

**CESAS Form 19 Support Documentation
Bull River Marina
Chatham County, Georgia
November 5, 2018**

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

Bull River Enterprises, LLC (applicant) is proposing to add new dock facilities within the current leased Bull River Marina (BRM) footprint located at 8005 U.S. Highway 80 in Chatham County, Georgia. The proposed dock additions will improve the operations of the marina facility and provide increased capacity for both transient and long-term dockage. The project site is located on the east side of Wilmington Island on the Bull River immediately adjacent to U.S. Highway 80.

2.0 Site History & Background

BRM was originally constructed in 1986 and operates as a full-service marina with marine fuel and dock house with amenities including bathroom/showers (96 square feet), bait and tackle (264 square feet), ship store (196 square feet), cashier reception station (100 square feet), storage (18 square feet), marina office (200 square feet), boaters lounge (350 square feet), laundry facility for transient boaters (100 Square feet), and additional storage and maintenance areas/rooms on the second floor totaling 490 square feet . All existing facilities in the dock house are essential for the operation of the marina facility and to serve the needs of long term and transient boaters and overall marina operations. The marina accommodates long term dockage for both small boats and larger boats, and provides temporary dockage for transient boaters utilizing the Intercoastal Waterway, which is located approximately 2.6 miles from the marina facility.

Since the original construction in 1986, the marina has grown through additional permits with the Georgia Department of Natural Resources – Coastal Resources Division (GADNR). The most recent expansion occurred in 2014 with the issuance of GADNR Permit #693 which improved the marina operations for the smaller boats for long term dockage. The proposed expansion is to increase the length of the inboard floating dock to match the length of the outboard dock, and to provide additional docking space and for small boats on the most inboard floating dock. All proposed expansions are within the existing marina lease footprint.

3.0 Proposed Marina Dock Expansion

The applicant is proposing to expand the existing marina facility by improving and expanding existing docks within the existing marina leased footprint. Beginning with the most inboard dock, the specific proposed improvements are as follows:

1. Lengthen the most inboard dock with the addition of an 8-foot wide and 50-foot long floating dock attached to the south end of the existing floating dock. This new extension will include a 10-foot wide by 26-foot long small boat float/skid for long term small boat lease. The applicant also proposes to add eight 9.5-foot wide by 18-foot long small boat floats/skids on the inboard side of the most inboard dock.
2. Lengthen the third floating dock with an 8-foot wide by 206-foot long floating dock which will increase the dock length to more closely match the length of the two other floating docks.

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This third dock will not extend past the existing length of the most outboard dock and will be within the existing water bottoms lease footprint.

3. Additional maintenance will include the installation of pilings to support the floating dock extensions, 7 electric/utility pedestals, and maintenance to the existing HVAD platform that is located on the southern side of the existing dock house. The application proposes to install a portable pump out system so boaters on the front dock do not have to move their moorage for sewage pump out. The total additional square footage associated with the new docks is 3,666 square feet and should be considered a minor alteration under the Coastal Marshlands Protection Act.

The marina is governed by a set of clearly posted dock rules and full time on-site marina manager. The facility allows long-term, short-term, transient, and temporary usage. The dock provides water, electricity, diesel fuel, and gasoline for users. The fuel tanks and fuel lines are equipped with emergency shut-off valves. The proposed dock structures extend approximately 237 feet into the waterway where the waterway is approximately 742 feet wide, which is approximately 1/3 the total width of the waterway. All docks and dock approaches have adequate water depths at low tide to accommodate easy navigation to the docks for boat moorage. All work will be conducted from upland or by waterborne crane and barge in a manner to minimize turbidity in the waterway, and the applicant will ensure that no oils or other pollutants are released into the waterway during construction.

4.0 Upland Component:

The proposed application is for dock extensions/upgrades to an existing marina facility. There is no proposed work in upland area as parking for the marina is existing. For this reason, there is no upland component for the proposed project.

5.0 Needs Assessment

The coastal Georgia region is a leisure-oriented environment attractive to tourists and residents due to the long boating season and many waterborne recreational opportunities. Since 2013 participation in recreational angling has increased. Boat registrations representing active boats in the area have increased steadily since 2011 to over 292,600 in 2017. Data from 8 comparable existing marinas in the Savannah area with deep water access to the ICW and Atlantic Ocean, similar to the access afforded by the proposed project, were reviewed to determine current slip availability. These marinas offered a total of 404 wet slips and 754 dry slips. Of the available slips, a total of 381 wet slips were occupied annually (94%) and 692 dry slips were occupied (92%). This varies throughout the year, but seasonal occupancy was found to typically be 100%, and several marinas reported a waiting list for permanent slips. Breaking it down even further, three comparable marinas on Wilmington Island indicate strong occupancy levels and rental rates. Of the 108 available wet slips in these three facilities, only 8 slips were available.

