

# SAPELO SHELLFISH, LLC CMPA APPLICATION

## Applicant Information

The applicant for the proposed project is Sapelo Shellfish, LLC c/o Charlie Phillips. The applicant is represented by Michael Moody of Coastal Permitting Service for this project.

Sapelo Shellfish, LLC (c/o Charlie Phillips)  
1512 Amason Avenue, Townsend, GA 31331  
Email: [ga\\_capt@yahoo.com](mailto:ga_capt@yahoo.com)  
Phone: (912) 223-3079

Michael Moody  
Coastal Permitting Service  
256 S. Topi Trail  
Hinesville, Georgia 31313  
Email: [coastalpermittingservice@gmail.com](mailto:coastalpermittingservice@gmail.com)  
Phone: (912) 977-5241

## Project Summary

The project location consists of a 5.4 acre marine industrial site with approximately 290' of riparian frontage along Cedar Creek in Townsend, Georgia. The property has historically been used in commercial seafood operations, to include conch harvesting and as an ice house where fishing and shrimping vessels would obtain supplies. An existing dock is located on the facility and was most recently permitted under CMPA Permit #529. The dock is currently being sparsely used as a place for transient barge and commercial vessel operators to load/unload or perform maintenance to their equipment. The upland facilities are not commercially being used at this time. The proposed use of the modified facility is to facilitate commercial operations of Sapelo Shellfish, LLC.

## Marshland Component of Project

### Existing Marshland Component

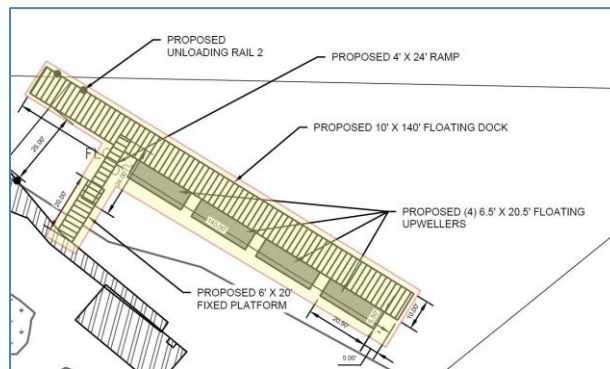
The existing marshland component consists of 2,950 SF of uncovered fixed platforms. These platforms consist of a barge loading platform to the north, a walking platform to the south, and a wharf platform that extends parallel to cedar creek. At the southern end of the wharf is a 515 SF covered deck and a 29 SF gangway that leads to a 887 SF floating dock. The entire dock facility is a total of 4,381 SF (0.1 ac.), with 4,162 SF (0.095 ac.) being located seaward of the CMPA Jurisdiction line. Approximately 592 SF of the existing dock facility is located over marsh vegetation, while the remaining portions are located over mud flats.

### Proposed Marshland Component

The proposed marshland component consists of relocating and enlarging the gangway and floating dock with an additional walkway extension to access water at low tide, widening the southern walking portion of the fixed platform, enlarging the fixed platform where the southern walkway meets to outer

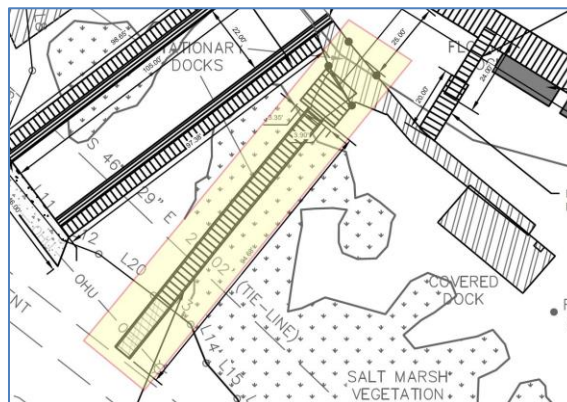
wharf, removing a section of the outer wharf to accommodate the installation of a travel lift rail system, installing a bulkhead, installing two unloading rails, and adding gas and fuel distribution systems.

The proposed 6' x 20' (120 SF) walkway extension will extend seaward from the outer wharf. The proposed 4' x 24' (96 SF) ramp will extend seaward from the terminal end of the walkway extension to access the proposed 10' x 140' (1,400 SF) floating dock. Four (4) 6.5' x 20.5' (133.25 SF) floating upweller systems will be installed on the landward side of the floating dock. The proposed modifications will allow mooring vessels on the outside of the float and shellfish growing to take place on the inside of the float to the right of the gangway. The floating section left of the gangway will be used to unload vessels with the associated unloading rail. Two of the pilings on the floating dock will be used to stabilize the rail from Unloading Rail 2.



