

Hawkins Island Community Dock

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

1.1 Existing Structure

There is no existing structure.

1.2 Proposed Structure

Our proposed dock would be located at 118 Hawkins Lane, on Dunbar Creek in Glynn County, with both marshland and upland components. It would impact approximately 4,170 sq. ft. (0.095 acres) of coastal marshlands.

The upland area is comprised of 14,035 sq. ft., including all the 50 ft. marshlands buffer area within and outside the property boundary. There is 2.83% impervious cover within the 50 ft. marshland buffer. The wetland area is comprised of 1,202 sq. ft. and the marsh area within property is 827 sq. ft. The buffer area within property is 10,822 sq. ft. (84.54% of upland).

The proposed dock walkway would consist of a 6' by 550' (3,300 sq. ft.) structure, including 70 linear feet in Upland Area (420 sq. ft.) and 51 linear feet in CMPA Buffer (306 sq. ft.). The walkway within buffer is 306 sq. ft., while right of way within buffer is 499 sq. ft.

The Proposed Marsh section of the dock walkway would lead to a 20' x 20' (400 sq. ft.) covered fixed deck with roof height not to exceed 12' above deck, a 4' x 30' (120 sq. ft.) gangway, and a 10' x 80' (800 sq. ft.) floating dock.

The Upland Area section of the dock walkway would connect to a grass walkway (311 sq. ft.), which would in turn connect to four approximate 9' x 30' (1,082 sq. ft. total) grassed car parking spaces.

The proposed dock would have a distance into channel beyond Mean Low Water of 40.1'. The distance of channel from Mean Low Water to Mean Low Water would be 135.2'. Furthermore, depth of water at Mean Low Water across channel at dock location ranges from 4' at edges to 21' at middle of channel.

Lastly, this proposed dock will be located between 2 existing private docks: 72.4' from the dock owned by Joe and Frances Rogers on west side, and 124.2' from the dock owned by Zachry and Leigh Veal on east side.

Please see drawings for more details.

Hawkins Island Community Dock

2.0 Project Justification

Hawkins Island residents currently have no communal access to the marshes of Glynn County, a key attraction for living in the Golden Isles. Indeed, when Sea Island Corporation originally developed Hawkins Island, the area now proposed for a dock was set aside as community property for just such purpose. In short, we believe the dock will complete our community.

Based on a community survey completed in May 2025, we expect at least half of the lots on Hawkins Island (35 of total 70 lots) would have access to the proposed community dock, which excludes lots that already have a private dock or are riparian.

3.0 Alternatives Analysis/minimization

As mentioned, there are currently no other communal access points to the marsh that surround our island. As such, we believe that building a dock that can be enjoyed by all residents is the best and only path to take for the wellbeing of our community. In addition to complying to the Coastal Marshlands Protection Act and previously granted Special Conditions, the community dock will further avoid / minimize waters impact by such community policies as 1) no 'launching' of powered watercraft, including boats and jet skis, with no related lift or hydraulic equipment; 2) mooring of other resident-owned boats solely on a temporary basis (i.e. 1-2 hours); and 3) strict clean-up requirements after dock use to ensure surrounding water cleanliness. We believe these measures will not require any further compensatory mitigation.

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-

[See Joint Application](#)

(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 the attached drawings produced by Roberts Civil Engineering on August 28, 2025. These drawings update the original drawings from T.R Long Engineering, P.C. which were completed in 2014.](#)

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

[See attached](#)

Hawkins Island Community Dock

- (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 documents](#)

- (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; [Provided](#)

- (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](#)

Hawkins Island Community Dock

- (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-**

Our proposed dock will be a pile-supported structure with floating element where needed to ensure navigational water flow is undisturbed. No aspect of the dock will sit on mud during low tide. What's more, though there will be boat cleats, no boat will be allowed to moor for more than 2 hours.

- (2) **Whether or not unreasonably harmful or increased erosion shoaling of channels, or stagnant areas of water will be created-**

Given our commitment to having minimal environmental impact, our proposed dock has been designed to avoid any shoaling of channels or creation 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-**

To protect all forms of marine life and wildlife, there will be no boat lift or hydraulic equipment installed. What's more, there will be no boat ramp or other means to launch into the water any motorized watercraft, jet skis etc. from or near our dock. We will also use environmentally friendly lighting throughout.

Lastly, we will have clear and strict guidelines for access to and use of the dock facilities to ensure no damage to the environment or marine and wildlife occur. These requirements will include clean-up of any trash, no fish cleaning, etc.



