

RIVER DOCK HOMES

COASTAL MARSHLANDS PROTECTION ACT & SECTION 10 OF THE RIVERS & HARBORS ACT PERMIT APPLICATION

JULY 9, 2024

APPLICANT:

HGB PROPERTIES, LLC



RLC	RESOURCE+LAND
	CONSULTANTS
41 Park of Commerce Way, Ste 101 Savannah, GA 31405 tel 912.443.5896 fax 912.443.5898	

1.0 Introduction

HGB Properties, LLC (Applicant) is seeking authorization under Section 10 of the Rivers & Harbors Act of 1899 (RHA) and the Coastal Marshlands Protection Act of 1970 (CMPA) to construct a community dock to service a twenty-eight lot residential development located on the South Brunswick River, at 23 Elsa Drive, in Brunswick, Glynn County, Georgia (31.15142 N, -81.56647 W).

The proposed community dock will provide water access for up to twenty-eight (28) residents of the River Dock Homes residential development. The upland component of the project consists of a 25,628 ft² common area to access the marshlands component of the project. The marsh component of the project consists of a pile-supported dock that would occupy 7,584 ft² (0.17-acre) of tidal waters.

2.0 Existing Conditions

The proposed project is located on the western shoreline of South Brunswick River, approximately 3 miles upstream of the Turtle River. The subject property is 21.19 acres in size and is currently undeveloped. The nearest downstream dock is located at Blythe Island County Park approximately 1 mile to the east. The nearest upstream dock is located at Camp Tolochee approximately 3.2 miles to the north. The public South Brunswick River boat ramp is located approximately 0.17 mile upstream of the proposed facility. The CMPA jurisdiction limits were verified by CRD staff via letter of January 16, 2024 (Attachment F).

3.0 Project Description

The residential development will consist of twenty-eight single-family homes. The proposed community dock will provide water access for the residents of the development on a first-come first-served basis and will be constructed in two phases:

- Phase I: Upland component, walkway, fixed deck, ramp, and one 10' x 169' floating dock (5,294 ft²)
- Phase II: 10' x 60' connecting float and second 10' x 169' floating dock (2,290 ft²)

Phase I would be constructed upon approval. Phase II would be constructed upon providing CRD staff sufficient justification that Phase I is being utilized to its full capacity.

3.1 Marshlands Component

The marshlands component at full build-out would occupy 7,584 ft² (0.17-acre) of tidal waters (see Table 1). Phase I would consist of a 690' x 4'-4" wood walkway on wood pilings, a 20' x 20' covered fixed pier, a 5' x 30' aluminum gangway, an 8' x 8' gangway landing, and a 10' x 169' floating dock. The Phase I dock will extend +/-77' beyond MLW on the downstream end of the dock where the river is +/-850' wide at MLW (approximately

9% of the waterway) and will extend +/-57' beyond MLW on the upstream end of the dock where the creek is +/-850' wide at MLW (approximately 6% of the waterway).

Phase II would consist of the addition of the 10' x 60' connector float and the second 10' x 169' floating dock. Upon completion of Phase II, the dock would extend +/-147' beyond MLW on the downstream end of the dock where the river is +/-850' wide at MLW (approximately 17% of the waterway). The upstream end of the dock would extend +/-127' beyond MLW where the river is +/-850' wide at MLW (approximately 15% of the waterway). Water and electric service will be provided by running lines under the walkway in compliance with local and national building codes.

Table 1: Dock Component and Phased Construction Summary

Dock Component	Phase I Area (lf. / ft²)	Phase II Area (l.f. / ft²)	Total (ft²)
Walkway	690' x 4'-4" / 2,990	0	2,990
Fixed Deck	20' x 20' / 400	0	400
Gangway	5' x 30' / 150	0	150
Gangway Landing	8' x 8' / 64	0	64
Floating Dock	169' x 10' / 1,690	0	1,690
Phase I Total			5,294
Connector Float	0	600	600
Floating Dock	0	1,690	1,690
Phase II Total			2,290
Total At Buildout			7,584

3.2 Upland Component

The upland component of the project consists of an 25,628 ft² common area that includes a pervious gravel cul-de-sac for drop-off / pick-up and parking for golf carts, and a 6' wide pervious gravel walkway providing access through uplands to the marshlands component of the project. The 50' CMPA buffer outside of the gravel walkway will be landscaped with vegetation native to coastal Georgia to prevent erosion and provide for stormwater filtering. No impervious surfaces are present within the upland component and no direct discharge of stormwater into coastal marshlands would result from construction of the upland component of the project.