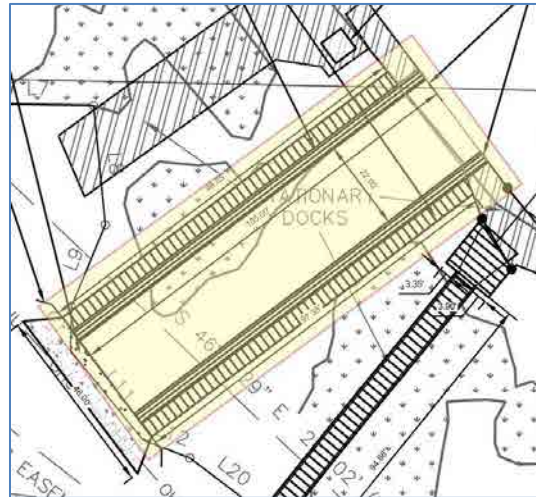
**FIGURE 1: FLOATING DOCK AREA**

The southern walkway portion of the fixed deck will be increased to 5.87' x 94.68' (555.8 SF) to accommodate a pallet jack moving materials and shellfish to and from Unloading Rail 2. 5.87' x 75' (44.25 SF) of the walkway is in CMPA jurisdiction. The existing pilings will not need to be relocated as their current location will support the expanded decking. The fixed deck that connects the walkway to the outer wharf will also be expanded to (147.36 SF) to allow for staging and turning around pallets. Four of the pilings, two on the inside of the wharf and two on the outside, will be taller to facilitate housing Unloading Rail 2.



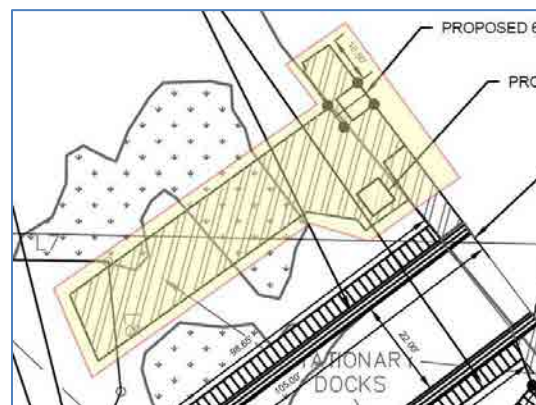
**FIGURE 2: WALKWAY AREA**

The 1' x 39' (39 SF) concrete bulkhead will be located at the upland/marsh interface where the concrete approach pad for the travel list will be installed. Extending seaward from the bulkhead will be two (2) 3' x 105' (315 SF) travel lift rails with a 22' inside slip. Located outside of the northern travel lift rail will be a 4' x 98.65' (394.6 SF) walkway and located outside of the southern travel lift rail will be a 4' x 97.38' (389.52 SF) walkway. The walkways will be utilized to safely launch and dock vessels from Cedar Creek. Approximately 360 SF of the proposed travel lift rails and access walkways will be located over marsh vegetation. The outside wharf will have a 28' section removed to allow for vessels to be transported from the upland to Cedar Creek.



**FIGURE 3: TRAVEL LIFT AREA**

The barge platform will remain in the same general footprint with a gas and fuel point installed on top of the existing decking. A 6' x 6' section of the outer wharf will be removed to install Unloading Rail 1.



**FIGURE 4: BARGE PLATFORM AREA**

The proposed modifications will result in a 2,067 SF (0.047 ac.) increase of the total footprint of the dock structure within CMPA jurisdiction. The total footprint of the proposed dock structure will be 6,229 SF.

## Upland Component of Project

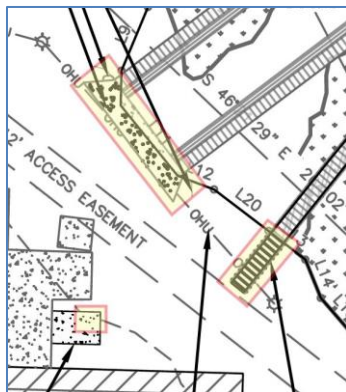
### Existing Upland Component

The upland component consists of a 5.4-acre upland parcel with 0.33 acres within the 50-foot marshlands buffer. The various aspects of the upland component of the project have been categorized as either within the 50-foot marshlands buffer and landward of the 50-foot marshlands buffer. Existing upland component structures that are within the 50-foot marshlands buffer include dock structures that extend seaward of the CMPA jurisdiction line (219 SF), concrete surface (1,109 SF), and a portion of Building B (295 SF). The total impervious surfaces within the 50-marshlands buffer are 1,623 SF (11%). Existing structures landward of the 50-foot marshlands buffer include Buildings A and B (6,928 SF & 15,622 SF), concrete surfaces (5,071 SF), and an asphalt driveway (11,241). The total impervious surfaces landward of the 50-marshlands buffer are 38,862 SF (17%).

