

Langs Seafood Dock Modification CMPA Permit Application

Applicant Information

The applicant for the proposed project is David W. Lang. The applicant is represented by Michael Moody of Coastal Permitting Service for this project.

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Project Summary

The subject parcel is 0.14 acres and consists of several upland buildings which are used for commercial purposes. The one-story frame shop extends from the upland past the CMPA jurisdiction line (1,270 SF in jurisdiction) and connects to fixed deck (1,757 SF in jurisdiction) used for parking transportation vessels. There is also a bulk 141 linear foot bulkhead extending under the existing buildings and deck. The existing dock facility seaward of the CMPA jurisdiction line is a total of 3,329 SF. The existing dock and proposed dock meet the definition of a "Commercial Dock" under Ga. Comp. R. & Regs. r. 391-2-3-.03.

The proposed project consists of a modification to the fixed deck and adding a floating dock which will be accessed by a ramp extending seaward from the fixed deck. A 995 SF section of the existing fixed deck will be removed and an additional 133 SF will be constructed seaward of the existing building. The total proposed fixed deck will be 895 SF. A 6ft. x 55ft. gangway will extend seaward from the modified fixed deck to access a 1,309 SF floating dock. The proposed dock facility seaward of the CMPA jurisdiction line is a total of 4,016 SF. The total increase in structures is 687 SF (0.016 ac.).

The proposed project does not have an upland component.

Needs Assessment

The existing fixed deck limits the amount of mooring space to the seaward edge only and is difficult to load people and supplies to vessels due to tidal fluctuations and the dock being fixed. The proposed floating dock will provide additional mooring space on the outside and inside, as well as provide deeper water. The modifications to the fixed deck are meant to remove portions that will no longer be functional with the new layout and to add a section around the existing building for easier ingress and egress. The

gangway is proposed as 6ft. wide to accommodate luggage, supplies, and people loading vessels bound for Cumberland Island.

Alternative Analyses

The applicant does not have another property suitable for the water dependent activities supported by the proposed dock. The sizes of the proposed structures and layout were determined to be the best layout to support all the necessary functions.

Adjoining Landowners

David W. Lang
100 E. St. Marys Street,
St. Marys, Georgia 31558

City of St. Marys
418 Osborne Street
St. Marys, GA 31558

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 project area is located approximately 0.3 miles from Orange Hall (PID 73000613) and 1.06 miles from St. Marys Historic District (PID 76000609). The project location also contains two structures listed on Georgia's Natural, Archaeological, and Historic Resources GIS. These two upland structures and the nearby listed resources will not be modified by the proposed project. Additional information on these resources has been provided in the appendices.

Water Quality Certification

The project does not include fuel, fill, or pump out facilities and will not require a water quality certification.

Soil and Erosion Control Statement

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

Turbidity Statement

The proposed project will be performed in a manner to minimize turbidity in the stream. The dock structure will be entirely pile supported with minimal impacts to sediment from driving pilings.

Oil & Pollutant Statement

The proposed project does not include vessel maintenance or fueling and will not result in the release of oils or other pollutants into the river.

Water Use Statement

The proposed project is located seaward of upland owned by the applicant. The project will extend minimally into the waterway to prevent obstructions to navigation. The final structure will provide more opportunities for legitimate water uses.

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 project will not cause unreasonable harmful obstructions to or alteration of the natural flow of navigational water within the affected area to arise. All dock components of the project will be pile supported to allow the natural flow of water to pass under the structures. The project will be limited in extent past the mean low water line to prevent obstructions to navigation.

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

The proposed project will not create unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water. The dock will be pile supported which has minimal impacts on the natural waterway.

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 project will not 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 project will not result in a loss of aquatic habitat required for these species, nor will it impact the quality of the existing habitat. There are no existing oyster beds within the areas where the modifications will occur. The structures will be constructed as to not create negative impacts to aquatic species after construction.

Michael Moody
Coastal Permitting Service
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