In order for a marina to function properly, vacancy should be approximately 10%, or the ideal occupancy rate should be 90%. This allows for slip turnover and for vessels to transition into and out of the market. Within the Savannah market, however, wet slip occupancy is at an annual average of 94% meaning that demand exceeds wet slip supply by at least 4%. Based on the marinas surveyed for the market analysis, the total demand (not including pent-up demand not being met by the current supply and frictional vacancy) for wet slips in 2017 was estimated at 432. Considering the required 10% frictional vacancy needed for proper marina operations, this equates to a total demand of 475. This is based on the required number of slips based on population. The current supply of wet slips is 404 representing an unmet demand for 71 new slips. This effect is further exacerbated by the growing trends in recreational boating in coastal Georgia. Future demand for marina facilities in the area is projected to increase to 525 by the

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Year 2027 as coastal populations increase. This coupled with the restricted supply and high occupancy rates of existing marinas, especially during the boating season, supports the need for the additional docks at the Bull River Marina.

6.0 Threatened and Endangered Species

The property was assessed for the potential occurrence of threatened and endangered species and habitats suitable to sustain these listed species for Chatham County, Georgia. The habitats found within the project limits consist of open water and fringe vegetated marsh associated with the southern side of the dock house. The Bull River could potentially support shortnose sturgeon, Atlantic sturgeon, west Indian manatee, and sea turtles. The project consists of dock construction and requires the installation of a relatively small number of small-diameter wood and concrete piles. The short construction periods will reduce the overall noise levels and disturbance to aquatic habitat. The small pile size and the small number of piles (short construction period) combined with the large size of the river indicate that the project would have no effect on either sturgeon species. Also, the pile driving and dock improvements will have no effect on sea turtles. To avoid adverse effects on the west Indian manatee, the U.S. Army Corps of Engineers (USACE) standard manatee conditions will be employed during construction and operations of the marina.

7.0 Essential Fish Habitat

The proposed waterside activities are located within the Bull River which has been identified as Essential Fish Habitat (EFH). The proposed project, however, only requires construction of dock extensions within an existing marina site. The only maintenance work over vegetated marsh is the repair to the existing HVAC platform, which could include installation of a new piling and supports to improve the stability of this small platform. The remainder of the structures will be over deep open water. It is widely accepted that structures or shading over deep water is not known to have an adverse affect on the benthic community. It was therefore concluded that the proposed project would not adversely affect EFH.

8.0 Impaired Waters

The project site is located in the Bull River, which is listed by EPA as supporting their intended use and not included in the list of impaired waters. The proposed dock additions are not expected to contribute to water quality degradation in an impaired waterway.

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-

Dr. James A. Daly
Bull River Enterprises, LLC
8005 U.S. Highway 80
Savannah, Georgia 31410

(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-

See attached marina plans.

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

A plat of the property is attached.

(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-

Attached is a copy of the deed to the property.

(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 of 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-

Bull River Yacht Club Townhome Homeowners Assoc.
P.O Box 9087
Savannah, Georgia 31412 – 9087

No upstream adjoining property

(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 violate of any zoning law;

Attached is the letter from the Chatham County Planning and Zoning Department certifying that the proposed activities are not in violation of the zoning ordinances of the County.

(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.

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A check will be submitted in the correct amount upon GADNR establishing the fee for a minor alteration application.

(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-

All proposed structures are water dependent, and there is not a non-water dependent alternative to increasing docking space at an existing marina location/facility. It is therefore assumed that any other alternative site would require just as much or more impact. See above project description for details.

(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-

To the best of the applicant's knowledge, the property is suitable for the uses/structures proposed by this application. According to a review of the EPD Hazardous Site Inventory (Revised July 2018), there are no known landfill or hazardous waste materials present.

(10) A copy of the water quality certification issued by the department if required for the proposed project-

It is anticipated that the project would be authorized by a Letter of Permission from the U.S. Army Corps of Engineers (USACE), and a 401 Water Quality Certification would not be required.

