

Mullins Dock
Savannah, Chatham County, Georgia
Project Description
Revised 4 October 2018

1.0 INTRODUCTION:

Cynthia R. Mullins is requesting permit authorization to change the use of an existing dock from single family residential to community use. The existing dock is located adjacent to Turners Creek, south of Johnny Mercer Boulevard and north east of Turners Rock within Chatham County, Georgia (32.016713°, -80.992791°). The purpose of the change in use will authorize use of the existing dock by Lot A, Lot B, and Lot C as depicted on the survey titled *A Minor Subdivision of Lots A, B, & C of the Easterly Portions of Hammock "C" 5th G.M. District, Whitmarsh island, Chatham County Georgia* dated 3/8/2015 and recorded with Chatham County Superior Court, Book 50 page 170. Lot A is currently owned by John B. Demere, Lot B is currently owned by John B Demere and Patty Demere and Lot C is currently owned by Cynthia R. Mullins.

2.0 BACKGROUND AND PROJECT PURPOSE:

On 17 June 2011, the Georgia Department of Natural Resources Coastal Marshlands Protection Committee issued a permit to Mr. John Demere authorizing a change of use (private single family dock to a community dock). On 29 June 2015, the subject property was transferred from Mr. John Demere (the original permittee) to Dr. and Mrs. Doug Mullins. In a letter dated 21 July 2015, Resource & Land Consultants submitted a package requesting transfer of the permit to Dr. Mullins as the new property owner and authorization to install a prefabricated gazebo on the existing deck of the dock. During a compliance inspection and review of the file, the Georgia Department of Natural Resources-Coastal Resources Division (CRD) determined that the previous owner and permittee had not complied with numerous conditions of the permit. As such, CRD requested that the Mullins apply for a new CMPA Permit. Mrs. Cynthia R. Mullins, as the current property owner, is applying for a new CMPA Permit.

The purpose of this joint application is to obtain authorization from the U.S. Army Corps of Engineers and Georgia Department of Natural Resources to use the existing dock as a community dock. In addition, Mrs. Mullins is requesting authorization for installation of a roof structure over the existing deck. The square footage of the existing dock is approximately 2,464 square feet. Other than installation of a roof over the deck (which will not increase the footprint of the existing structure), no changes in the existing structure are proposed.

Turners Creek is approximately 248 feet wide at mean low water (MLW) and the facility currently extends approximately 46 feet into the waterway beyond MLW. The nearest facilities to the north are approximately 376 feet from the existing dock on the western side of Turners Creek and 1,007 feet to the south on the eastern side of Turners Creek.

3.0 PROPOSED PROJECT:

The proposed project includes a change in use authorization request and authorization to install a roof over the existing deck. No change in the configuration of the dock or square footage of structure within jurisdictional area is proposed.

3.1 Marshlands Component: The marshlands component of the project is defined as the part of the project in an estuarine area or any structure on or over an estuarine area, including but not limited to marinas, community docks, bridges, piers and bulkheads, requiring a permit under the Coastal Marshlands Protection Act. The marshlands component of the project includes the existing dock facility.

3.2 Upland Component: The upland component for this project consists of the gravel parking area and upland area adjacent to the dock totaling 1,373 square feet.. No modifications or changes are proposed. This area is currently 100% pervious.



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4.0 ALTERNATIVES ANALYSIS:

Because this application is only requesting authorization to change the use of the dock from single family to community use and authorization to install a roof over the existing deck, no alternatives were considered. The footprint of the existing structure will not change as part of this permit action.

5.0 ESSENTIAL FISH HABITAT:

The proposed project is located in a coastal tidal river, which has been identified as essential fish habitat for shrimp, red drum, and snapper-grouper complexes. Since the proposed project will not result in the loss of aquatic resources, no adverse effect on essential fish habitat will occur as a result of the proposed project.