### Proposed Upland Component

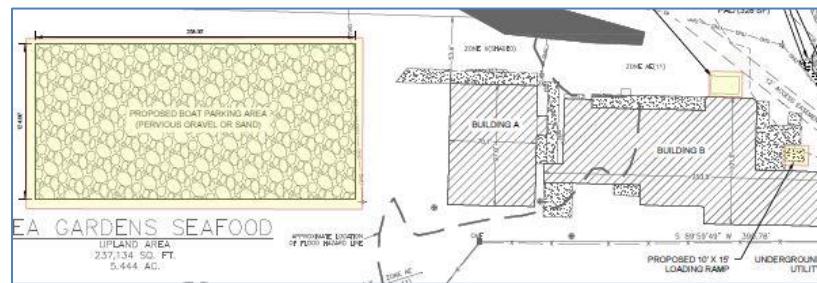
The proposed upland component consists of removing concrete structures, widening of the southern walkway portion of the fixed deck, installing an approach pad to the travel lift rails, installing a vehicle loading ramp and temporary impacts associated with burying overhead utility lines. All of the proposed impacts to the upland component are either temporary and necessary for the construction of the marshlands project or are permanent and required for the functionality of the marshland component of the project.

The proposed impacts within the 50-foot marshlands buffer will begin removal of 437 SF of the existing concrete patio and ramp. There will also be a temporary 325 SF trench excavated to bury the overhead utility lines. All utility line work will be coordinated with Georgia Power. The 224 SF travel lift approach pad will be located immediately landward of the proposed bulkhead and will act as a stabilizing mechanism to prevent subsidence of the soil due to the weight of the travel lift. A concrete loading ramp will be installed on the southeastern portion of the existing patio to facilitate loading/unloading of transport vehicle. Only 8 SF of the loading ramp will be within the 50-foot marshlands buffer. The final modification will include the widening of the southern walkway to 5.87' x 19.68' (19.68 additional SF). The proposed permanent impacts will result in a 185.32 SF decrease in total impervious within the 50-foot marshlands buffer to 1,437.68 SF (10%).



**FIGURE 5: 50-FOOT MARSHLANDS BUFFER**

Landward of the 50-foot marshlands buffer will be a 31,992 SF (0.73 ac.) gravel/sand boat storage area, 142 SF of the concrete loading ramp, and 312.2 SF concrete basin for gas and fuel storage tanks. The boat storage area will house commercial vessels owned by the property owner when they are not being utilized or stored in the water. The gas and fuel storage tank specifications have been provided in the appendices. The tanks and associated distribution lines will be installed and monitored by Boswell Oil, Co. The amount of impervious area landward of the 50-foot marshlands buffer will increase by 454.2 SF for a total of 39,316 SF (17.6%).



**FIGURE 6: LANDWARD OF 50-FOOT MARSHLANDS BUFFER**

## Needs Assessment

The current dock facility has served several functions in its history, to include conch harvesting and processing, ice making, barge loading, and as a place for commercial vessels in general to resupply, unload, or undergo maintenance. The need for the proposed modifications are to tailor the dock to the needs for a commercial shellfish operation. The proposed dock will provide the ability to launch and remove commercial vessels to Cedar Creek, provide adequate space to moore vessels on both sides of the floating dock to efficiently unload harvested shellfish to the dock, provide safer and more efficient access from the unloading stations on the dock to the upland processing and packaging facilities, and to provide locations for floating upweller systems. The dock will also continue to provide the historic uses such as loading/unloading barges and mooring large vessels for maintenance. All of the proposed modifications were carefully designed to meet specific demands of the commercial activities that will take place.

## Alternative Analyses

The alternative to the proposed project are to construct a dock facility on a different property to service Sapelo Shellfish, LLC. This alternative would cause more impacts to coastal marshlands due to the existing facility only requiring minor modifications to accommodate the needs for shellfish operations. All proposed modifications have a specific function for the commercial operation and the current structure will be used to the fullest extent to reduce the amount of additional impacts.

## Adjoining Landowners

Scott E. Rojas & Karen L. Melancon-Rojas  
117 River Edge Drive  
Savannah, GA 31406



George M. Thompson Jr. & Patricia E. Thompson  
1 Eagle Drive  
Savannah, GA 31406

## 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. The nearest hazardous waste site is the McIntosh County – King Road MSWLF at approximately 8.3 miles west of the project site. See Appendix O for more details.

