a pervious walking path". There are no existing, proposed temporary, or proposed permanent structures within the 50 ft. buffer. – The upland component is only the portion of the walkway located landward of the CMPA Line and the 50ft. buffer associated with it.
3. The entire project area in the 50ft buffer. -300sq.ft.?
4. The entire project area totaling 0.19 acre is within the 50' upland buffer so no delineation on exhibits is necessary. -See attached.
5. The 50ft buffer within the project area is currently pervious and will remain pervious.
6. See attached zoning letter that was previously provided to Josh. - Provide drawings signed by the Zoning Administrator who provided the Zoning Letter for the project.
7. Additionally, provide the area of the walkway within CMPA Jurisdiction.

Let me know if you need anything else to issue the public notice.

Alton

**Alton Brown, Jr. PRINCIPAL**

41 Park of Commerce Way, Suite 101

Savannah GA, 31405

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**From:** Osborne, Cheyenne <[cheyenne.osborne1@dnr.ga.gov](mailto:cheyenne.osborne1@dnr.ga.gov)>

**Sent:** Wednesday, January 24, 2024 10:54 AM

**To:** Alton Brown Jr. <[abrown@rlandc.com](mailto:abrown@rlandc.com)>

**Cc:** Noble, Josh <[Josh.Noble@dnr.ga.gov](mailto:Josh.Noble@dnr.ga.gov)>

**Subject:** Response Letter - Private Dock CMPA - 1232 Dublin Trust, Bryan County, Ogeechee River

Good morning,



Please see the attached response letter for the above referenced project. Please feel free to reach out if you have any questions.

Respectfully,

Cheyenne Osborne

Coastal Permit Coordinator

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

Office: 912-262-3110 | Mobile: 912-602-2788

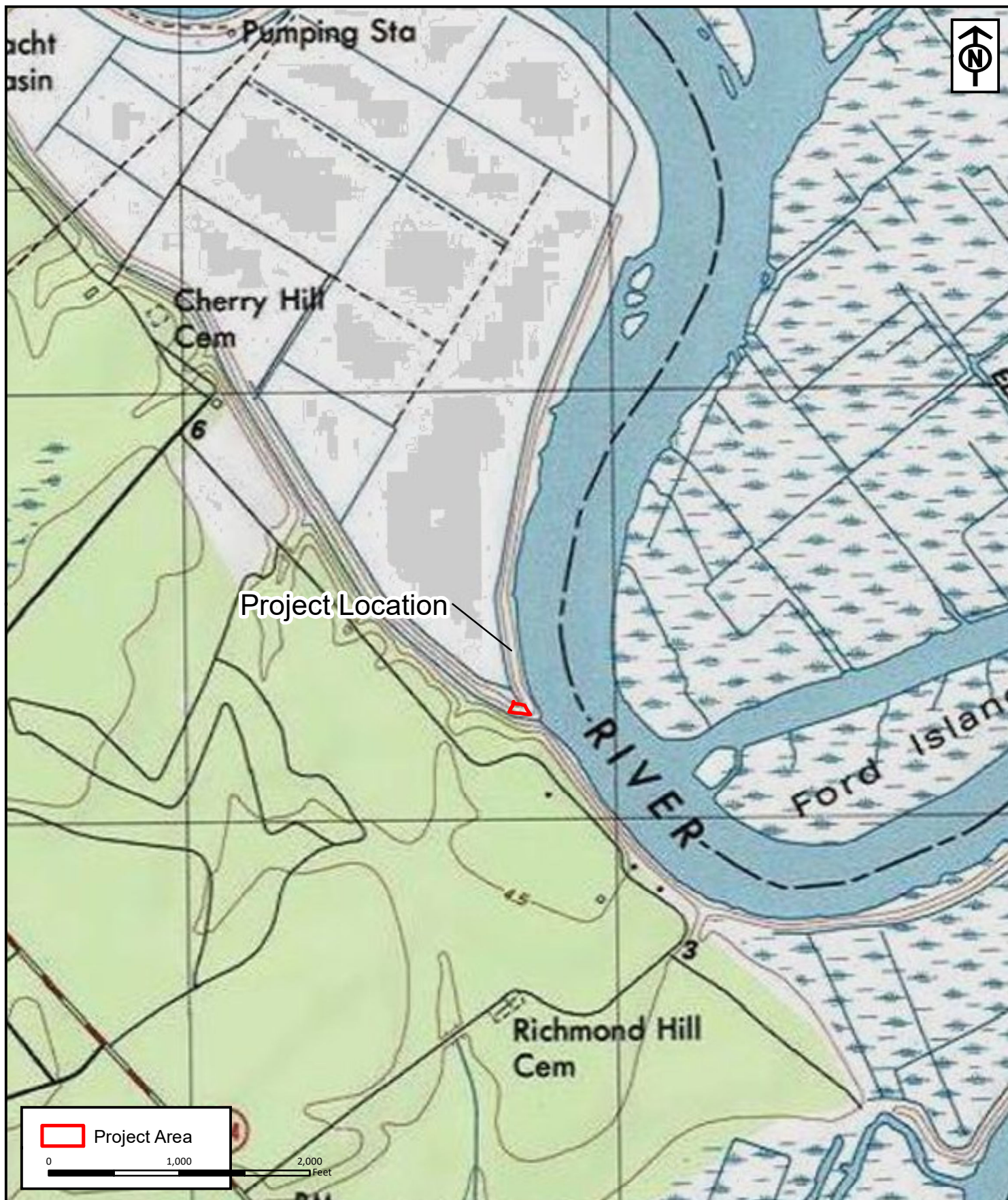
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RLC Project No.:	23-220
Figure No.:	2
Prepared By:	HP
Sketch Date:	7/27/2023
Map Scale :	1 inch = 1,000 feet