(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 land disturbing and stormwater management permits as required by Chatham 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 12-5-288(b) lists eight activities that are normally considered contrary to the public interest. They include 1) marsh fill for residential, commercial, industrial uses; 2) marsh fill for private parking lots or private roadways; 3) construction of dump sites; 4) ditch/canal construction for draining marsh; 5) mining; 6) construction of lagoons or impoundments; 7) construction of structures which constitutes an obstruction of view to adjoining riparian landowners including signs and enclosures; and 8) occupying a live-aboard vessel for more than 30 days. The proposed project does not include activities that would fall within any of these categories. The proposed project will satisfy a public demand for marina space and is not contrary to the public interest.

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 nor will it obstruct public navigation. The proposed dock improvements will conform to the configuration of the existing docks within the marina. The proposed structures will be offset from the extended eastern property line to allow for unimpeded access to the adjacent waters.

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

The proposed project consists of installation of a docks at an existing marina facility with no filling, dredging, or bank improvements. The proposed docks 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, or wildlife, or other resources, nor affect water and oxygen supply.



**CHATHAM COUNTY
DEPARTMENT OF BUILDING SAFETY &
REGULATORY SERVICES**

P.O. BOX 8161
SAVANNAH, GEORGIA 31412-8161



Gregori S. Anderson, CBO
Director

Ph: 912-201-4300
Fax 912-201-4301

Clifford Bascombe, CBO,CFM
Assistant Director

November 8, 2018

Stuart Sligh
Sligh Environmental Consultants, Inc.
31 Park of Commerce Way, Suite 200B
Savannah, Ga. 31405

RE: Bull River Marina 8001 US Highway 80 Savannah, Ga. (PIN 1-0046-09-044)

The above site is zoned P-D-M 3-20/EO/CM (Planned Marina, 20 units per acre / Environmental Overlay / Marsh Conservation). The proposed dock addition is allowable under the provisions of the zoning and building ordinances of Chatham County.

If you have any questions, I can be reached at 912-201-4307.

Sincerely,


Robert Sebek, Zoning Administrator
Chatham County

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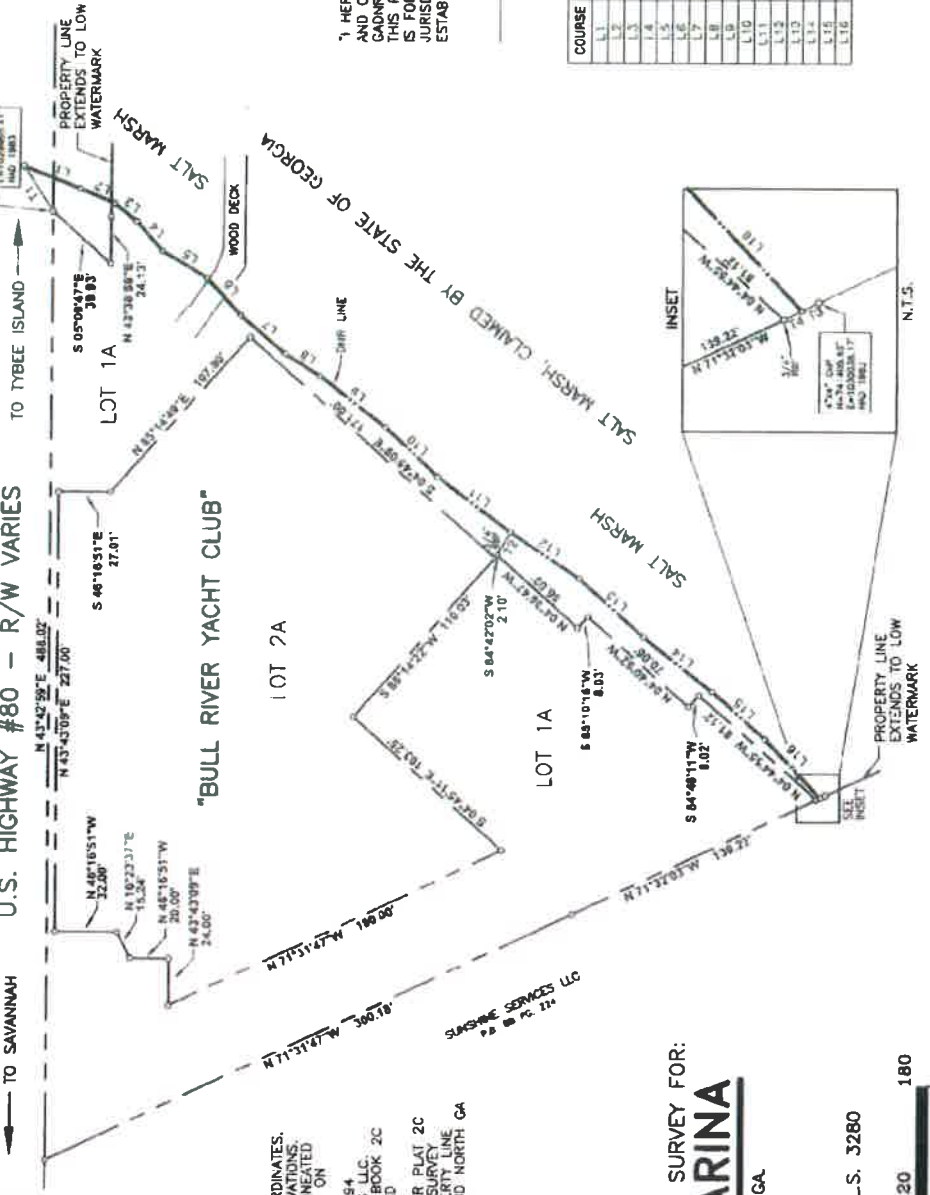
VICINITY MAP

