

Jones Creek Landing Community Dock Application

Introduction:

Jones Creek Landing is a gated community consisting of 19 lots. Currently there are homes on 13 of the 19 lots, with plans for 2-3 additional homes to be constructed in the next 18 months. The current dock structure was built more than 25 years ago. Over time, silt has accumulated along the western shoreline of Jones Creek and has rendered 50% of the linear footage of the floating docks as unusable. At this point, a maximum of four boats can be moored to the floating docks at any given time.

Project Description:

The current structure of the Jones Creek Landing Community Association dock, which was built around 1998, consists of a 6' x 538' (3228 S.F.) fixed walkway, a 24' x 24' fixed dock on top of 9 wooden pilings, and two 8' x 40' (320 S.F.) wooden floating docks anchored by three wooden pilings for each. The floating docks are connected to the fixed deck utilizing two 4' x 26' aluminum ramps. The proposed project would consist of removing the two wooden floating docks and their pilings from the northern and southern sides of the fixed deck. A 5' x 7' area of the fixed deck would be removed from the eastern side (front) of the fixed deck, along with the wooden center piling beneath it. One of the existing aluminum ramps would be relocated to this area to connect with a new 10' x 100' (1000 S.F.) secured utilizing wooden pilings. The remaining 8 pilings under the fixed deck would have plastic snap jackets filled with concrete secured around them to prolong their useful life. All work will be done utilizing a barge equipped with a crane moored in Jones Creek.

Needs Assessment:

The proposed project would double the linear docking footage of the current structures and increase the mooring capacity of the dock from 4 to up to 8 boats. As more lots are developed in the community, the need for docking space by residents will certainly increase. This project will allow for more residents to enjoy and use the community dock for boating activities.

Public Interest Statement for Jones Creek Landing Community Association Dock Permit

Below is documentation on how the project is not contrary to the public interest, specific to the following public interest considerations:

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 dock project will be pile-supported and will not alter the natural flow of the navigable waters of Jones Creek, nor will it obstruct public navigation.

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

By being pile-supported, the project will allow tidal waters to ebb and flow around and through the structure. The pilings will not divert water in a manner that would increase erosion, cause shoaling of channels, or create areas of stagnant water.

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 proposed structure will not 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. Standard manatee protection measures will be implemented during and after construction of the dock project.

Water Quality Certification for Jones Creek Landing Community Association Dock Permit

Wed 6/4/2025 10:55 AM

Drayton, Davielle N CIV USARMY CESAS (USA)<Davielle.N.Drayton@usace.army.mil>

Ken Trowbridge

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.

Hi Ken,

A water quality certification will not be required for this project.

Respectfully,

Davielle Drayton
Biologist
U.S. Army Corps of Engineers
South Atlantic Division
Technical Regional Execution Center
100 West Oglethorpe Ave
Savannah, GA 31401
davielle.n.drayton@usace.army.mil
(912) 856-6796

Erosion and Sediment Statement for Jones Creek Landing Community Association Dock Permit

The dock project will be conducted in compliance with applicable erosion and sediment control responsibilities, and it will also conform to all of Glynn County's required building, land disturbing, and stormwater management permits. The project is pile supported and will not alter the natural flow of water for Jones Creek, so there will not be any increase in erosion or sedimentation.

Landfill or Hazardous Waste Statement for Jones Creek Landing Community Association Dock Permit

Ater checking the Georgia Environmental Protection Division (EPD) website and reviewing the List of Sites on HIS for Glynn County, I have determined that this project is not located on or near a landfill or hazardous waste site. I also spoke with the local EPD office in Brunswick, GA and they confirmed that reviewing the list was appropriate to make this determination for our project.