4.0 Alternative Sites Considered

The development is designed and marketed to potential buyers that would desire waterfront living along with unrestricted access to coastal waters provided by on-site mooring facilities. The applicant considered utilization of existing nearby off-site alternative access facilities to provide residents the opportunity to access coastal waters.

The South Brunswick River boat ramp is located approximately 0.17 mile upstream from the project site. However, this facility has limited parking and has no courtesy dock to aid

in launching and retrieving watercraft. Additional demand from new residents would further strain the already limited facilities and would not meet the Applicant's overall project purpose to provide on-site mooring for residents.

The Blythe Island Regional Park boat ramp and lift is located approximately 1 mile downstream from the proposed dock and offers boat hoist service, a ramp, and approximately 40 parking spaces. During peak boating season this facility can quickly become overloaded. Additional demand from new residents would further crowd the limited facilities and would not meet the Applicant's overall project purpose to provide on-site mooring for residents.

The Blythe Island Beachside Drive boat ramp is located on the Turtle River approximately 4.25 highway miles from the proposed dock and offers a boat ramp, courtesy dock, and parking for approximately 20 trailers. Additional demand from new residents would further strain the limited facilities and would not meet the Applicant's overall project purpose to provide on-site mooring for residents.

The Turtle River boat ramp is located approximately 4.9 highway miles from the subject property and offers a ramp with no courtesy dock or designated parking area. Additional demand from new residents would further strain the already limited facilities and would not meet the Applicant's overall project purpose to provide on-site mooring for residents.

Due to the prime location of the proposed facility on a major river in close proximity to the Atlantic Ocean, some of the vessels may be larger than average and be difficult to tow and store. Providing on-site mooring at the proposed community dock will free up space for non-waterfront and transient boaters that may better utilize these alternative public facilities.

The project as proposed represents the most feasible option to provide necessary wet slips for residents of River Dock Homes and the increased demand that will occur in this area while protecting the general public's ability to continue to use existing public facilities without increased demand and crowding.

5.0 Needs Assessment

The proposed project would provide water access for up to twenty-eight (28) residents at River Dock Homes subdivision on a first-come first-served basis. At an average dock space of twenty-five feet (25'), the facility at full build-out would provide for approximately 25 spaces. The dock may end up providing more or less slips dependent upon length variations of individual watercraft. Mooring would not be allowed on the connector float. The proposed project will provide access to coastal waters with a very limited amount (0.17-acre) of structure over coastal marshlands. The riparian lots on the remainder of the property will be deed-restricted to prohibit construction of additional private docks.

Phase I of the construction would be commenced upon approval and would consist of the installation of the walkway, fixed deck, ramp, and first floating dock (5,294 ft²). Upon providing suitable justification to CRD staff that Phase I is being utilized to its fullest extent and upon approval, Phase II of the construction would consist of the installation of the 10' x 60' connector float and the second 10' x 169' floating dock. Total structure in jurisdiction at build-out will be 7,584 ft² and will provide approximately 648 l.f. of mooring space. Upon authorization to construct Phase II, Applicant will secure a lease agreement with the State in accordance with O.C.G.A. §12-5-287.

6.0 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-***

HGB Properties LLC
Attn: Fred F. Hassan
8003 James Island Road
Jacksonville, FL 32256

(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 Tidewater Engineering, INC. titled ***River Docks Homes, Highway 303, Brunsiwck, Glynn County, GA***, Sheets 1 through 3 (Attachment C). The work will be accomplished by equipment operating from floating barge and mini-excavator with vibratory hammer attachment operating on mats from one side of the proposed walkway.

(3) ***A plat of the area in which the proposed work will take place-*** Attachment F contains a plat produced by Jackson Surveying, Inc. titled ***Map To Show Wetland Survey Of Two Parcels Of Land Lying Southeasterly Of Highway 303, 27th G.M.D., Glynn County, Georgia***, dated January 25, 2022.

(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- Deeds for subject property are included in Attachment B.