*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: 118 Hawkins Ln, St Simons Island, GA 31522
Parcel 04-11206

Dear Mr. Noble:

Pursuant to the request for a zoning certification letter (ZCL-24-63) by Nelson Allen regarding 118 Hawkins Ln, St Simons Island, GA 31522; Parcel 04-11206; please find the following:

The construction of the proposed 800 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.

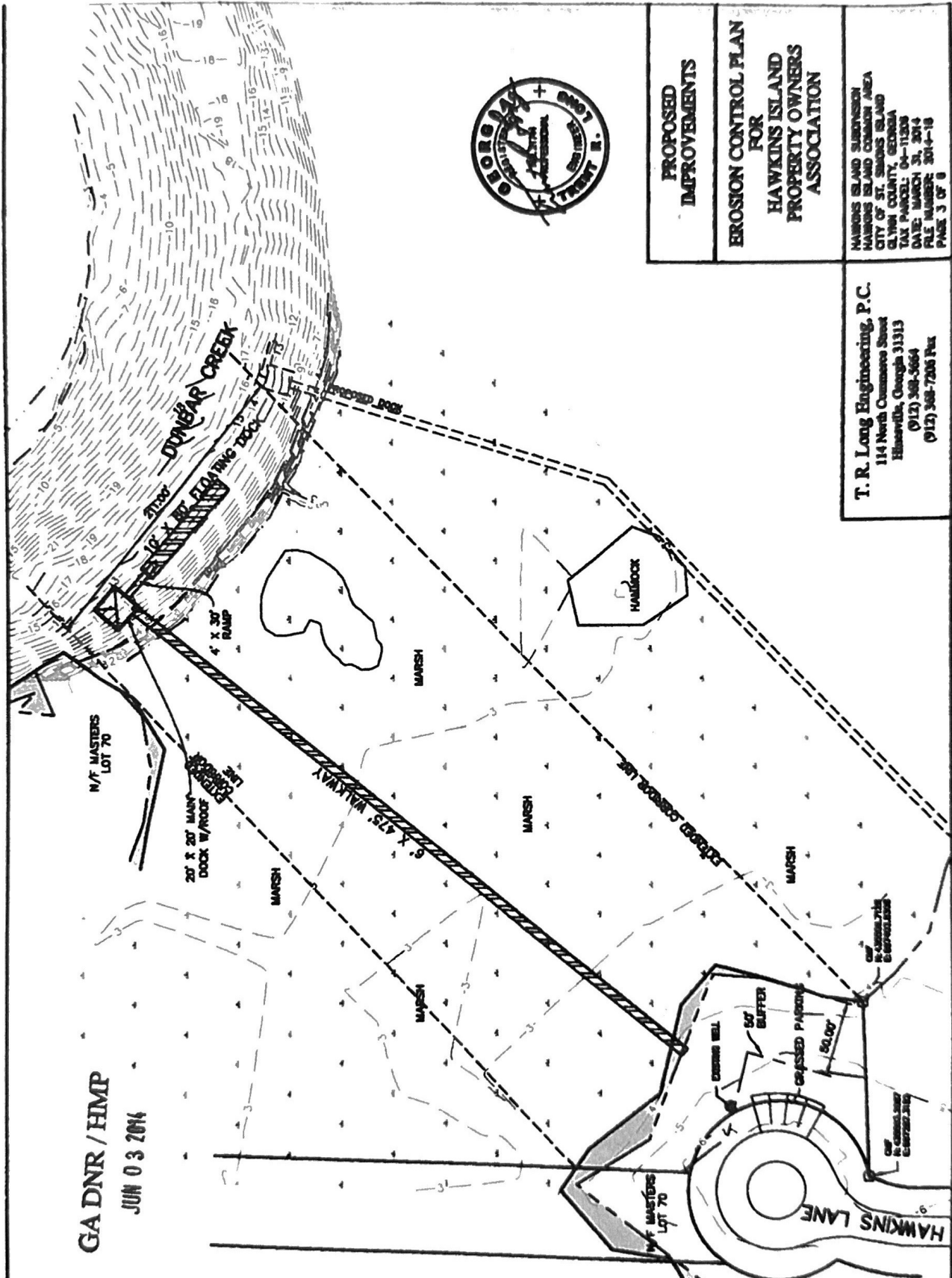


GA DNR / HMP
JUN 03 2014

LEGEND:
BF IRON ROD FOUND
RES REBAR SET
DRAWING
NOT TO SCALE

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

Reviewed by:
Maurice Postal, AICP
Maurice Postal
Development Review Manager
10-3-2024



