

From: [lesa mason](#)
To: [Tobler, Paul](#)
Subject: Sorry Charlie's Oyster Company, LLC, Construction of a Commercial Dock Facility, Bull River, Chatham County, Georgia
Date: Friday, November 1, 2024 2:51:19 PM

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Dear Paul Tobler,

Today I received an undated letter from Mr. Krinski to the DNR and Talahi Island residents where he addressed some of the 33 concerns of the neighborhood. Did all residents on the island review this?

A Chatham County Zoning Ordinance Confirmation letter dated January 31, 20024 and signed by Marcus Lotson was attached explaining zoning allowed "the oyster farming facility."

Did Zoning know at that time that this oyster farming facility included Sorry Charlie's Oyster Company, LLC, Construction of a Commercial Dock Facility?

Mr. Krinski notes a "small-scale, sustainable operation is designed to support the community's values, minimize disruption, and operate harmoniously within the coastal environment."

How can we be assured this will remain small scale? The huge Bull River Marina was to remain small scale, and it became a huge with a later addition. The Marina adds a lot of noise to the neighborhood, has impact on the water table and air quality, and it is an eyesore behind my house as the natural environment was removed. It is logical that an oyster farm could expand. How many oyster farmers are there in this area? Would there be a limit on the scale of this operation?

The letter states minimize disruption, so disruption is noted? The street has already had tremendous disruption.

Oyster farming is certainly a noble low country endeavor and a fine business, but there is no open space at the end of East Point Drive not to mention the serious problems with pot holes in the road and erosion. Can't an alternative commercial location for the dispatchment of the oysters be discovered?

Sincerely,

Lesa Mason

On Oct 24, 2024, at 5:25 PM, lesa mason <hkinship@comcast.net> wrote:

ATTN: Paul Tobler, Department of Natural Resources, One Conservation Way,
Brunswick, Georgia 31520

Dr. Lesa Mason
219 East Point Dr
Savannah, Ga 31410
912-484-1416

October 24, 2024

Dear Paul Tobler,

I am writing to you about Sorry Charlie's Oyster Company, LLC, Construction of a Commercial Dock Facility, Bull River, Chatham County, Georgia.

I am very concerned about the plans as outlined in the notification from the Coastal Marshlands Protection Committee and the Georgia Department of Natural Resources (GADNR) of a request from Sorry Charlie's Oyster Company, LLC for a Coastal Marshlands Protection Act (CMPA) permit under Official Code of Georgia (O.C.G.A.) 12-5-280 et seq., to construct a commercial dock facility located in Bull River, Chatham County, Georgia.

Since 1991 I have resided at 219 East Point Drive, Savannah, Ga. 31410. I am frightened about what is happening to our island. Over the past several years the Bull River Marina construction and its continued expansion has encroached on the wetlands. Massive amounts of indigenous vegetation are now gone impacting the natural marshland ecology and the water flow. One very troubling outcome is the water run-off coming now in at the end of East Point Drive causing flooding during heavy rains and at high tide. My lot in the back is now getting more water saturation than ever before. Erosion must be addressed.

Numerous heavy trucks turning at the end of East Point Drive have damaged the pavement and caused further erosion.

This is the same area being used to transport, equipment, supplies, and products for Sorry Charlie's Oyster Company, LLC.

This area has long been a residential community, and it is being destroyed by commercialization.

For the community's sake this plan needs to be rejected.

Sincerely,

Dr. Lesa Mason

From: [penelope_parker](#)
To: [Tobler, Paul](#)
Subject: A question of DNR's oversight
Date: Friday, October 11, 2024 5:13:59 PM

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Is it true that DNR has fast-tracked the construction of a commercial dock facility on the Bull River for Sorry Charlie's Oyster Company, LLC?

Is it true that no environmental impact studies have been made and if made have not been made public?

The manner in which the Public Notice, regarding the commercial dock facility, was posted has raised suspicions and alarm in the neighborhood. The "Public" Notice was posted where it would not be seen by the normal coming and going of the neighborhood impacted by the construction of such a commercial dock facility.

Has Sorry Charlie's Oyster Company, LLC avoided public scrutiny of environmental impact issues in a like manner?

My husband and I and our entire neighborhood will be very interested in your shedding light on this issue.