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

July 9, 2025

Jones Creek Landing Community Association, Inc.
P.O. Box 24105
St. Simons Island, GA 31522

Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 116 Jones Creek Drive, Common Area Jones Creek Landing, Jones Creek Landing Subdivision, Jones Creek, Glynn County, Georgia

Dear Jones Creek Landing Community Association, Inc.:

Our office has received the survey and plat, dated May 29, 2025, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*A CMPA Jurisdiction Line for: Common Area, Jones Creek Landing 25th G.M.D., St. Simons Island, Glynn County, Georgia*" prepared for Jones Creek Landing Community Association, Inc. Based on my site inspection, May 28, 2025, 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 May 28, 2026 but may be voided should legal and/or environmental conditions change.

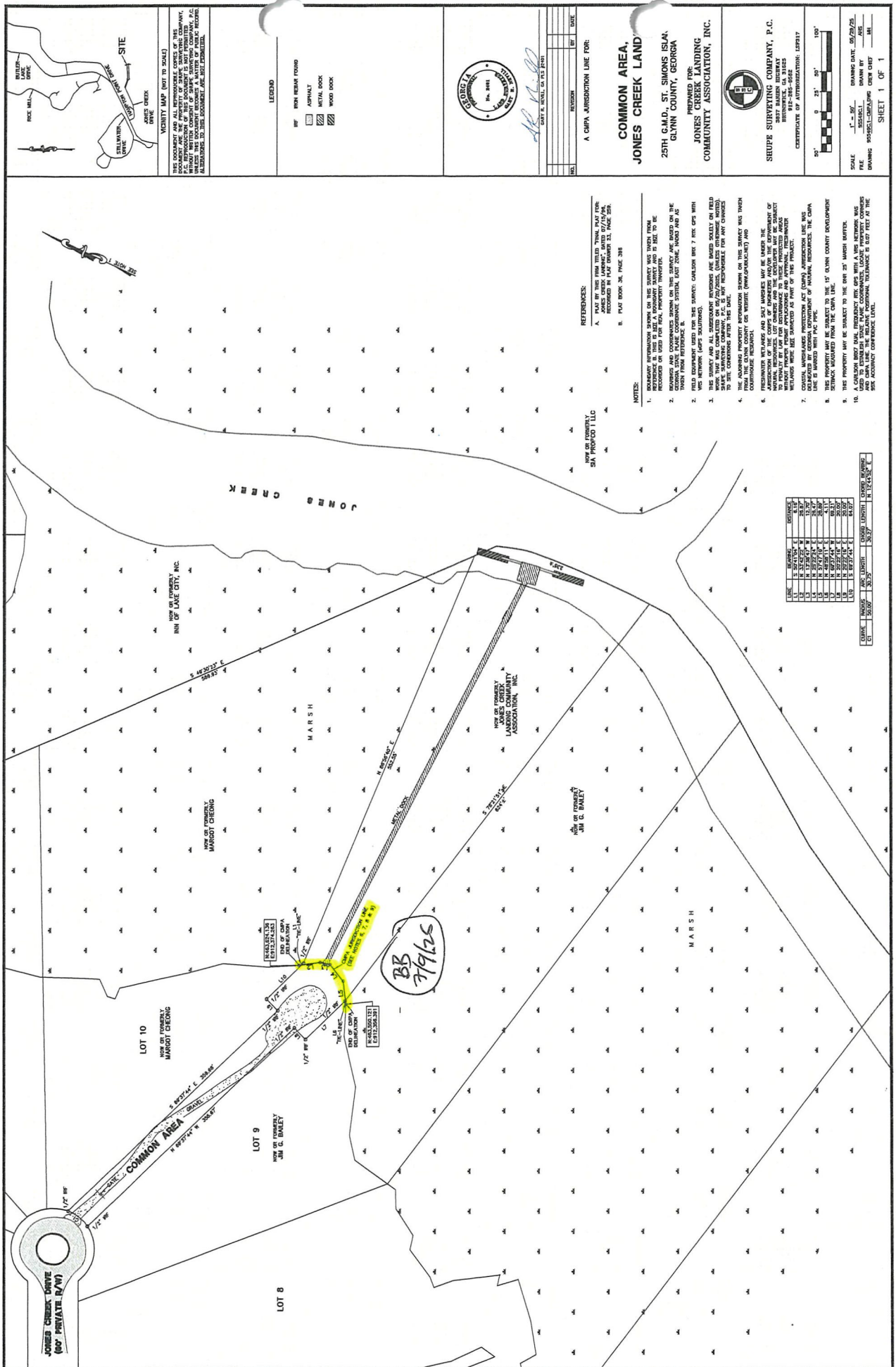
This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We 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 CMPA Jurisdiction Line for: Common Area, Jones Creek Landing 25th G.M.D., St. Simons Island, Glynn County, Georgia*