PROPOSED IMPROVEMENTS
EROSION CONTROL PLAN FOR HAWKINS ISLAND PROPERTY OWNERS ASSOCIATION

T. R. Long Engineering, P.C.
114 North Commerce Street
Hinsdale, Georgia 31313
(912) 568-5664
(912) 568-7206 Fax

HAWKINS ISLAND SUBDIVISION
HAWKINS ISLAND COMMON AREA
CITY OF ST. SIMONS ISLAND
GLYNN COUNTY, GEORGIA
TAX PARCEL: 04-1150A
DATE: MARCH 31, 2014
FILE NUMBER: 2014-18
PAGE 3 OF 8



GA DNR / HMP

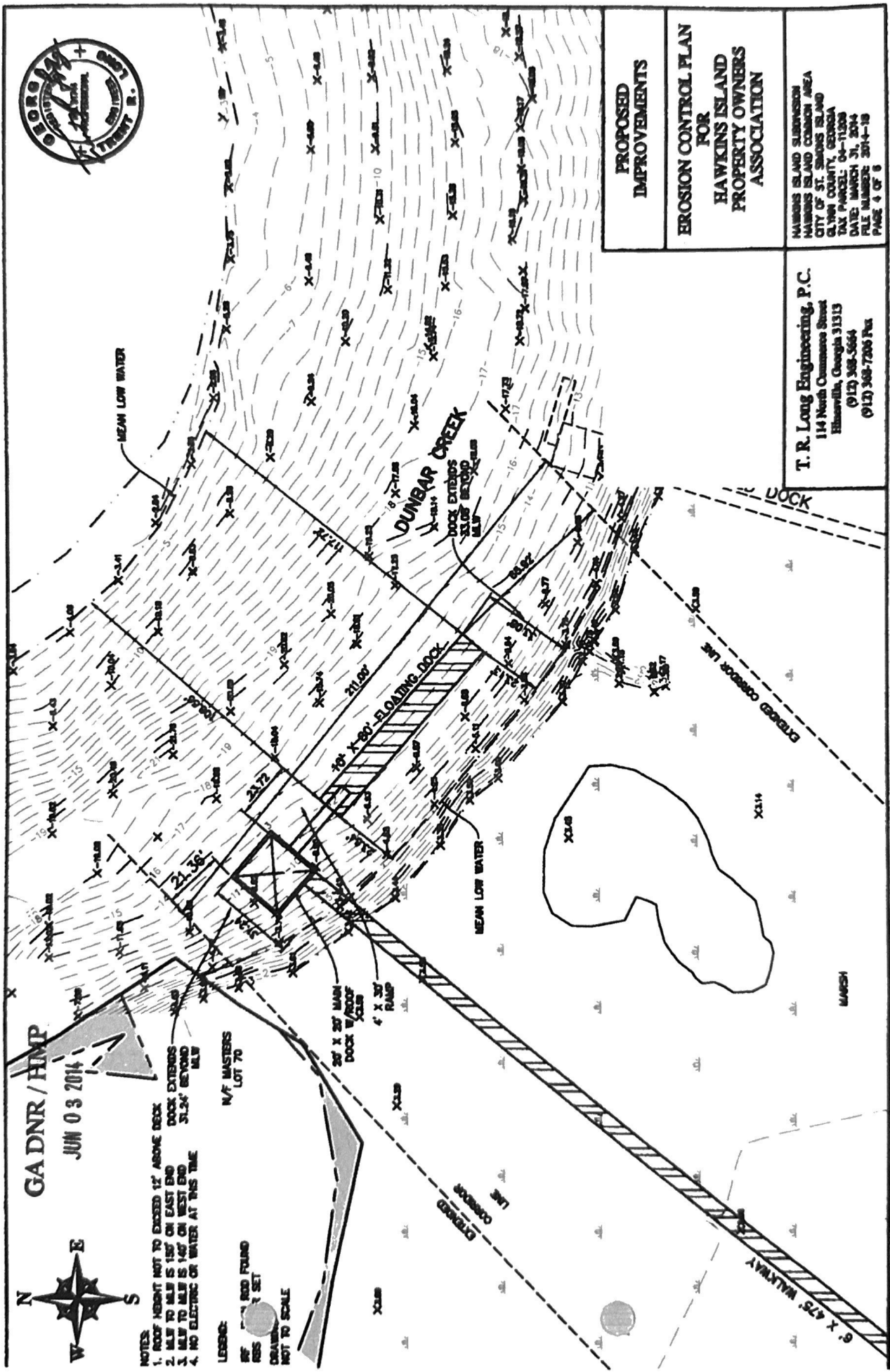
JUN 03 2014



- NOTES:
1. ROOF HEIGHT NOT TO EXCEED 12' ABOVE DECK
 2. MLW TO MLW IS 150' ON EAST END
 3. MLW TO MLW IS 140' ON WEST END
 4. NO ELECTRIC OR WATER AT THIS TIME