Respectfully,

Penelope and Gregg Parker

210 East Point Drive

Savannah, GA 31410

pwhparker@gmail.com

From: [le mar](#)
To: [Tobler, Paul](#)
Subject: commercial dock end of east point dr. savannah ga.
Date: Friday, October 25, 2024 11:57:47 AM

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east point drive is frightfully narrow at present and dangerous to handle the current traffic it would further create a very dangerous road for its residents and children with a commercial dock on bull river.

leo maranhas
212 e. point dr
savannah,ga

From: diana.grahame@gmail.com
To: [Tobler, Paul](#)
Cc: [Mr. Lucas; Mommy](#)
Subject: Commercial Dock Facility Permit Application- 230 E Point Dr, Savannah
Date: Thursday, October 31, 2024 12:55:27 PM
Attachments: [E6C3A758-C658-4740-B094-7C178224FB02.png](#)
[D99336278-7F25-4154-8F8F-4A66A4F3F7D75.png](#)
[228_stoo.work.order.pdf](#)

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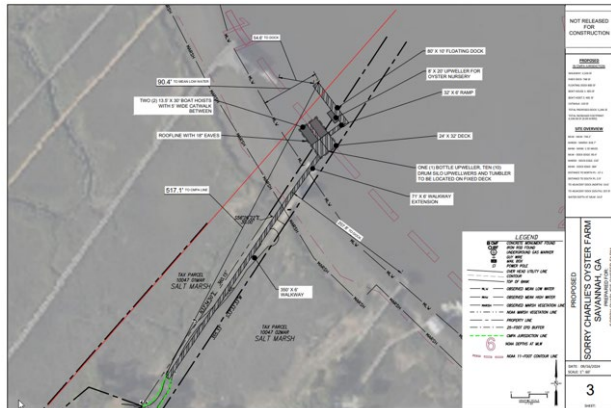
Mr. Tobler,

It has come to my attention that the Georgia DNR is considering a permit for a commercial dock at 230 East Point Drive in Savannah.

This application is missing key information. At a minimum it is misleading and at worst is purposefully and blatantly omitting information that proves this property and its location is not suitable for this commercial dock or the business they plan to operate with this commercial dock facility. I urge you to recommend to the committee that this permit be denied.

My name is Diana Grahame. I live at 220 East Point Drive with my husband, mother, and three young children (12, 8, and 5 years old). I am writing this on behalf of myself, my husband, and my mother, as we are all co-owners of our property. Our dock is the closest existing dock to the proposed commercial dock and is featured in several of the pictures submitted by the applicant.

If you look at the proposed commercial dock, it extends far beyond their leased property line (230 E Point Dr) to the left. The description states "Permission has been granted by the property owner to the left to extend over the extended property line." The issue with this statement is the dock is so large that not only does the dock extend over the extended property line of the owner to the left (Robin Anderson, 226 E Point Dr), it also extends over my extended property line (220 E Point Dr). The application makes no mention of this. It would be built over three properties. My extended property line is shown in the drawings submitted by the applicant but not extended to the river as it should be. The fact that my property line is in the plans proves that they know they plan to build over my property line and did not address this in the application. They have never once tried to contact me or my family to discuss this. I have extended my property lines in the drawing below in red. My property lines can be found at the Chatham County Superior Court Clerk office in book 9-P on page 138, or you can ask the person who made the detailed plans because they clearly know where they are.



It is my understanding that the commonly used guide when building docks is to have a minimum of 10 feet from extended property lines. The method of straight line extension should be used in this situation. Using the width of the floating dock for scale, this floating dock is nearly 20 feet over my extended property line, which makes it 30 feet too long. The boat hoist is also within 10 feet of the extended property line. This whole dock is encroaching on our existing dock and our extended property lines. This would affect our dock and our ability to use it in the area that is directly behind our house. It unreasonably obstructs navigation to and from our property because it is on my property.

Furthermore, the dock is only two feet from the extended property line to the right (302 E Point Dr). A dock should not be built right up to the property line as it leaves no room for future expansion at the neighboring property and no room for navigation to and from that property.

As an owner of 220 E Point Drive, I vehemently object to a commercial dock being built over my extended property lines without my permission. I own this property. The applicant is merely leasing this property. He owns no land on the whole of this island and his desires should not override those of a property owner, especially if it is for commercial use and not recreational. This dock is entirely too large for this property and encroaches on all neighboring properties including my own. Once again, I have never been approached about these plans. This is the antithesis of equitable apportionment.

I also worry about the precedence the approval of a commercial dock facility at the end of a dead-end residential road will set. Will more residents convert their residential docks into commercial docks? Are all residential dock owners allowed to lease their dock to a commercial fishing company? My own personal dock has damage from Hurricane Helene. Should I lease it to a shrimping company so they can fix it up and pay me loads of money for its use? The lease of the property states that the landlord (Robin Anderson) may still use this commercial dock facility during non-business hours and use her own boat at the dock in addition to any boats used in the business. To what end? This is not beneficial to anyone except the corporation that is invading our neighborhood and the owner of the land, who is the applicant's Mother-in-law. We do not want corporations in our neighborhood. We want good neighbors.