- (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 Attachment E.
- (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;* Glynn County has certified via letter of July 1, 2024 that the proposed project complies with local zoning ordinance..
- (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.* Check for \$250.00 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-* Please refer to Section 5.0 for discussion of alternative sites considered.
- (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 Glynn County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills.
- (10) *A copy of the water quality certification issued by the department if required for the proposed project-* It is the Applicant's opinion that Water Quality Certification (WQC) is not required since no fueling facilities are proposed and no discharge of fill material is proposed as regulated under the Clean Water Act. If required, WQC will be initiated during processing of the proposed activity by the USACE.
- (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 required building, land disturbing, and stormwater management permits as required by Glynn County.
- (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. The structure would occupy a maximum of 17% of the waterway at MLW at full build-out. Adequate depth and width is available for navigation around the proposed structure.
- (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 structure. 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 pile-supported structure will not result in a loss of habitat and will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, nor affect water and oxygen supply. Standard manatee protection measures will be implemented during construction and during operation of the dock facility.

From: [Dan Bucey](#)
To: [Osborne, Cheyenne](#)
Subject: RE: HGB Properties 23 Elsa Drive CMPA application
Date: Monday, March 30, 2026 9:41:41 AM
Attachments: [image001.png](#)
[River Dock Homes drawings.pdf](#)

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.

Cheyenne:
Distance to SR 303 bridge: 750'
Area of 50' Upland Component Buffer: 13,340 SF
Gravel Walkway: 58 LF (203 SF)
Gravel Walkway in Buffer: 50 LF (175 SF)

Thanks,

Daniel Bucey, PRINCIPAL

41 Park of Commerce Way, Suite 101
Savannah GA, 31405
P 912 443 5896 F 912 443 5898 C 912 659 0988
<http://www.rlandc.com>



From: Osborne, Cheyenne <cheyenne.osborne1@dnr.ga.gov>
Sent: Friday, March 27, 2026 12:01 PM
To: Dan Bucey <dbucey@rlandc.com>
Subject: RE: HGB Properties 23 Elsa Drive CMPA application

Along with the measurement below, can you provide the sq.ft. of the 50ft. buffer, and the length of the gravel walkway please? I've attached my draft of the PN with blanks for the missing measurements for reference.

Thanks,

Cheyenne Osborne
Coastal Permit Coordinator
[Coastal Resources Division](#)
Office: 912-264-7218 | Direct: 912-602-2788
[Facebook](#) • [Twitter](#)
[Buy a hunting or fishing license today!](#)

A division of the
GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Osborne, Cheyenne
Sent: Friday, March 27, 2026 11:25 AM
To: Dan Bucey <dbucey@rlandc.com>
Subject: RE: HGB Properties 23 Elsa Drive CMPA application

Planning & Zoning Department

1725 Reynolds Street, Suite 200, Brunswick, GA 31520

Phone: 912-554-7428



*A Golden Past.
A Shining Future.*

October 8, 2025

Peter Schoenauer
200 Plantation Chase
Saint Simons Island, GA 31522

Re: SP-25-28 - Riverdock Homes

Dear Peter Schoenauer,

The Planning Commission has reviewed your application on October 7, 2025. The ruling on your application is Approved with Conditions.
Approved with a modification of buffer requirements.

Should you have any additional questions, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink that reads 'Stefanie Leif'.

Stefanie Leif
Planning & Zoning Director

From: [Dan Bucey](#)
To: [Osborne, Cheyenne](#)
Subject: FW: Mooring Point (formerly Riverdock Homes)
Date: Thursday, March 12, 2026 8:19:35 AM
Attachments: [image.png](#)
[image.png](#)
[Outlook-Logo.png](#)
[Outlook-vo15wqmr.png](#)
[Outlook-svfwhio0.png](#)
[Outlook-ht5dtzux.png](#)
[Outlook-hskckmkd.png](#)
[Outlook-ellkavz1.png](#)
[image001.png](#)

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See reply below from County. Working on other questions.
Thanks,

Daniel Bucey, PRINCIPAL
41 Park of Commerce Way, Suite 101
Savannah GA, 31405
P 912 443 5896 F 912 443 5898 C 912 659 0988
<http://www.rlandc.com>

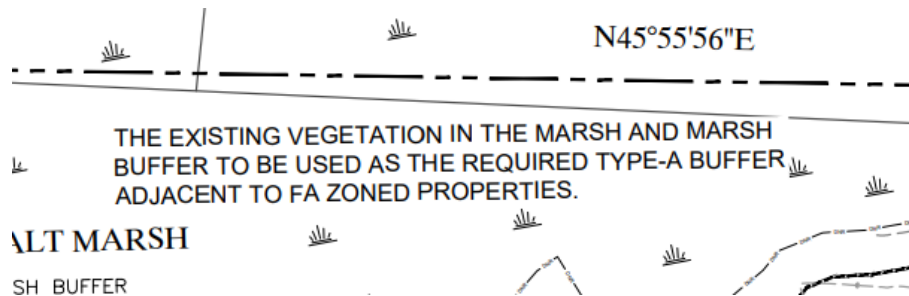


From: Stefanie Leif <sleif@glynncounty-ga.gov>
Sent: Wednesday, March 11, 2026 9:41 PM
To: Peter Schoenauer <pete@tidewatereng.com>
Cc: Dan Bucey <dbucey@rlandc.com>
Subject: Re: Mooring Point (formerly Riverdock Homes)