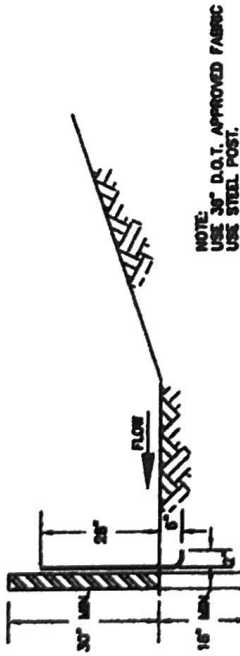
M/F MASTERS LOT 70

LEGEND:
 SF 2" RED FOUND
 RES 1" SET
 CRAINAL
 NOT TO SCALE



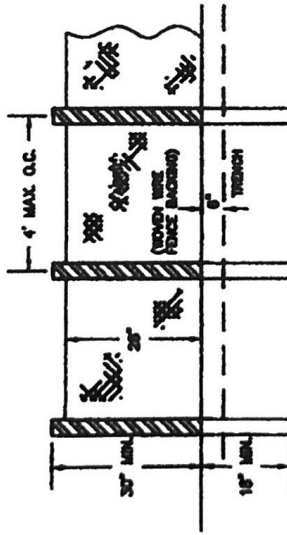
PROPOSED IMPROVEMENTS
EROSION CONTROL PLAN FOR HAWKINS ISLAND PROPERTY OWNERS ASSOCIATION
HAWKINS ISLAND SUBDIVISION HAWKINS ISLAND COMMON AREA CITY OF ST. SIMONS ISLAND ST. SIMONS COUNTY, GEORGIA TAX PARCEL: 04-11208 DATE: MARCH 21, 2014 FILE NUMBER: 2014-18 PAGE 4 OF 8

T. R. Long Engineering, P.C.
 114 North Commerce Street
 Ellersville, Georgia 31313
 (912) 368-5664
 (912) 368-7206 Fax



NOTE: USE 30\"/>

SIDE VIEW



FRONT VIEW

TYPE C FABRIC (MFC)

USE: WHERE FILL SLOPES EXCEED A VERTICAL HEIGHT OF 20 FEET AND THE SLOPE GRADIENT IS STEEPER THAN 3:1.

NOTE: FILTER FABRIC MAY ALSO BE ATTACHED TO THE POST BY WIRE, CORD, AND POCKETS.

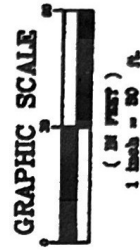
MIN. LENGTH	TYPE OF POST	SIZE OF POST
15	STEEL	1 1/2 IN. DIA. X 20' MIN.

FENCE

TABLE NUMBER (SEE M&S (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)	DESCRIPTION (SEE M&S (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)	PLUM RATE (GAL./MIN./100 SQ. FT.) (SEE M&S (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)	STABILITY (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)	MIN. FABRIC WIDTH (FEET)
70	70	70	175	3

(C) MIN. HILL AVERAGE OF FINE SANDS.
(D) PERCENT OF REMAINDER HEAVY MIN. TABLE SANDS.