I worry about the future of this dock. Once this dock is built, it will be there for the foreseeable future. If the tenant buys the land and sells the dock in the future, there is no telling what the situation will be with any future owner or commercial endeavor. Whatever happens in the future can not be controlled. The purpose of this dock can change. The business hours of the operation on the dock can change. The total nature of this operation can change in the future with a different owner.

I understand that this permit must contain the following:

➤ **Zoning Letter & Signed Drawings from Local Gov:**

- ___ Letter from the local zoning authority stating that this proposal is in compliance with any zoning laws. This letter must be specific to the project and cannot be conditional in any way.
- ___ Copy of the most current version of plans, signed and dated by the local zoning authority. If the project is redesigned, the zoning authority must sign the latest plans to ensure there is no confusion about which "version" of the project is approved.

Source: [CMPAapPLAWrules_2024.pdf](#)

The zoning of 230 E Point Drive is C-M/EO, Marshland conservation. The zone verification letter in the application references section 4-5.2 of the Zoning Ordinance of Chatham County, which does not refer to zone C-M/EO. It refers to the Index for B and I use schedule, which states the uses that would be appropriate in a Business or Industrial zone. These uses more property align with the scope of this project, but this property is not zoned that way. This discrepancy should void the zone verification letter as it is unclear whether the correct use table was used in determining the appropriate zone. Please find a link below to the use table referenced.

[4-5.2Use.pdf](#)

I spoke with the author of the zone verification letter, Mr. Marcus Lotson from the Chatham County Office of Zoning Administration about the zone verification letter provided in the application. He stated that he was not presented with the full scope of this proposal and understood that the verification letter was needed merely for the ability to use the property as a business address for the offshore shellfish lease. The approval was not specific to this project, and the letter does not convey that it was either. I have urged Mr. Lotson to research the proposed project, as C-M/EO is not the correct zone for this use, and rescind his verification letter when he comes to the same conclusion. I suspect that he will do that soon.

When I asked Mr. Lotson if he had signed a copy of the most current version of the plans, he stated that he did not as he has never seen any plans for this project.

When reading the description of the C-M Marsh Conservation zone, it makes no mention of commercial interests. It states, "The purpose of the C-M district is to encourage all reasonable public and private uses and developments of the marshlands..., all for the purpose of furthering the social and economic welfare of the citizens of Chatham County or the State of Georgia and of the Nation." This project seems contrary to the intent of this zone.

[4-1.pdf](#)

After researching all uses listed in the Zoning Ordinance of Chatham County, the most appropriate use is 110. Commercial seafood processing and packaging, which requires zone B, B-1, B-2, I-H, I-L, or W-I. This use is not included in zone C-M.

When looking at the lease in the application, the corporation is leasing not only 230 E Point Drive (parcel ID 10047 01034A) but also 228 E Point Drive (parcel ID 10047 01032). 228 E Point Drive is not mentioned anywhere in the application besides its inclusion of the lot number in the lease because the applicant does not want you to know that he plans to use a residential property in his commercial business, which is not allowed by Chatham County. 228 E Point Drive is zoned as R-1-A/EO. Nothing close to the scope proposed by the applicant is allowed on that property. Please see the use table below.

[4-5.1Use.pdf](#)

The applicant's deceitfulness is further demonstrated by the fact that he states there is no upland component to this project. This is a lie. The DNR requires that all components upland that relate to the dock and its operations should be detailed in the application including on adjoining property. 228 E Point Drive contains a garage that is not mentioned. In the lease it states that the tenant is responsible for upgrades to the garage. This proves that he plans to not only use the garage for his business but also that he plans to build on this property in support of this business, which is not allowed according to the Zoning Ordinance of Chatham County. And not only that, but he also already has. I can see it with my own eyes. He has built a roof that extends from the garage that covers a very large commercial refrigeration unit. This is not allowed on this property.

Mr. Lotson, the author of the zone verification letter, was unaware of 228 E Point Dr being used by this corporation for this purpose. When this was brought to his attention, he inspected the property and discovered that unpermitted work had already been performed on that property. He has since put a stop work order on the property. He intends to speak with the applicant to better understand the project. This assessment should be concluded before a permit is issued by the DNR. There is a reason why the zoning letter and signed drawings from the local government are required and this application is incomplete without the resolution of this investigation, a zone verification letter with the correct section referenced from the Zoning Ordinance of Chatham County, and a signed copy of the most current version of the plans by the local zoning authority.