File: JDS20250170





A Golden Past.
A Shining Future.

PLANNING & ZONING DEPARTMENT

1725 Reynolds Street, Suite 200, Brunswick, GA 31520

Phone: 912-554-7428/E-mail: planningzoning@glynncounty-ga.gov

July 1, 2025

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

RE: 0 Jones Creek Drive, St. Simons Island, GA 31522
Parcel 04-11710
Jones Creek Landing Community Association Dock

Dear Mr. Noble:

Pursuant to the request for a zoning certification letter (ZCL-25-37) by the Jones Creek Landing Community Association (JCLCA) regarding 0 Jones Creek Drive, St. Simons Island, GA 31522; Parcel 04-11710; please find the following:

The installation of the proposed 1,000 SF floating dock and associated permanent impacts, as depicted in the attached plans, does not conflict with current Glynn County zoning laws.

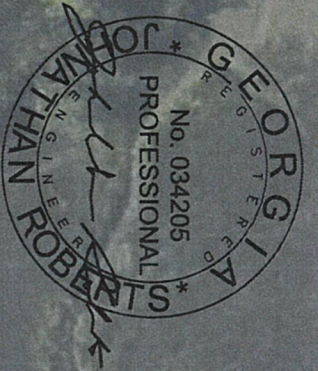
Should you have any additional questions, please feel free to contact me at mpostal@glynncounty-ga.gov.

Sincerely,

Maurice Postal

Maurice Postal, AICP
Development Review Manager

The Glynn County Planning & Zoning Department 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.

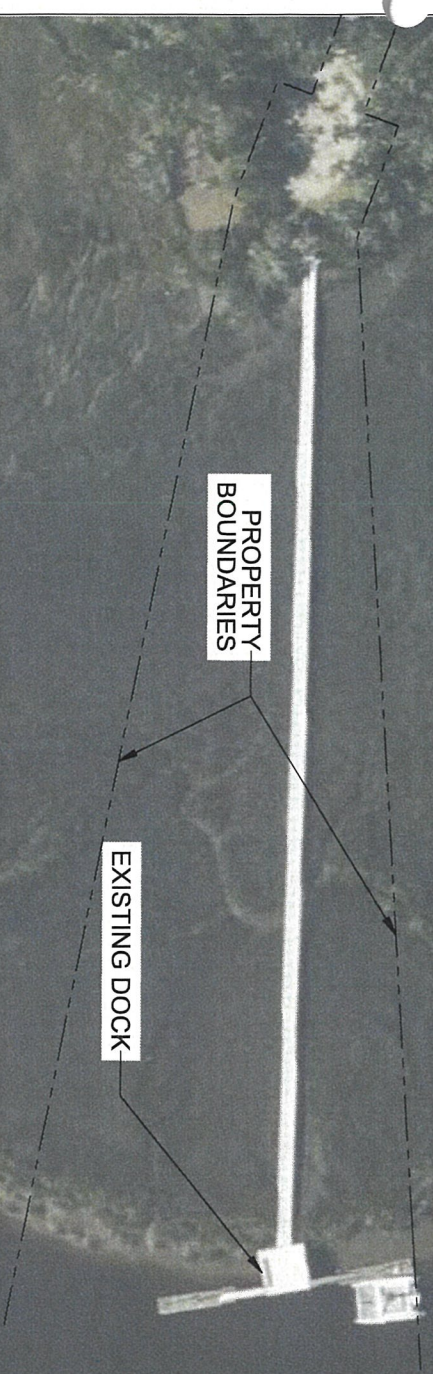


02-25-2025

PROJECT INFORMATION
Owner: Ken Trowbridge
Agent Phone: (912) 638-9681
Agent Email: CSerrano@RobertsCivilEngineering.com