## Historic/Cultural Resources

A review to the published historic and cultural resources in Georgia does not indicate any known sites within the project area, nor within the immediate vicinity of the project area. The nearest published cultural/historical resources is the Sapelo Island Lighthouse at approximately 3.8 miles northeast of the project location. See Appendix P for more details.

## Water Quality Certification

This application will simultaneously be submitted to the Georgia Department of Natural Resources Environmental Protection Division for a determination on whether a water quality certification is required.

## 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.

## Oil & Pollutant Statement

There will be no oils or other pollutants released from the proposed activities which will reach the stream. The fuel and gasoline storage tanks will be located in permanent impermeable basins to prevent contamination in the event of a leak. All fuel and gas distribution lines will be installed and regularly inspected by a professional in the industry.

## Water Use Statement

The proposed project will only extend 35' past mean low water in a place where the channel is 276' wide at mean low water. All barges and temporary equipment will be placed in a location as to not obstruct navigability through the waterway.

## 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. The project will extend the minimum

required distance into the waterway to maintain functionality. The structure will be pile supported and will not unreasonably obstruct the flow of water. The bulkhead will be located on the upland/marsh interface and will not alter the flow of water.

**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 pile supported structures will not create stagnant areas of water and the bulkhead will reduce erosion where it is installed.

**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 or marsh vegetation within the areas where the bulkhead and dock will be installed.

Michael Moody  
Coastal Permitting Service  
February 3, 2022



### McIntosh County Building and Zoning Inspector

Post Office Box 2694  
Darien, GA 31305

Archie Davis, Director  
Donna Moody, Inspector  
Glenda Davis, Secretary

Phone 912-437-6603  
FAX 912-437-5088

February 21, 2023

Georgia Department of Natural Resources  
One Conservation Way  
Brunswick, GA 31520

RE: Sapelo Shellfish, LLC (c/o Charlie Phillips)  
1512 Amazon Ave SE  
Townsend, GA 31331  
Map & Parcel # 0074-A-0022

Dear Sir/Madam:

Please be advised that McIntosh County is not a local issuing authority and is not aware of any hazardous waste materials that exist on the proposed site. This site has never been used as a landfill and meets all current zoning requirements according to McIntosh County's Ordinance.

Please feel free to contact me at (912) 437-6603 if you have any further questions.

Sincerely,

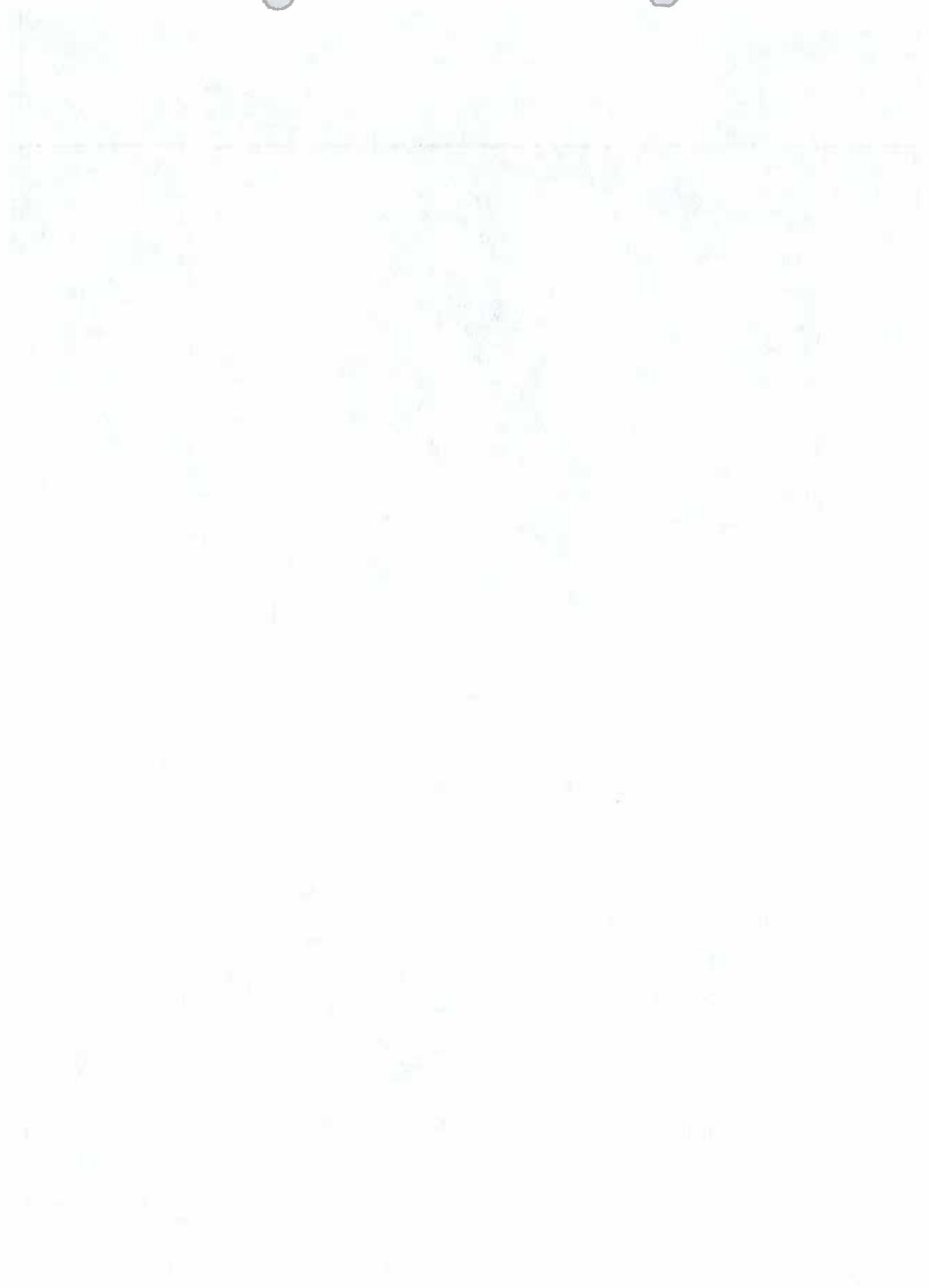
Shawn Jordan  
Director  
Building & Zoning  
McIntosh County