6.0 THREATENED AND ENDANGERED SPECIES:

RLC conducted a threatened and endangered species survey to determine the potential occurrence of animal and plants species (or their preferred habitats) currently listed as threatened or endangered by state and federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543)]. The U.S. Fish and Wildlife Service (USFWS) lists the following plant and animal species as endangered or threatened in Chatham County, Georgia:

PLANTS

Pondberry (*Lindera melissifolia*)

MAMMALS

Humpback Whale (*Megaptera novaeanglie*)

Northern Atlantic Right Whale (*Eubalaena glacialis*)

Manatee (*Trichechus manatus*)

BIRDS

Bachman's Warbler (*Vermivora bachmanii*)

Bald Eagle (*Haliaeetus leucocephalus*)

Piping Plover (*Charadrius melodus*)

Red-Cockaded Woodpecker (*Picoides borealis*)

Wood Stork (*Mycteria americana*)

REPTILES

Eastern Indigo Snake (*Drymarchon corais couperi*)

Green Sea Turtle (*Chelonia mydas*)

Hawksbill Sea Turtle (*Eretmochelys imbricate*)

Kemp's Ridley Sea Turtle (*Lepidochelys kempii*)

Leatherback Sea Turtle (*Dermochelys coriacea*)

Loggerhead Sea Turtle (*Caretta caretta*)

AMPHIBIAN

Flatwoods Salamander (*Ambystoma cingulatum*)

FISH

Shortnose Sturgeon (*Acipenser brevirostrum*)

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)

Several protected species frequent coastal waters of Georgia, including the Northern Atlantic Right Whale, West Indian Manatee, five species of sea turtle, the Shortnose Sturgeon and the Atlantic Sturgeon. Because no work will occur within the water (only modification is addition of a roof over the existing deck), no adverse impacts to any individual or population of protected species is anticipated.

7.0 COMMERCIAL BAIT SHRIMP, OYSTER, AND CRABBING AREAS

The proposed project is not located in a designated bait shrimp zone according to Georgia Department of Natural Resources *Commercial and Recreational Bait Shrimp Zones, Coastal Georgia* map. The project area is not listed on



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the *Georgia Harvester Reported Crabbing Areas* list, and the project area is not located in designated commercial or recreational oyster harvest areas.

8.0 IMPAIRED WATERS

The subject waterway is not listed on the U.S. Environmental Protection Agency 303(d) list for impaired water bodies.

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-***
Cynthia R. Mullins
1950 Turners Rock Road
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-*** Please refer to attached permit drawings produced by Coleman & Company.
- (3) *A plat of the area in which the proposed work will take place-*** See attached information.
- (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 the attached information.
- (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;*** The proposed plans have been reviewed by the Chatham County and a copy of the county approval is included in the attached information.
- (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***