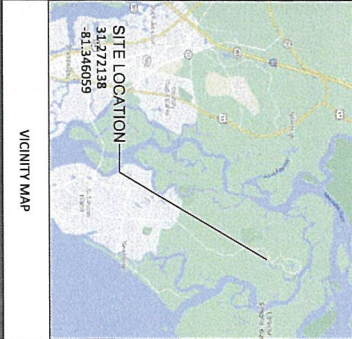
SITE DATA
Site Address: Jones Creek Landing Common Area, St. Simons Island, GA 31522
Parcel Number: 04-11710
Map# Block Lot: 0016-00 001-022
Waterway: Jones Creek

- NOTES:**
1. THE DOCK PLANS SHOWN HEREIN SHALL BE USED ONLY AS AN EXHIBIT FOR DOCK PERMITTING WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
 2. THE DIAGRAM IS NOT INTENDED TO BE USED FOR CONSTRUCTION DRAWINGS.
 3. ALL EXISTING PROPERTY BOUNDARIES AND ELEVATIONS ARE OBTAINED FROM SURVEYS COMPLETED BY SHUPE SURVEYING ON 01/07/2022 & 01/12/2023.



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.

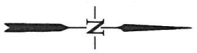
Reviewed by Maurice Postal,
Development Review Manager



Maurice Postal
7-1-2025

0' 100' 200'

SCALE: 1" = 100'

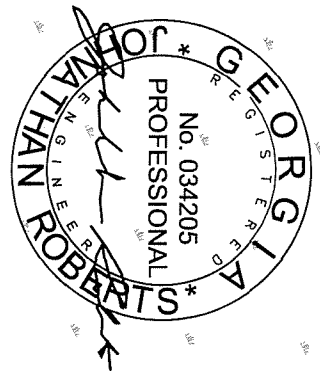


DATE: 2023-07-27
PROJECT NO.: 21230
DRAWN BY: CS
CHECKED BY: DM
SCALE: 1" = 100'