- NOTES:
1. COORDINATES SHOWN ARE STATE PLANE COORDINATES.
 2. THE PLANS FOR THIS SURVEY GRADE GPS OBSERVATIONS. THE PLANS FOR THIS SURVEY GRADE GPS OBSERVATIONS. THE PLANS FOR THIS SURVEY GRADE GPS OBSERVATIONS.
 3. CERTIFICATE OF AUTHORIZATION # - LSFD00004
 4. CURRENT OWNER IS DUAL RIVER ENTERPRISES LLC, 2C PG. 64, PLAT BY J. WHITLEY REYNOLDS, DATED OCTOBER 12, 2018.
 5. SUBJECT PROPERTY PLAT REFERENCES: PLAT BOOK 2C PG. 64, PLAT BY J. WHITLEY REYNOLDS, DATED OCTOBER 12, 2018.
 6. ALL PROPERTY LINES WERE COMPUTED AS PER PLAT 2C PG. 64 AND FIELD VERIFIED BY TRADITIONAL SURVEY METHODS IN THE FIELD ON THIS DATE. PROPERTY LINE BEARINGS HAVE BEEN ROTATED TO MATCH GRID NORTH GA EAST ZONE, NAD 1983.

TIE CHART

COURSE	BEARING	DISTANCE
T1	N 01°52'18" E	37.72'
T2	S 70°46'29" W	13.40'
T3	N 31°20'51" W	1.30'
T4	N 71°20'51" W	2.12'

U.S. HIGHWAY #80 - R/W VARIES



SURVEYOR'S CERTIFICATION



I HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE CADNR/USACE JURISDICTION LINE SHOWN BY THIS PLAT. THE LOCATION OF THIS SURVEY IS FOR THE LOCATION OF THE CADNR/USACE JURISDICTION LINE ONLY AND NOT BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE.

DNR LINE CHART

COURSE	BEARING	DISTANCE
L1	S 24°51'15" E	31.20'
L2	S 23°58'48" E	19.58'
L3	S 07°17'11" E	14.38'
L4	S 01°51'56" E	20.27'
L5	S 15°37'30" E	21.18'
L6	S 01°15'30" W	25.58'
L7	S 09°03'42" E	20.17'
L8	S 14°15'08" E	21.25'
L9	S 00°03'48" E	43.61'
L10	S 03°05'28" E	37.23'
L11	S 00°24'50" E	47.61'
L12	S 12°57'15" E	42.93'
L13	S 04°39'38" E	44.89'
L14	S 07°55'54" E	45.01'
L15	S 04°12'20" E	36.85'
L16	S 30°15'20" W	41.53'

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
100 BOYD STREET, SUITE 100
MARIETTA, GA 30067
PHONE: (770) 744-2002

GADNR/USACE JURISDICTION LINE SURVEY FOR:
BULL RIVER MARINA

LOCATION: 5TH, G.M.D. CHATHAM CO., GA.
WILMINGTON ISLAND

SURVEYED: OCTOBER 23, 2018
PLAT DATE: OCTOBER 23, 2018
BY: JAMES MATTHEW ANDERSON-GA. R.L.S. 3280
SCALE: 1" = 60'