Pete:

Yes, that is correct. Excerpt from staff report and site plan:

- Adequate provisions are made to buffer intensive uses and to screen all service areas from view of the adjacent properties and streets.
A Type E buffer is required along Taylor Dr. and a buffer modification is proposed on the northern side adjacent to one family residential property due to the required CMPA 25' buffer required.



Thank you,

Stefanie Leif, AICP
Planning & Zoning Director

1725 Reynolds St., Ste. 200, Brunswick, GA 31520
912-203-0880



912-554-7460



sleif@glynncounty-ga.gov



glynncounty.org

From: Peter Schoenauer <pete@tidewatereng.com>

Sent: Wednesday, March 11, 2026 5:08 PM

To: Stefanie Leif <sleif@glynncounty-ga.gov>

Cc: Daniel Bucey <dbucey@rlandc.com>

Subject: Mooring Point (formerly Riverdock Homes)

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Stefanie,

Can you tell me what the conditions of the Site Plan approval are? Is it just that we are able to use the existing vegetation for the buffer along the FA zoned properties?

Thank you,
pete

Peter Schoenauer, PE
Tidewater Engineering, Inc.
200 Plantation Chase
St. Simons Island, GA 31522

(912) 268-2164



*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*

October 4, 2024

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

RE: 23 Elsa Drive, Brunswick, GA 31523
Parcel 02-00580

Dear Mr. Noble:

Pursuant to the request for a zoning certification letter (ZCL-24-65) by Daniel Bucey regarding 23 Elsa Drive, Brunswick, GA 31523, Parcel 02-00580, please find the following:

The construction of the proposed 3,980 SF floating dock and associated infrastructure, as depicted in the attached plans, 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.

Sincerely,

Maurice Postal

Maurice Postal, AICP
Development Review Manager

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.

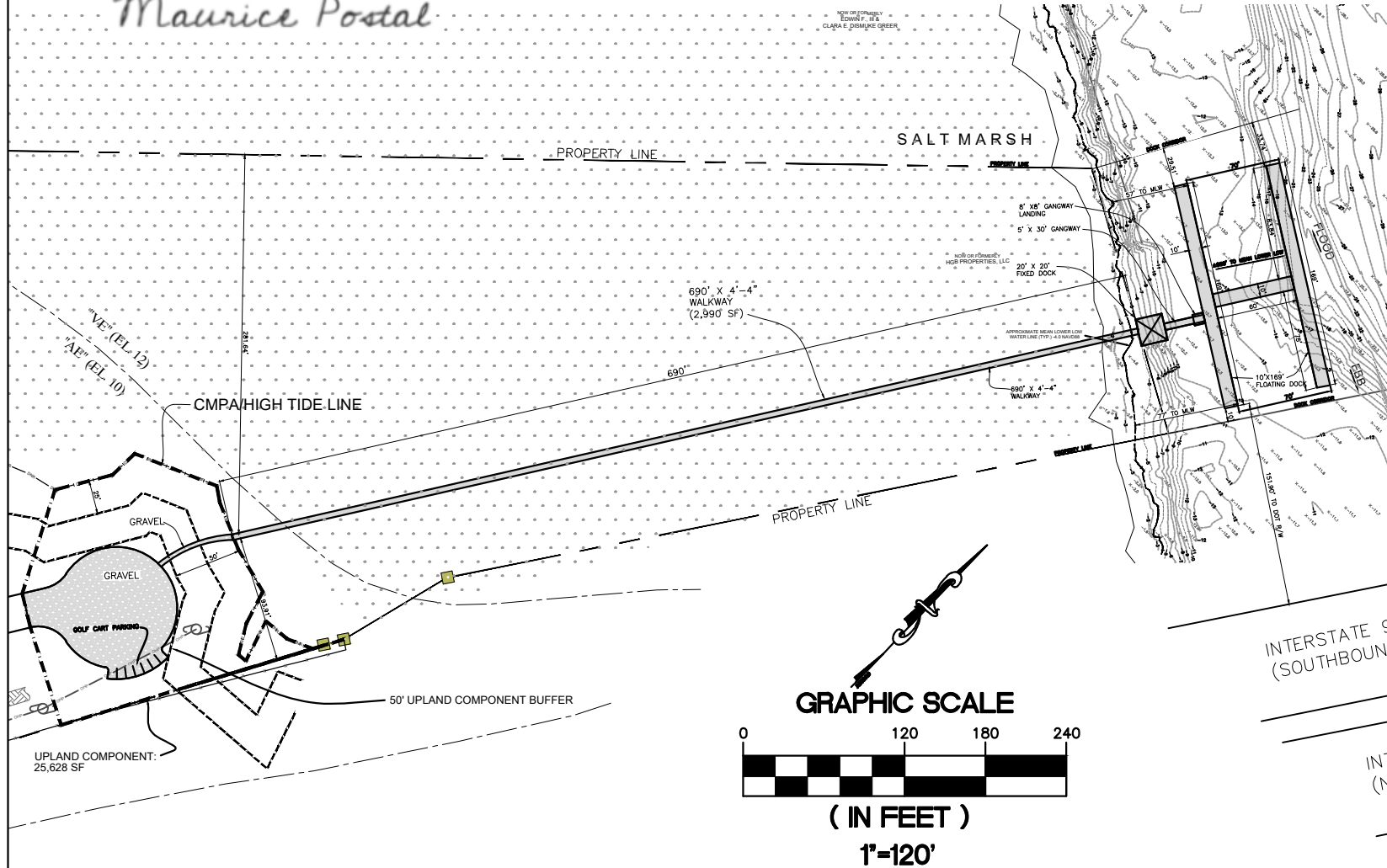
THE SURVEY WAS PROVIDED BY SHUPE SURVEYING TITLED "A PORTION OF SOUTH BRUNSWICK RIVER" DATED 4/14/2023.