Even if this dock were within its own property lines and zoned correctly, I still would not want this in our neighborhood. My children spend their summers jumping off our dock, swimming, kayaking, and paddle boarding in Bull River. In the pictures provided by the applicant, you can see our kayaks on the dock and the ladder at the end of the floating dock for swimming. I worry about the dangers that a commercial dock with commercial fishing boats creates. Their commercial fishing boats would be navigating in the space between our floating dock and their proposed oversized floating dock to get to their boat hoists. This is where my children and our neighborhood friends swim. This is our recreation area at our home. This is where we live. This is our property. This is no place for a commercial fishing business, and it never has been.

The Bull River in this location is already very busy. It already had a large marina on one side of the bridge (Bull River Marina) and recently another large marina was added (Savannah Boathouse Marina). Our floating dock is often damaged by the constant wake that this area endures. We can not continue to add commercial business after commercial business in the same location on this river.

The addition of a commercial dock to the end of our street would be a detriment to our neighborhood. Home values would decrease. Properties are attractive when roads are quiet, clean, and safe. None of these conditions exist near a commercial dock. No one wants to live near a commercial dock.

We chose this house at the end of this road because it was a quiet peaceful neighborhood. We chose this house to look out the window at the beautiful Bull River, not at a commercial fishing facility. I never would have chosen to live near what they are proposing.

I worry about the negative effects of a commercial fishing business at the end of our street. The application suggests that the oysters will be brought upland. The commercial refrigeration on the adjoining property suggests they will be brought there. After that, they must be shipped out.

East Point Drive is a quiet little road, only a half mile long with no painted lines on it. It is a dead-end in both directions. There is one way out of the neighborhood from the commercial dock, from E Point Drive to Lake Drive. It is a small road that already has several potholes that will only be made worse by the increase in traffic. A commercial dock would likely use large vehicles for loading and unloading causing more traffic on a road designed for residential use. The end of the road where the property is located is in severe disrepair already. This is a quiet neighborhood which does not need the noise of sorting machines, heavy machinery hauling oysters to shore, and trucks going up and down the road. This is not a commercial area whatsoever and this road cannot handle the demand this would put on it.

We are a neighborhood filled with children and families. There are at least 15 children who live on E Point Drive, most of whom are under 10 years old. Even more live on Lake Drive and even more grandchildren come to visit regularly. Children on this street take the bus to school. People ride their bikes, push their babies in strollers, and walk their dogs. My kids learned how to ride their bikes here because we live on a safe street to do so. My kids play soccer in the front yard. They run across the street to play at their friend's house almost daily. I have run up and down this road hundreds of times. This is no place for a commercial business with trucks and heavy equipment coming through. We have already witnessed an increase in traffic with trucks coming in and out of our road. The residents here are careful and considerate when driving in their own neighborhood, but I can't say the same for the individuals driving these trucks. This is a residential road where people live, and they should be allowed to do so safely.

I have always known this dock to be Robin Anderson's residential dock that was used for her personal use, and she still resides in the same house. I would be more than happy for Ms. Anderson to continue to repair her dock for her personal use, which she seemed to be doing earlier this year. We were excited for her when we saw that she had started repairs by driving new pilings and replacing the floating dock and ramp this year. There was a boat on the floating dock all summer and there is still one now. This location is not the only location that could be used in the whole of Savannah. It is the most convenient and cheapest for the applicant because the applicant is the son-in-law of Ms. Anderson, the owner of the property. This decision shouldn't be made because of convenience. The community needs to be considered. Ms. Anderson raised her own family on this street and I'm sure she would not have appreciated having a commercial fishing business endangering her children's right to safely play and swim at their own house. I certainly do not, and my neighbors do not either, as evidenced by the petition submitted by other homeowners on this road.

When a neighbor talked with Ms. Anderson about this public notice, Ms. Anderson told her "don't talk to other people about this" because I suspect she knows that any reasonable person would oppose this on their road and over their property lines.

Do not put my family and our neighborhood through this. This is not the place. This is not within the public interest whatsoever.

I sincerely thank you for your time and consideration and again urge you to recommend to the committee that this permit be denied. Please confirm your receipt of this e-mail.