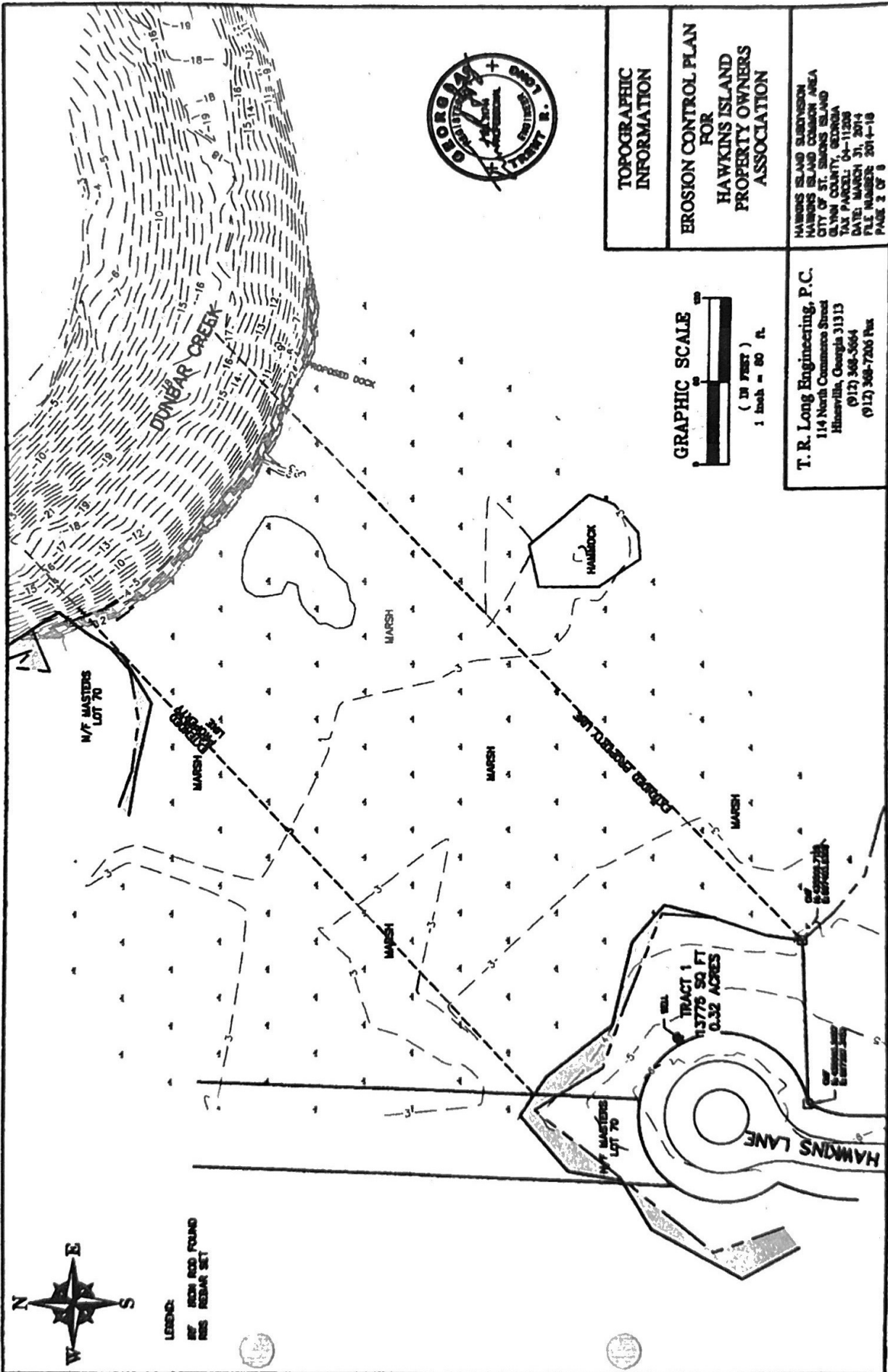
SILT FENCE -- TYPE C



T. R. Long Engineering, P.C.
114 North Commerce Street
Huntsville, Georgia 31113
(912) 368-5664
(912) 368-7006 Fax

MISC. DETAILS
EROSION CONTROL PLAN FOR HAWKINS ISLAND PROPERTY OWNERS ASSOCIATION
HAWKINS ISLAND SUBDIVISION
HAWKINS ISLAND COMMON AREA
CITY OF ST. SIMONS ISLAND
GLYNN COUNTY, GEORGIA
TAX PARCEL: 04-11503
DATE: MARCH 21, 2014
FILE NUMBER: 2014-18
PAGE 3 OF 8

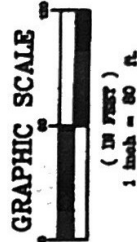




LEGEND:
 BY FROM RECORD FOUND
 THIS RECORD SET



TOPOGRAPHIC INFORMATION
EROSION CONTROL PLAN FOR HAWKINS ISLAND PROPERTY OWNERS ASSOCIATION
HAWKINS ISLAND SUBDIVISION HAWKINS ISLAND COMMON AREA CITY OF ST. SIMONS ISLAND GLYNN COUNTY, GEORGIA TAX PARCEL: 04-11208 DATE: MARCH 31, 2014 FILE NUMBER: 2014-18 PAGE 2 OF 8



T. R. Long Engineering, P.C.
 114 North Commerce Street
 Hinesville, Georgia 31315
 (912) 968-5664
 (912) 368-7206 Fax