Preliminary review of the proposed plans does not constitute approval of the project itself. All necessary permits and approvals for activities associated with the construction will need to be obtained prior to construction.

Reviewed by Maurice Postal, Development Review Manager, 3-16-2026.

Maurice Postal

STRUCTURE	SIZE	TOTAL (SF)
WALKWAY	690' X 4'-4"	2,990
FIXED DECK	20' X 20'	400
GANGWAY	5' X 30'	150
GANGWAY LANDING	8' X 8'	64
FLOATING DOCK	10' X 398'	3,980
TOTAL		7,584



RIVER DOCK HOMES

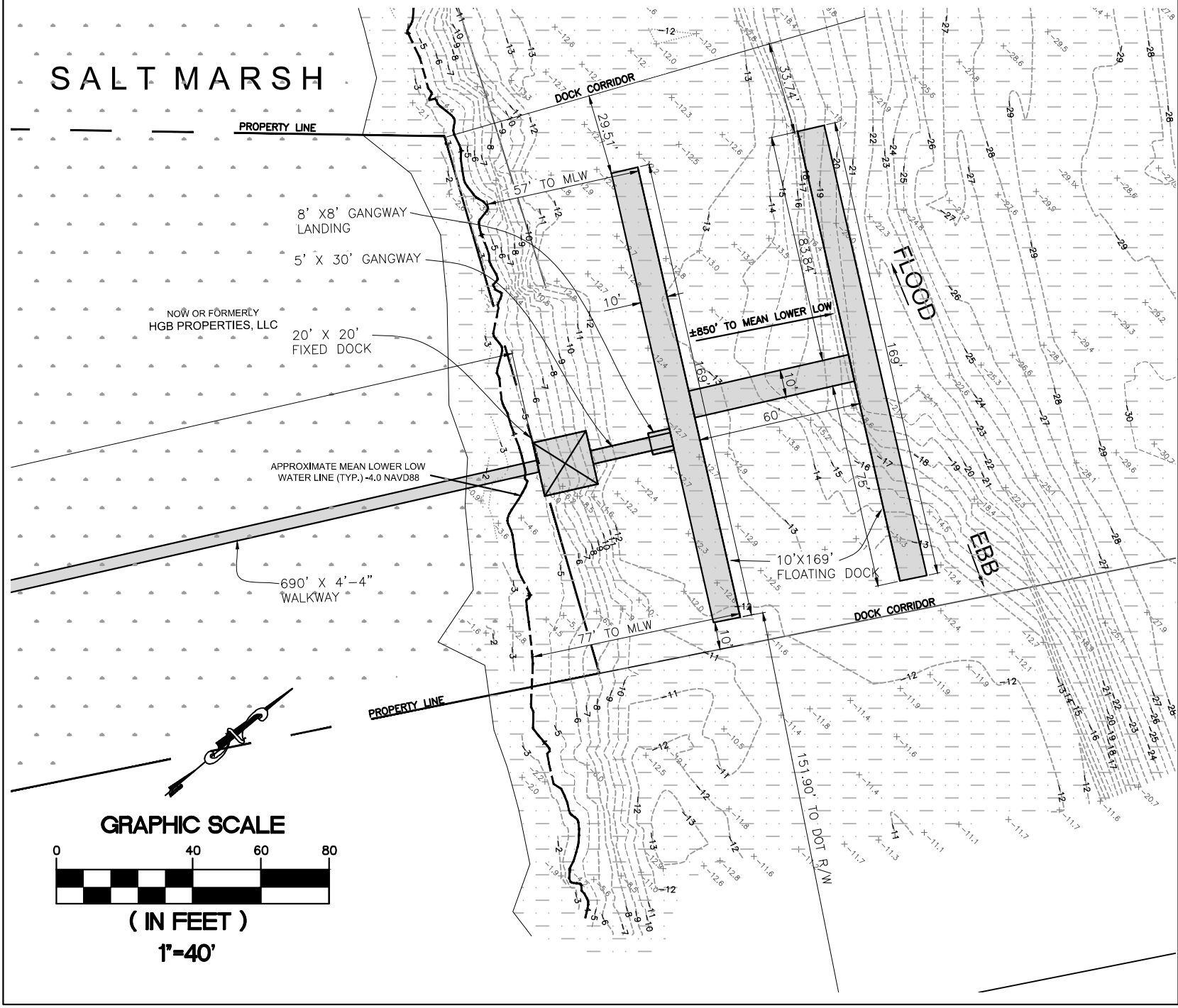
HIGHWAY 303
BRUNSWICK, GLYNN COUNTY, GA