Thank you,
Diana Grahame
Luke Grahame
Patricia Lucey



3:51

5G 35



Chatham County, GA



Search

Sales Search

Sales List

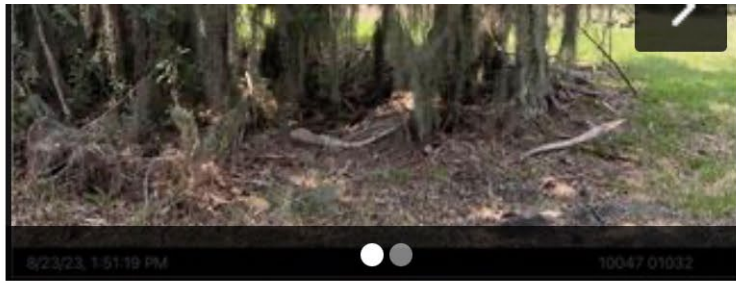
Results

More



Summary





Parcel Number	10047 01032
Location Address	228 E POINT DR SAVANNAH GA 31410
Legal Description	TRACT TALAHI ISLAND
Property Class	R3 - Residential Lots
Neighborhood	20162.00 - T162 TURNRS CRK
Tax District	(010) UNINCORPORATED
Zoning	R-1-A/EO
Acres	0.27
Homestead	N
Exemptions	

[View Map](#)

Owner

[ANDERSON ROBIN M](#)
226 EAST POINT RD
SAVANNAH GA 31410

Assessment

Columns ▼

	2024 Certified	2023 Certified
> LUC	RES	RES



From: [Charisse Bennett](#)
To: [Tobler, Paul](#)
Cc: gsanderson@chathamcounty.org
Subject: Concerns Regarding Proposed Oyster Farm at 230 E Point Drive
Date: Thursday, October 10, 2024 3:35:10 PM

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.

Dear Paul Tobler

I hope this message finds you well. I am writing to express my concerns about the proposed oyster farm and the associated commercial dock at 230 E Point. As a resident of this community, I believe the development of a commercial dock in a residential neighborhood could have significant negative impacts on both the quality of life for residents and the environment. I would like to outline some of the key concerns shared by many in our community:

- 1. Increased Traffic and Congestion:** A commercial dock would attract larger vehicles, including trucks for loading and unloading, leading to increased traffic on residential streets. This would likely cause congestion, raise the risk of accidents, and inconvenience local residents with longer travel times.
- 2. Noise Pollution:** The movement of ships, trucks, and heavy machinery would generate substantial noise, especially during early morning or late evening hours, disturbing the peace and quiet that our neighborhood values.
- 3. Environmental Impact:** Increased commercial activity at the dock could contribute to water pollution and air pollution. The risks of spills, exhaust emissions from trucks and machinery, and other industrial by-products would threaten the local ecosystem and the health of the community.
- 4. Decreased Property Values:** A quiet, residential area is more desirable to homeowners and potential buyers. The presence of a commercial dock could lead to lower property values, as industrial activities are generally less appealing to those seeking a safe, clean, and quiet neighborhood.
- 5. Safety Concerns:** The operation of a commercial dock brings safety risks, especially with large machinery, trucks, and potentially hazardous materials in close proximity to residential homes. This poses a particular concern for families with children who live and play near the waterfront.
- 6. Disruption to Lifestyle:** The peaceful environment that many families moved here to enjoy would be disrupted by the noise, traffic, and industrial activity associated with a commercial dock. This shift could make daily life less pleasant for everyone in the neighborhood.
- 7. Aesthetic and Visual Impact:** The dock's industrial appearance, including large ships and equipment, would alter the visual appeal of our scenic waterfront. This change would detract from the natural beauty and charm of the area, reducing its attractiveness as a residential community.

8. **Potential Zoning Conflicts:** Our neighborhood is primarily residential, and the introduction of a commercial facility could conflict with existing zoning regulations designed to protect the quality of life for residents. Such a shift could also lead to legal disputes and tension within the community.

Given these concerns, I urge you and the Department of Natural Resources to carefully consider the far-reaching impacts that this oyster farm and commercial dock could have on our community. I respectfully request that you take these factors into account and reconsider allowing this development in a residential area that is not suited to industrial activity.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely,
Charisse Bennett

Talahi Island Community

127 Falligant Ave

--

Charisse Lynn Bennett

From: [Sarah Lorek](#)
To: [Tobler, Paul](#)
Cc: [Tim Lorek](#)
Subject: Construction of Sorry Charlie's Commercial dock on Talahi
Date: Sunday, October 27, 2024 2:53:36 PM

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Hi Paul,

I hope all is well.

I'm writing in regards to the proposed Sorry Charlie's commercial dock facility to be constructed on the Bull River on Talahi Island, along with my husband, Tim (cc'ed).

We live at 221 E Point Dr. Savannah, GA, right at the end of the road before the public notice sign. We also own the adjoining property where the sign is placed. My husband and I just moved here last year with our 18 month old son and I'm currently 6 months pregnant with our second child.

After reviewing the documents and speaking to neighbors who have lived here for more than 30 years, this project would significantly disrupt our quality of life on the island. We're concerned that the plastic bins used for commercial oyster farming could hurt local wildlife, the tumblers would be loud, and the smell would be intolerable. This could also cause an unreasonable amount of traffic on E Point Drive where our children will be learning to ride their bikes.