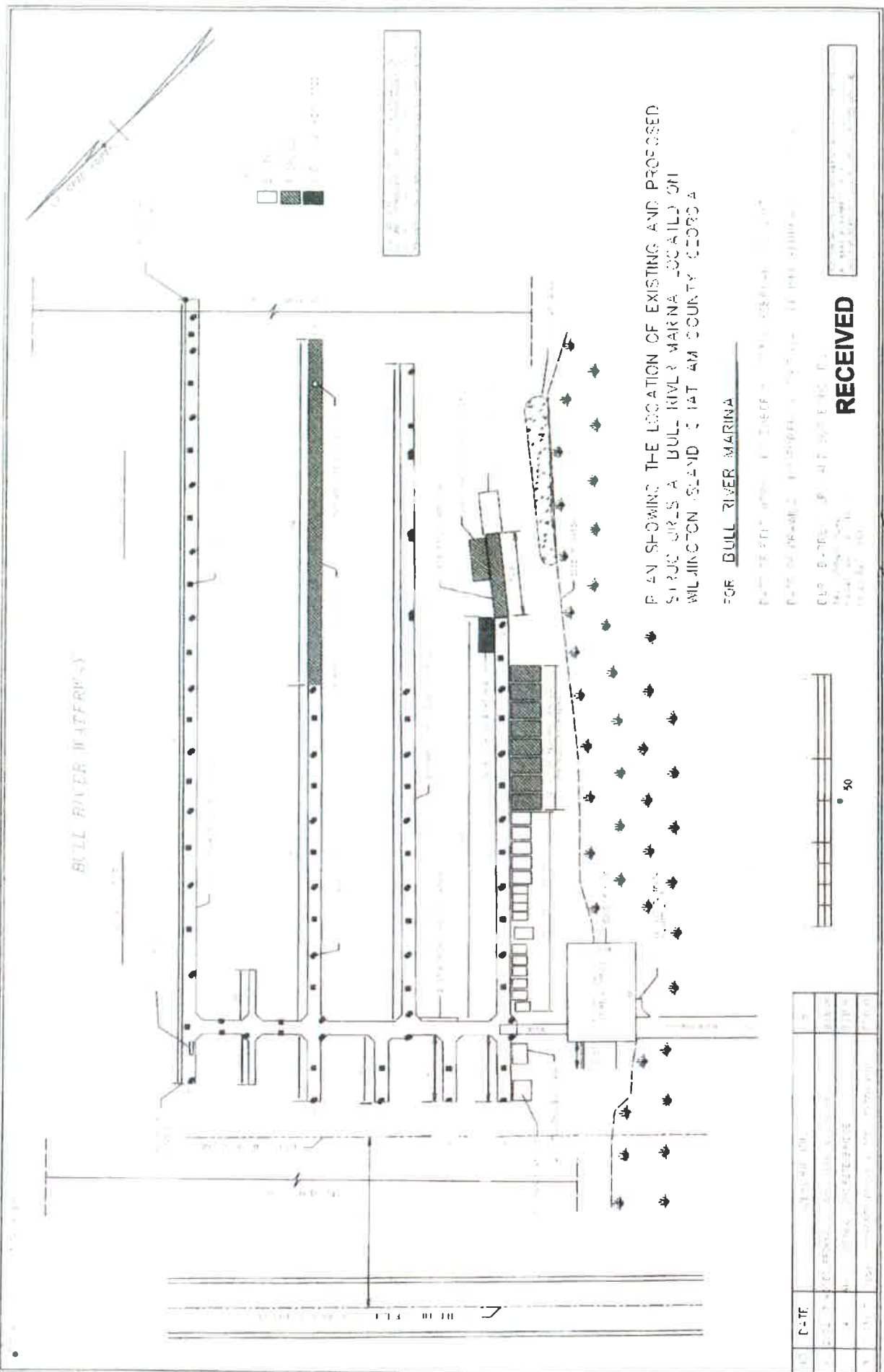


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11/08/18



PLAN SHOWING THE LOCATION OF EXISTING AND PROPOSED
 STRUCTURES A BULL RIVER MARINA LOCATED ON
 WILMINGTON ISLAND IN WATKINS COUNTY GEORGIA
 FOR BULL RIVER MARINA

DATE OF PLAN: 11/08/18
 DATE OF REVISION: 11/08/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 50'