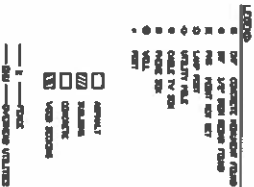
A handwritten signature in blue ink, appearing to read "S. Jordan", is written over the typed name and title of Shawn Jordan.











STRUCTURES IN CAL/PAL  
JUNCTION/MILAN HIGH  
WATER/MILAN HIGH TIDE:

**STRUCTURES WITHIN  
S7 CHINA CUPPER**

STRUCTURES UPLAND  
OF CAMP A BUFFER

EXISTING STRUCTURES

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AL PERMITTING SERVICE  
TOWNSEND, GA

PREPARED FOR:  
CHARLIE PHILLIPS SEA GARDENS

DATE: 11/10/2022  
SCALE: 1"=60' gws/11/11/22 RLM







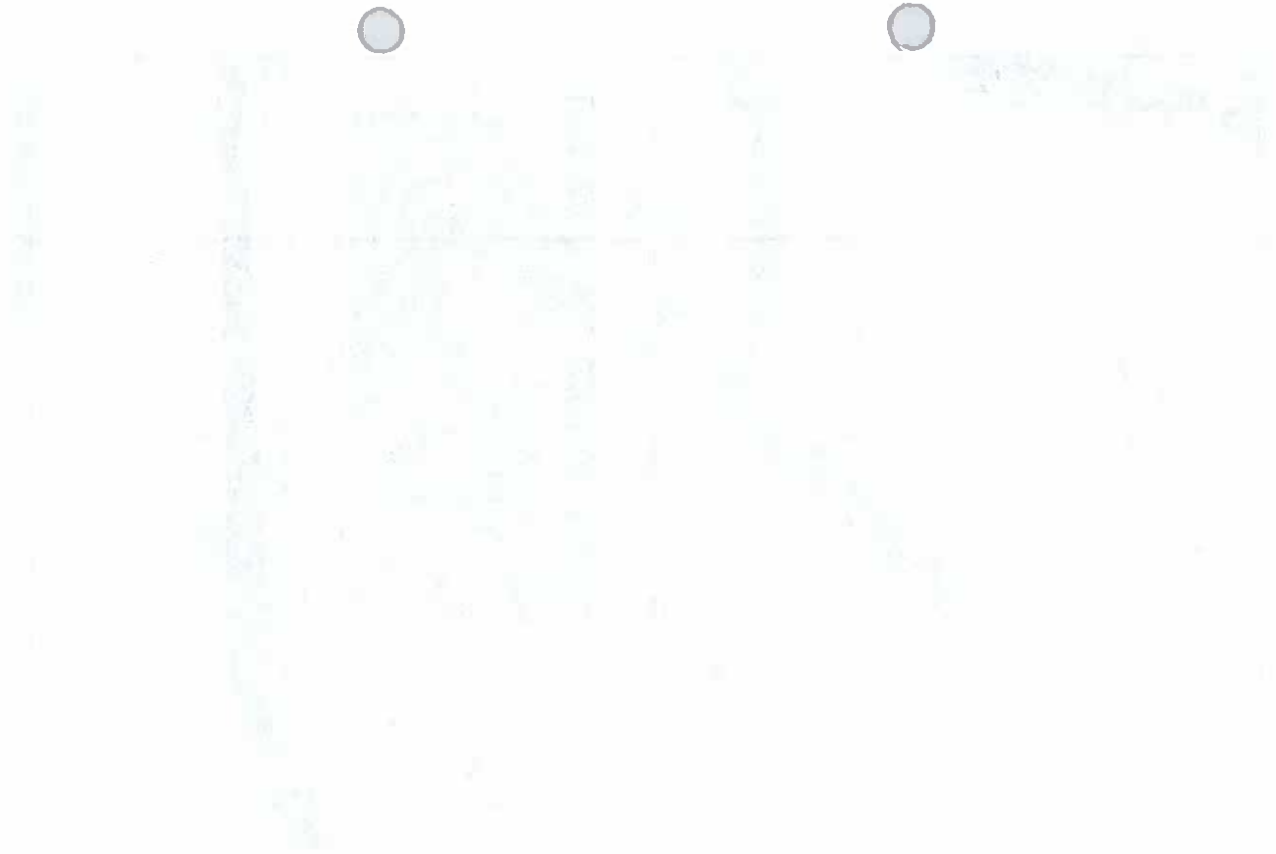


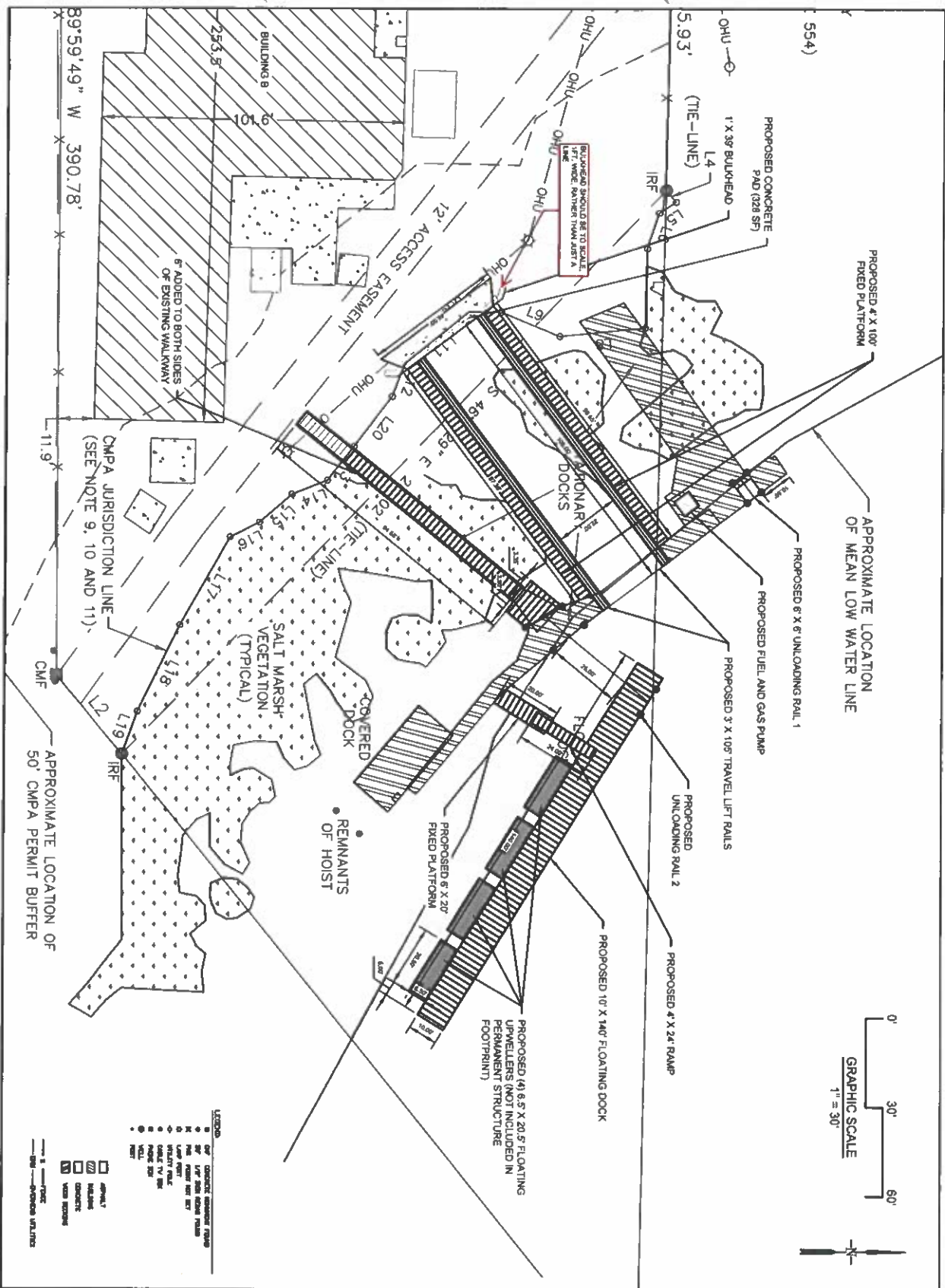












NOT RELEASED FOR CONSTRUCTION	PROPOSED MARSHLAND COMPONENT
	COASTAL PERMITTING SERVICE TOWNSEND, GA PREPARED FOR: CHARLIE PHILLIPS SEA GARDENS
DATE: 11/10/2022 SCALE: 1" = 30' (see 11/10/2022)	6 SHEET:





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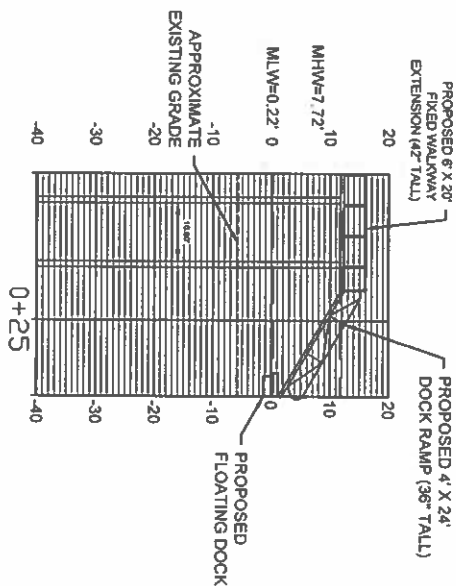
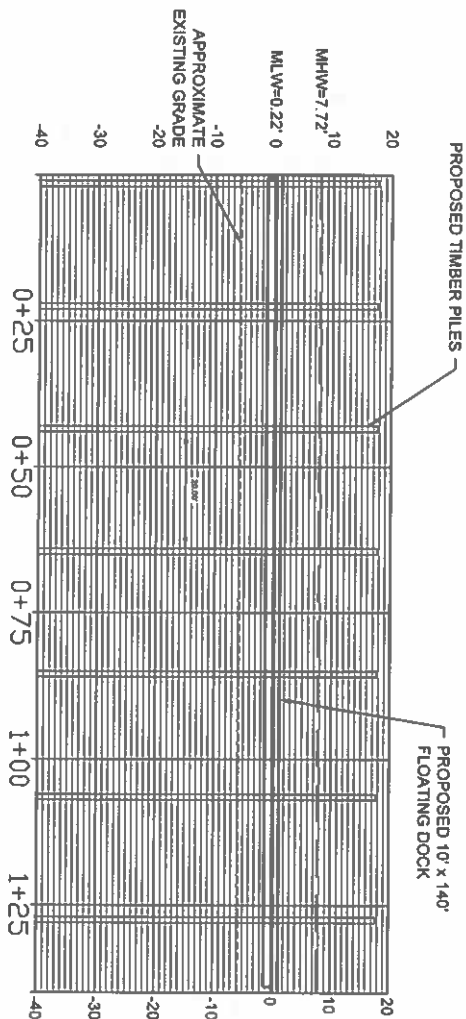
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1. MLW AND MHV VALUES REFERENCED FROM NOAA CHART 1151C



Debris	Current debris density per Point, GA	Volume
Debris	8.11	
Seagrass	7.72	
W/V	3.47	
U/L	4.20	
OTL	4.88	
OTL	9.22	
Debris	8.80	

**THE 75**  
**Best** 1973-1974  
**Below \$14.99**

**Developers**

Black Pegasus High Value  
 Atari High Impact  
 Atari Sea Land  
 Atari Sea Lane  
 Atari Ocean Race (4-Player)  
 Atari Sea Wars  
 Atari Land-Air-Race