We are 100% pro-business, but Talahi island is an amazing *residential* community where the neighbors support one another and get along well. Our property value could also be significantly impacted by this project.

If you could please consider this comment and let us know if there is anything else we can do, that would be great.

Thanks and I hope you have a great week.

Sincerely,
Sarah Lorek

From: troy.metuchen.us
To: [Tobler, Paul](#)
Subject: Dock Construction Concerns
Date: Friday, November 1, 2024 3:00:10 PM

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The passing of vehicles on Lake Dr. Is not only very disruptive to the calm and mostly quiet environment, it's also a danger to local wildlife. Turtles, raccoons, squirrels, birds, etc. Are all at risk with increased vehicles presence as they are constantly on and crossing the road. It's also a risk to local children. There are many kids on these roads and in a large truck it would be very difficult to spot a small child, especially on the turns. It would also disrupt general traffic as the road is already very narrow so fitting past a large construction or transport vehicle would require driving into lawns or driveways.

This is a major inconvenience to everyone and everything in the affected area. It damages wildlife, ruins the atmosphere preserved by locals, and causes major schedule disruptions for anyone trying to leave their own home.

Thank you for taking the time to read this

From: [Mary](#)
To: [Tobler, Paul](#)
Subject: Fwd: Sorry Charlie's Oyster Company, LLC, Construction of a Commercial Dock Facility, Bull River, Chatham County, Georgia | Department Of Natural Resources Division
Date: Saturday, October 12, 2024 10:13:07 AM

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Good morning

I live at 117 East Point Drive since 1998.

Question how is this development going to impact our street?

The county currently does not repair the pot holes currently?

Sorry Charlie's development going to use the access road that the boat house marina uses would make sense and not our residential area .

This is disturbing that we tax payers find out the way we did a sign at the end of the dead end street.

Our dead end street doors not need additional traffic safety concerns for our children and neighborhood

Mary Owen
117 East Point Drive
Savannah GA 31410
912-713-3162

----- Forwarded message -----

From: **Mary** <mlocst@gmail.com>

Date: Sat, Oct 12, 2024, 09:58

Subject: Sorry Charlie's Oyster Company, LLC, Construction of a Commercial Dock Facility, Bull River, Chatham County, Georgia | Department Of Natural Resources Division

To: Randy Owen <rkml0117@gmail.com>

<https://coastalgadnr.org/public-notice-october-3-2024-sorry-charlies-oyster-company-llc-construction-commercial-dock>

From: [Justin Edris](#)
To: [Tobler, Paul](#)
Subject: Neighbor against Sorry Charlie's Oyster Company, LLC, Construction of a Commercial Dock Facility, Bull River, Chatham County, Georgia
Date: Monday, October 21, 2024 10:47:13 PM

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Mr. Paul Tobler,
I am writing on behalf of myself, my wife Jen, my daughter Sadie, and my sons Isaac and Bennett. Other neighbors have asked that I communicate their concerns in this email as well.

We share our concerns below regarding the proposed plans for a commercial dock and oyster operation to be installed in our community.

- **Residential zoning and lease agreement:** The first statement of the application introduces the purpose is to replace a private, recreational dock facility with a commercial dock facility. While I believe in business, rezoning should be considered in rare cases. Our coastal area will see population growth in the coming decades and our communities need to be protected to allow families like mine to work, play and enjoy life. The lease aspect is also a concern. It lasts for ten years. What happens if the business succeeds and wants to grow or the business partners change direction and abandon the project after or before 10 years? Who is responsible for maintaining the dock afterward to ensure there are no environmental impacts?

The 0.46 acre subject parcel is the site of what **was previously an earthen causeway and an unserviceable private recreational dock facility**. The area that was once a causeway has lost elevation over time and is now jurisdictional coastal marshlands. The dock associated with the property is in disrepair and will be removed prior to construction. The proposed project is to **construct a commercial dock facility that will be used to facilitate a commercial oyster farming operation**.

- **Alternative sites:** the business has demonstrated a very weak search for alternatives in my opinion. Their response references other marinas that do not permit such activity. Why should our community allow such activity? Additionally, it seems like they are using this dock to create a best case scenario for them instead of identifying another solution that would work. For example coolers on the boat to address the timing for food safety regulations.

It is the responsibility of the applicant to demonstrate that the project is not contrary to the public interest and that no feasible alternative sites exist.

I certainly do not have all the facts, only what was provided, however it is my concern that this “best case scenario” to have a commercial leased dock constructed and a commercial oyster operation is not in our best interest as a family and community in the near or long term.