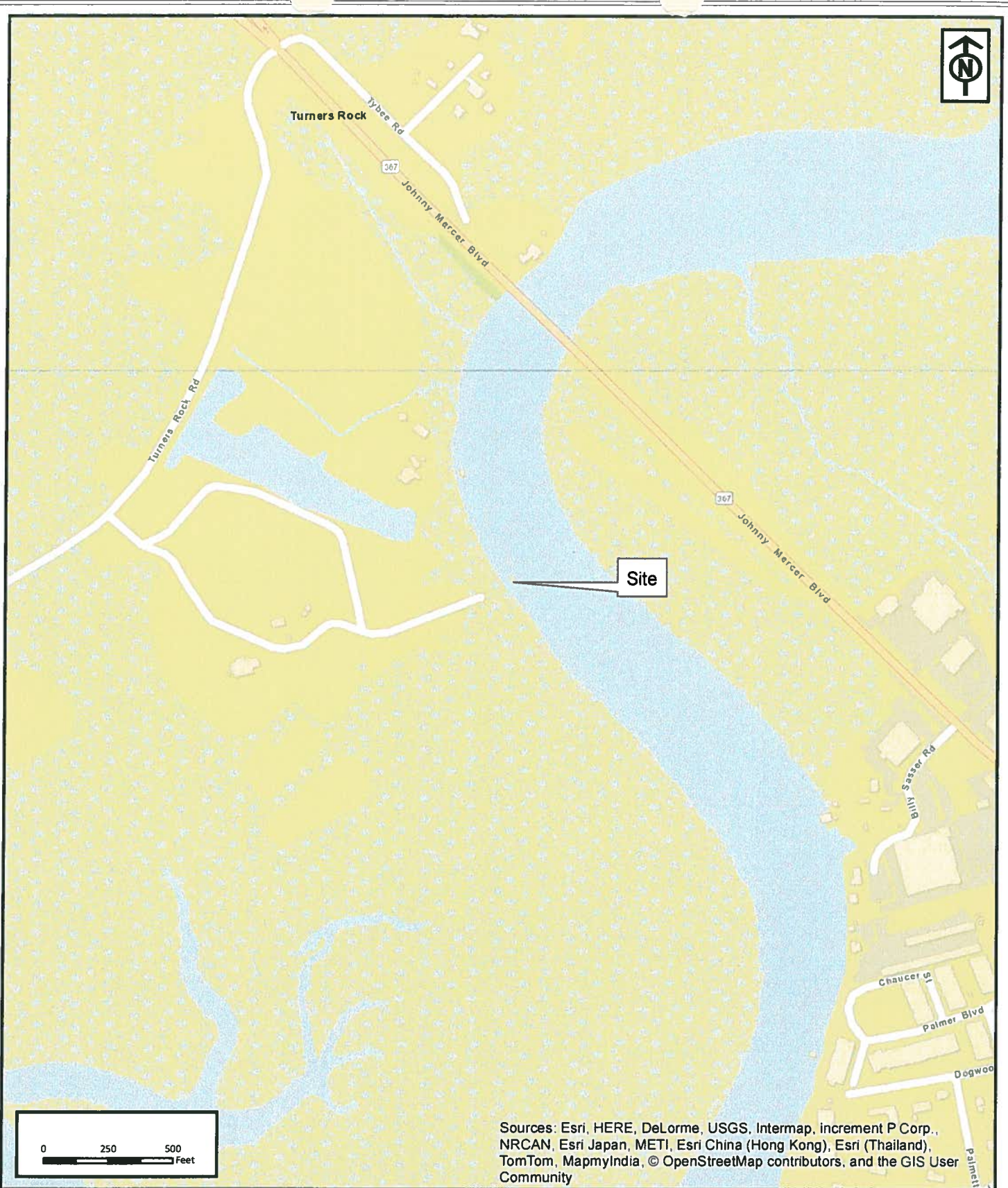
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fees, which shall not exceed \$1,000.00 for any one proposal and shall be paid to the department. As requested by DNR, \$100 application fee has been submitted to DNR.

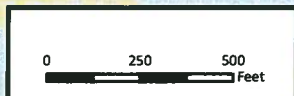
- (8) A description from the applicant of alternative sites and why they are not feasible and a discussion of why the permit should be granted-** See attached project description.
- (9) A statement from the applicant that he has made inquiry to the appropriate authorities that the proposed project is 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 Chatham County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills. A copy is provided in the attached information.
- (10) A copy of the water quality certification issued by the department if required for the proposed project-** Water quality certification is not required for the proposed project.
- (11) Certification by the applicant of adherence to soil and erosion control responsibilities if required for the proposed project-** No land disturbing activities are associated with the proposed project.
- (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 project will not alter natural flow of navigable waters or obstruct public navigation.
- (2) Whether or not unreasonably harmful or increased erosion shoaling of channels, or stagnant areas of water will be created-** The proposed project 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 structure will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, nor affect water and oxygen supply.

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Site



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RLC Project No.:	15-144
Figure No.:	1
Prepared By:	DM
Sketch Date:	9/20/2016
Map Scale :	1 inch = 500 feet

2120 Turners Rock Rd.
Chatham County, Georgia

Site Location
Prepared For: Doug Mullins

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