NOT RELEASED  
FOR  
CONSTRUCTION

## PROFILES

COASTAL PERMITTING SERVICE  
TOWNSEND, GA

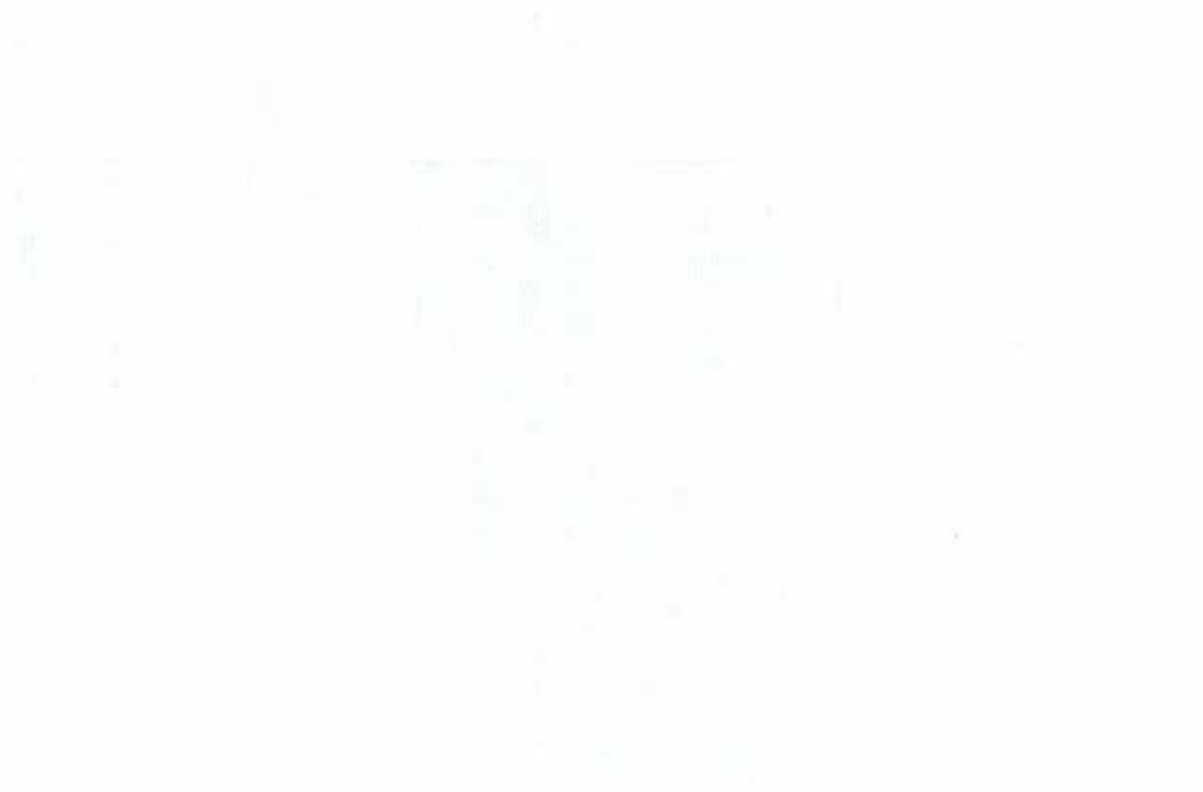
PREPARED FOR:  
CHARLIE PHILLIPS SEA GARDENS

DATE: 11/10/2022  
SCALE: 1"=20'

2  
SHEET



NOT RELEASED  
FOR  
CONSTRUCTION





COASTAL RESOURCES DIVISION  
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218  
COASTALGADNR.ORG

MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

February 10, 2023

Charlie Phillips  
1512 Amason Avenue  
Townsend, GA 31331

**Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination  
Verification, Sea Gardens Seafood, Cedar Creek, McIntosh County, Georgia**

Dear Mr. Phillips:

Our office has received the survey and plat, dated August 19, 2022, prepared by Seaside Land Surveying, P.C., No. 3356 entitled "*Boundary Retracement & CMPA Jurisdiction Line Survey Remainder of Sea Gardens Seafood Property 1512 Amason Avenue 1515<sup>th</sup> G.M.D. McIntosh County, Georgia*" prepared for Sapelo Sea Farms. Based on my site inspection, on October 14, 2022, this plat and survey generally depict the delineation of the marsh/upland 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 October 14, 2023 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) 262-3134.

Sincerely,

Paul Tobler  
Coastal Permit Coordinator  
Marsh and Shore Management Program

Enclosure: *Boundary Retracement & CMPA Jurisdiction Line Survey Remainder of Sea Gardens Seafood Property 1512 Amason Avenue 1515<sup>th</sup> G.M.D. McIntosh County, Georgia*

File: JDS20220332