SHEET
1 of 3

PREPARED BY:

TIDEWATER ENGINEERING, INC.
200 Plantation Chase
St. Simons Island, GA 31522
PH. (912) 266-2164 EMAIL: info@tidewatereng.com

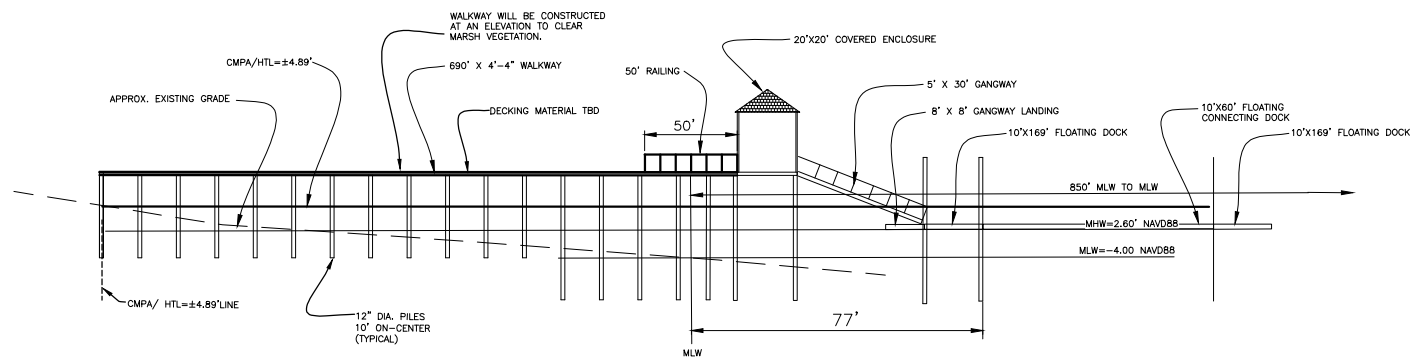
SALT MARSH



PREPARED BY:
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RIVER DOCK HOMES
 HIGHWAY 303
 BRUNSWICK, GLYNN COUNTY, GA

SHEET
 2 of 3



THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND NOT FOR CONSTRUCTION.

NOT TO SCALE

RIVER DOCK HOMES

HIGHWAY 303
BRUNSWICK, GLYNN COUNTY, GA

PREPARED BY:

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SHEET
3 of 3

MP