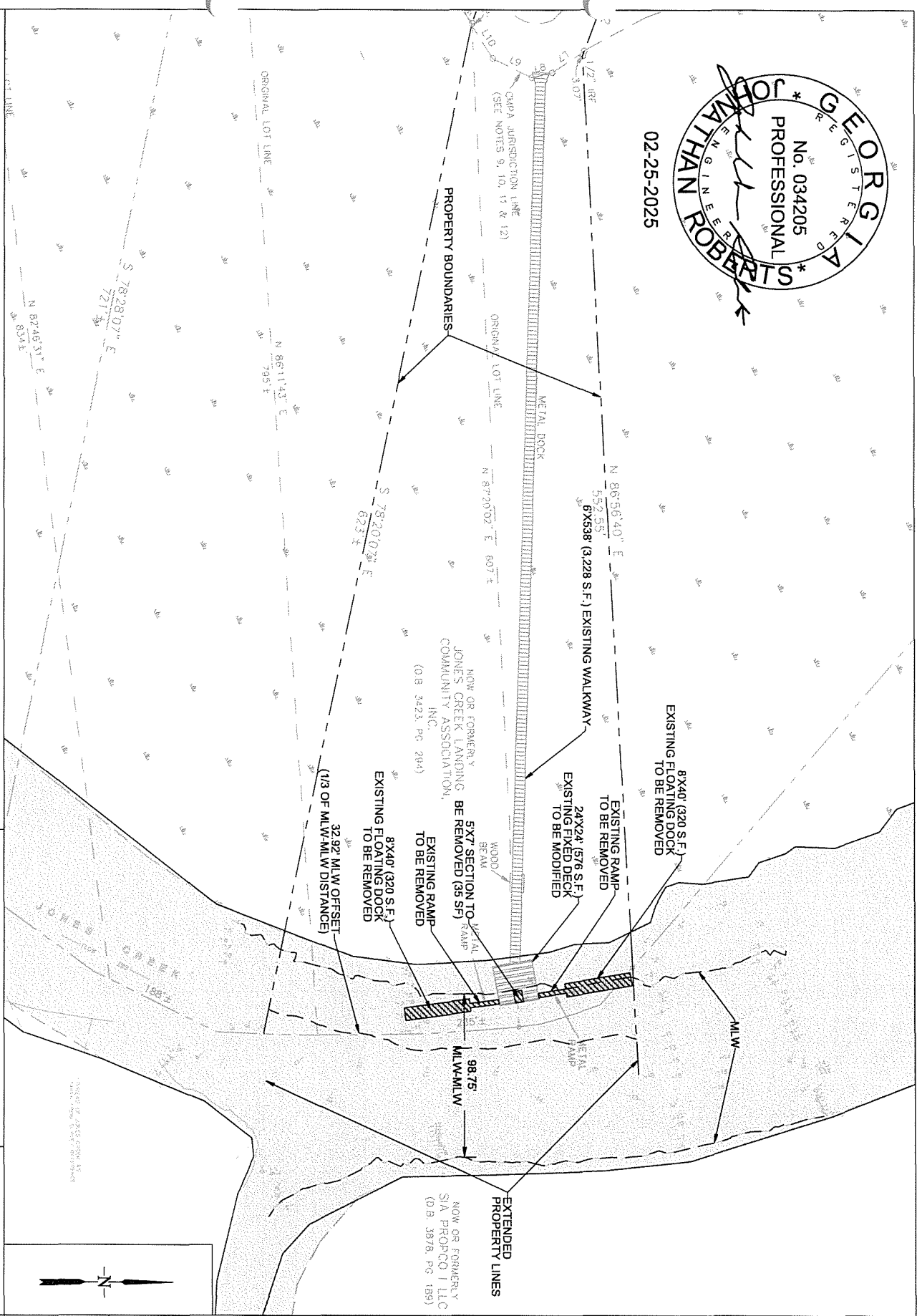
SITE OVERVIEW
JONES CREEK LANDING COMMON AREA
SAINT SIMONS ISLAND, GA

PREPARED FOR:
KEN TROWBRIDGE

ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX

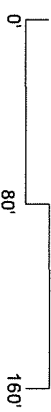


02-25-2025



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SCALE: 1" = 80'



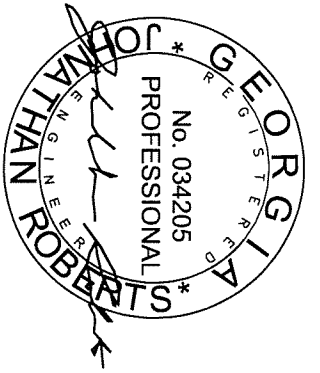
ROBERTS
CIVIL ENGINEERING

DATE: 2023-07-27
PROJECT NO.: 21230
DRAWN BY: CS
CHECKED BY: DM
SCALE: 1" = 80'