## 1232 Dublin Trust Single Family Dock

Bryan County, Georgia

## USGS Topographic Survey

Prepared For: 1232 Dublin Trust



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MAYOR  
RUSS CARPENTER

MAYOR PRO-TEM  
KRISTI COX

CITY COUNCIL MEMBERS  
LES FUSSELL  
STEVE SCHOLAR  
ROBBIE WARD

CITY MANAGER  
CHRIS LOVELL

CITY CLERK  
DAWNNE GREENE

August 2, 2023

1232 Dublin Trust  
Attn: Mr. Jeremy Taubes  
1232 Dublin Drive  
Richmond Hill, GA 31324

RE: Zoning Letter - Turner Dock  
1232 Dublin Drive, Richmond Hill, GA

Dear Mr. Taubes:

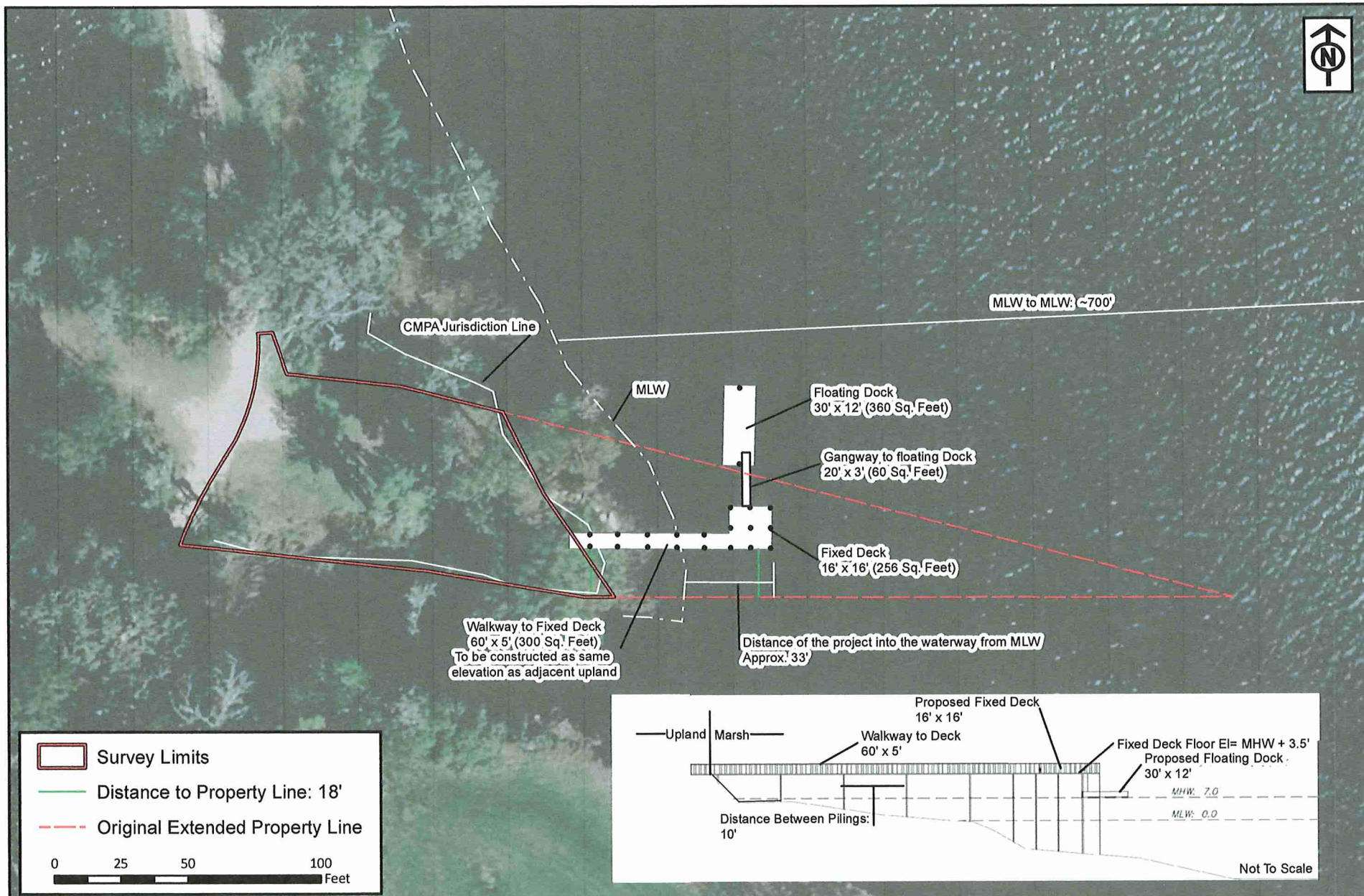
The purpose of this letter is to provide a response to your request for a zoning letter. A single-family dock being constructed at 1232 Dublin Drive, Richmond Hill, GA is allowable and does not violate any City of Richmond Hill zoning regulations. A permit from our building inspections department may be required. You can call 912-756-3641 or email [inspections@richmondhill-ga.gov](mailto:inspections@richmondhill-ga.gov), in order to obtain that information.

If I can be of any further assistance, please do not hesitate to contact me.

Regards,

Amanda L. Styer  
Zoning Administrator





RLC Project No.: 23-220  
Figure No.: 4  
Prepared By: HP  
Sketch Date: 9/16/2023  
Map Scale: 1 inch = 50 feet