I appreciate your time and would like your confirmation that you received our concerns.

Thank you for your leadership,
Justin Edris
18 Lake Drive
Savannah, GA 31410
(Talahi Island)

From: matied@aol.com
To: [Tobler, Paul](#)
Subject: Proposed commercial dock facility on the Bull River
Date: Monday, October 14, 2024 6:19:53 PM

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.

Dear Mr. Tobler,

I am writing as a resident of East Point Dr. on Talahi Island. I have only been back here for a year after originally building and selling my current home. This is such a beautiful piece of nature that I never fell out of love with it and was so excited to be able to return to the home I had built 36 years ago. I love it here. I spend my days with wildlife and actually am privileged to be within 50 feet of an egret rookery of over 300 birds. This is a residential area that has been able to defend itself against the traffic and commercial noise of highway 80 by carefully preserving a buffer zone. We must have done that quite well since that is the site of the rookery. Please help us defend this neighborhood from a commercial operation which would be located right at the tip of our street, in our heart. This is a street filled with small children and retired citizens. This is a street where neighbors greet each other daily and everyone feels safe and secure. Please limit commercial businesses to areas zoned for that and do not allow this wonderful little piece of nature and families to be disturbed.

Thank you for your consideration and, I pray, support.

Mary Ann Tiedemann
213 East Point Dr.

From: [lisa.gnann](#)
To: [Tobler, Paul](#)
Subject: Proposed Commercial Dock on Talahi Island/Bull River/East Point Drive
Date: Friday, October 11, 2024 12:05:14 PM

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.

Good Afternoon Mr. Tobler,

Thank you for taking the time to listen to my concerns about the request for the construction of a commercial dock at the end of East Point Drive Savannah, Georgia on the Bull River.

The public notice states that Sorry Charlie's Oyster Company, LLC is wanting to build a commercial dock at the site of 230 East Point Drive. This is a residential street within a neighborhood. The increase of trucks for the existing program has caused a lot of concerns for the residents on this street, as well as the connecting residential road Lake Drive. After living here for 34 years, we have never had any road issues or concerns. As of this summer, numerous pot holes, dips and cracks have occurred. If a commercial oyster program were allowed to proceed from this location, it would be detrimental to our neighborhood. Our street is very quiet and peaceful. Young children play and ride bikes on the street. Residents from this street, as well as neighboring streets, choose Lake Drive and East Point Drive go on walks with their children and dogs because it is less traveled than the others on the island. Those with docks on the river near the proposed site enjoy the tranquility of the river with little to no noise. If this business is allowed, the traffic alone would compromise the safety of the residents that live here.

Because our area is zoned residential, I do not understand how a commercial business of any kind could be approved to exist on our street. Please read the proposal attached and the links provided to see what is happening in our residential area.

Thank you for your time and consideration,
Lisa Gnann
205 East Point Drive
Savannah, Georgia 31410
912-398-7906

Sorry Charlie's Oyster Company, LLC, Construction of a
Commercial Dock Facility, Bull River, Chatham County, Georgia |
Department Of Natural Resources Division

From: [lesa mason](#)
To: [Tobler, Paul](#)
Subject: Sorry Charlie's Oyster Company, LLC, Construction of a Commercial Dock Facility, Bull River, Chatham County, Georgia
Date: Thursday, October 24, 2024 5:25:28 PM

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.

ATTN: Paul Tobler, Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31520

Dr. Lesa Mason
219 East Point Dr
Savannah, Ga 31410
912-484-1416

October 24, 2024

Dear Paul Tobler,

I am writing to you about Sorry Charlie's Oyster Company, LLC, Construction of a Commercial Dock Facility, Bull River, Chatham County, Georgia.

I am very concerned about the plans as outlined in the notification from the Coastal Marshlands Protection Committee and the Georgia Department of Natural Resources (GADNR) of a request from Sorry Charlie's Oyster Company, LLC for a Coastal Marshlands Protection Act (CMPA) permit under Official Code of Georgia (O.C.G.A.) 12-5-280 et seq., to construct a commercial dock facility located in Bull River, Chatham County, Georgia.

Since 1991 I have resided at 219 East Point Drive, Savannah, Ga. 31410. I am frightened about what is happening to our island. Over the past several years the Bull River Marina construction and its continued expansion has encroached on the wetlands. Massive amounts of indigenous vegetation are now gone impacting the natural marshland ecology and the water flow. One very troubling outcome is the water run-off coming now in at the end of East Point Drive causing flooding during heavy rains and at high tide. My lot in the back is now getting more water saturation than ever before. Erosion must be addressed.