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[Handwritten signature]
 11/08/18

NO	DATE	DESCRIPTION
1	11/08/18	ISSUED FOR PERMIT
2	11/08/18	ISSUED FOR PERMIT
3	11/08/18	ISSUED FOR PERMIT

Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

LOCATION:

County <u>Chatham</u>	Landmarks <u>Wilmington Island</u>
Municipality <u>N/A</u>	Waterway <u>Bull River</u>

FACILITY:

Facility Type	<input type="checkbox"/> Private	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Other
Dock Space	<input type="checkbox"/> Leased	<input type="checkbox"/> Sold	<input checked="" type="checkbox"/> Rented	<input type="checkbox"/> Other

Size of Upland Area (sq. ft.) 6,021 Acres Size of Submerged Area (sq. ft.) Lease Area is 2,2238 Acres

WATERWAY INFORMATION:

open water river creek basin

Tidal Range (ft. MLW) <u>+/- 7 feet</u>	Water Depth (ft. MLW) <u>+/-10 feet</u>
Channel Width (ft. MLW) <u>+/- 742 feet</u>	Depth of Dredging (ft. MLW) <u>N/A</u>

Distance facility will extend into the waterway beyond MLW: Existing Dock extends approx 237 feet

EXISTING OR PLANNED SERVICES IN JURISDICTION:

<input type="checkbox"/> boat ramp	<input type="checkbox"/> hoist	<input type="checkbox"/> mobile lift	<input type="checkbox"/> vessel TV hookup
<input type="checkbox"/> railway	<input checked="" type="checkbox"/> fuel	<input type="checkbox"/> propeller repair	<input type="checkbox"/> electrical repair
<input type="checkbox"/> pump-out vessels	<input type="checkbox"/> hull repair	<input type="checkbox"/> engine repair	<input checked="" type="checkbox"/> vessel electric hookup
<input type="checkbox"/> boat building	<input checked="" type="checkbox"/> ship's store	<input checked="" type="checkbox"/> dockmaster's office	<input checked="" type="checkbox"/> fire protection
<input checked="" type="checkbox"/> restrooms	<input checked="" type="checkbox"/> showers	<input type="checkbox"/> restaurant	<input type="checkbox"/> laundromat
<input type="checkbox"/> hotel	<input type="checkbox"/> # of vehicle parking spaces	<input type="checkbox"/> # of trailer parking spaces	

DREDGING/FILLING/ShORELINE STABILIZATION:

<input type="checkbox"/> NO	Will dredging be required for the access channel?	RECEIVED NOV 08 2018 GA DNR / HMP
<input type="checkbox"/> NO	Will dredging be required for boat basin?	
<input type="checkbox"/> NO	Is filling proposed in tidal wetlands?	
<input type="checkbox"/> NO	Is filling proposed in open water?	
<input type="checkbox"/> NO	Will dredge disposal sites be required?	
<input type="checkbox"/> N/A	Have future dredge disposal sites been identified?	
<input type="checkbox"/> N/A	Have future dredge spoil sites been set aside with deeds or easements?	
<input type="checkbox"/> NO	Is shoreline stabilization proposed? If so, what type?	
<input type="checkbox"/> NO	Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)	

HABITAT/WILDLIFE/CULTURAL RESOURCES: (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, National Marine Fisheries Service, GADNR Coastal Resources Division Marine Fisheries, OR GADNR Historic Resources Division)

- NO Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?
If yes, what is the distance? _____
- YES Is this project in an area identified as “**essential fish habitat**”? (contact GADNR CRD Marine Fisheries). The project is located within tidal waters which have been identified as essential fish habitat. The project will not impact vegetated marsh, intertidal habitat, or shallow subtidal habitat.
- YES Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site? The project is located within Section 10 tidal waters which may support the West Indian manatee, Atlantic sturgeon, shortnose sturgeon, and sea turtles. Construction will abide by standard manatee conditions, and the project is not expected to affect the other species.
- YES Do oyster or clam beds occur in or near the project site or access channels?
If yes, what is the distance? _____ If yes, what is the acreage? 0.21 acres
- NO Is the project site near active crabbing areas? (contact GADNR CRD Marine Fisheries)
- NO Is the project site in designated bait zones? (contact GADNR CRD Marine Fisheries)
- NO Is the project site in or near an area of historic, archeological, or scenic value?
If yes, explain _____

Georgia Department of Natural Resources, Coastal Resources Division
Last Updated May 2002

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