**1232 Dublin Trust  
Single Family Dock**  
Bryan County, Georgia

**Dock Construction Exhibit**  
Prepared For: 1232 Dublin Trust

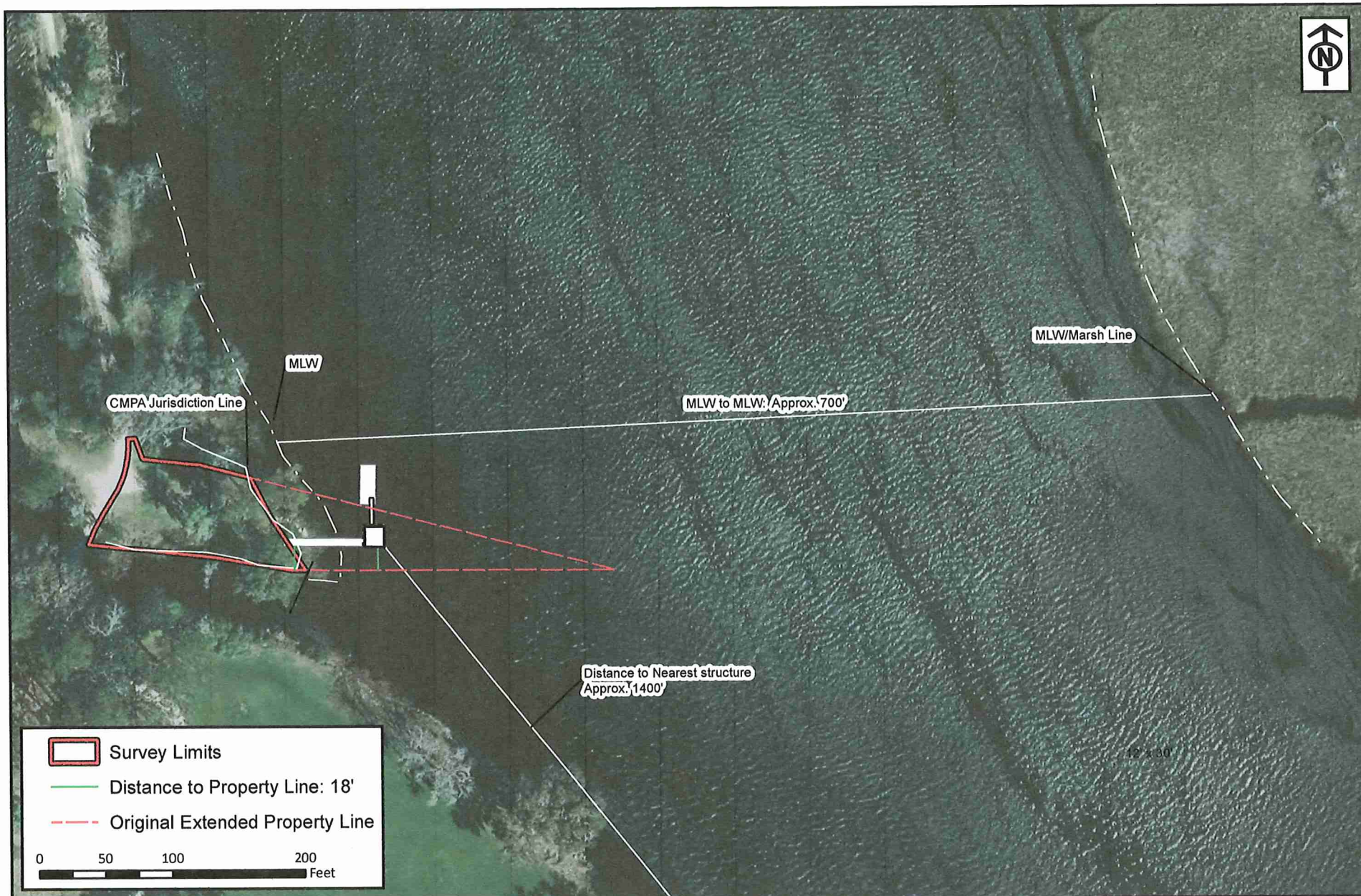
RLC

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*RLC initial shown confirms I have seen the exhibit, not that I've approved it.*





RLC Project No.: 23-220  
 Figure No.: 3  
 Prepared By: HP  
 Sketch Date: 9/16/2023  
 Map Scale : 1 inch = 100 feet

**1232 Dublin Trust  
 Single Family Dock**  
 Bryan County, Georgia

**Ortho Aerial**  
 Prepared For: 1232 Dublin Trust

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*ALS* initial shown confirms I have seen the exhibit, not approved it.