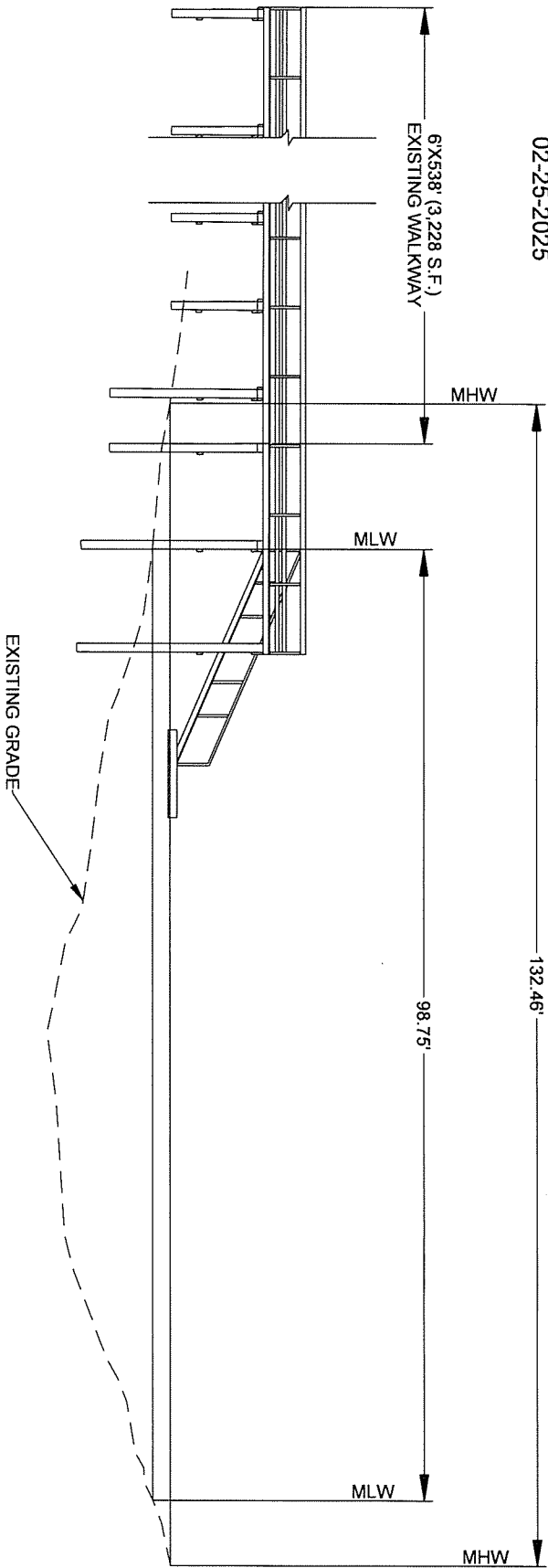
EXISTING CONDITIONS
JONES CREEK LANDING COMMON AREA
SAINT SIMONS ISLAND, GA

PREPARED FOR:
KEN TROWBRIDGE

ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



02-25-2025



PROFILE
N.T.S.

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N.T.S.



ROBERTS
CIVIL ENGINEERING

4

DATE: 2023-07-27
PROJECT NO.: 21230
DRAWN BY: CS
CHECKED BY: DM
SCALE: N.T.S.

PROPOSED DOCK PROFILE
JONES CREEK LANDING COMMON AREA
SAINT SIMONS ISLAND, GA

PREPARED FOR:
KEN TROWBRIDGE

ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX

RE: Expedited Subdivision Plat for Jones Creek Landing

From Gary Nevill <gnevill@shupesurvey.com>

Date Mon 4/15/2024 4:16 PM

To Ken Trowbridge <ken.trowbridge@brightstarcare.com>

 1 attachment (1 MB)

BK36_PG396_Thu_Jan_18_2024_10-02-34.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.

Ken,
Not sure if you got this. Was recorded in January. I didn't get notification from the County.

Gary

Gary R. Nevill, PLS
Shupe Surveying Co., P.C.
3837 Darien Hwy.
Brunswick, GA 31525
912-265-0562 o
912-580-0132 m

From: Ken Trowbridge <ken.trowbridge@brightstarcare.com>

Sent: Tuesday, September 19, 2023 11:00 AM

To: Gary Nevill <gnevill@shupesurvey.com>

Subject: Expedited Subdivision Plat for Jones Creek Landing

Gary,

The person working on our dock permit has asked where we are with getting the expedited plat approved by the County. If you need anything from me, please let me know when you provide me any updates on the matter.

Thanks,
Ken

KEN S. TROWBRIDGE III
OWNER/ PRESIDENT
Coastal Care Solutions LLC
DBA: BrightStar® Care of Coastal Georgia