Numerous heavy trucks turning at the end of East Point Drive have damaged the pavement and caused further erosion.

This is the same area being used to transport, equipment, supplies, and products for Sorry Charlie's Oyster Company, LLC.

This area has long been a residential community, and it is being destroyed by commercialization.

For the community's sake this plan needs to be rejected.

Sincerely,

Dr. Lesa Mason

From: [Renee Christensen](#)
To: [Tobler, Paul](#)
Subject: Sorry Charlie's Oyster Company
Date: Tuesday, October 15, 2024 6:05:37 AM

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, Mr Tobler,

I'm responding to the application for the Sorry Charlie's Oyster Company application for a commercial business on Talahi Island and the Bull River.

This is a residential area so it shouldn't be considered. It appears to be between 2 residences and I believe that the boat traffic would impact the owners of those properties.

I didn't see this addressed, but I assume that smell would be considered air concerns. I can only imagine that it would be rank smelling in the hot spring, summer and fall months of the year.

We are striving to keep our community of Talahi Lake the gem that it has been. A great place to raise a family and enjoy the quiet of our island's area.

Thanks for all you do for our marshlands and coastal habitat.

Renee Christensen
Talahi Island resident

From: [Holaday, Jamie](#)
To: [Tobler, Paul](#)
Subject: Sorry Charlie"s Proposed Commercial Dock: Concerns & Questions
Date: Wednesday, October 23, 2024 9:56:05 AM

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 Paul,

Thanks again for taking the time to speak with me a few weeks back. As you are probably aware, there are many people in the neighborhood, specifically E Point Dr and Lake Dr who are not happy with the proposal for a commercial dock located at 230 E Point Dr. In addition to the concerns we are raising as a neighborhood, I have the following questions:

1. Related to the Business Activities that will be Occurring:

In the description of the project, it says that the fixed deck will be the primary workspace for the farming operations not taking place on the lease and that the activities will include staging materials to be transported, repairs to equipment, and sorting and classifying harvested oysters using a tumbler. In regards to this statement, I have the following questions:

- What are the hours of operation that the tumblers on the dock will be used? As you can imagine, I'm sure the residents of the adjacent docks and properties would be concerned with the noise of this work.
- How many employees will be working on this dock daily? 230 E Point Dr is located at the end of a dead-end street. Multiple workers going in and out each day would greatly impact the traffic patterns on our street.
- Business hours in the lease agreement are stated to be from 6am-8pm Monday-Friday (pg. 28 #32 of the application materials). Can you confirm this is correct? What type of work will be taking place during these hours? Are these year-round hours?
- How large is this operation? In other words, it can be assumed that the oysters that are harvested and sorted at the dock will be transported for delivery from the dock. How often will these deliveries occur? Are employees working at this dock during the business days/hours listed above throughout the whole year?
- In the alternative analyses of the project description it states that "This proposed dock facility is the only suitable location to meet the demands of a commercial shellfish farm." The two neighboring marinas were used as an example of locations where the work would not be suitable. Were no other alternative locations considered? This does not seem like a very substantial alternative analyses when considering the location of a commercial business.

2. Questions Specific to Dock Construction:

- Using the straight-line extended property line method, can you confirm that the proposed dock facility will not encroach on the riparian access of the residents at 220 and 222 E Point Drive? Looking at the drawings provided on the Georgia DNR website, it looks like these two property owners would be affected using this method and would need to be granted adjacent property owner permission, as Ms. Robin Anderson at 226 E Point Dr has.
- What restrictions are there of how close a commercial (or any type) of dock can come to an

adjacent dock? Has this distance been calculated given the size of the proposed dock and the distance to the neighboring docks that surround it?

- How long will the total dock construction take? And what will be the impact to the waterway and materials coming in and out of the neighborhood when this construction is occurring?
- When considering this permit, is any consideration given to the fact that there are two marinas (Savannah Boat House and Bull River Marina) in close proximity to this proposed commercial dock? This would be an increase of boat traffic to an already congested area.

3. Future Implications:

- Is this permit assigned only to the business of Sorry Charlie's Oyster Company, LLC? Or will the commercial license be transferrable if the property is sold?
- Is the commercial permit only being granted for work related to the oyster farming operation? Or could Sorry Charlie's Oyster Company, LLC branch out to other commercial endeavors that would be covered under this permit and would not need further approval?
- Are there any restrictions to the type of commercial work that could be done on this dock once/if this permit is approved?
- While the application states that the dock will house 2 vessels, are there any regulations with a commercial dock permit on how many boats can be stored on a commercial dock at a time?

Thank you for your time and consideration of these concerns. Given the amount of concerns out neighborhood has, I would recommend DNR have a public hearing concerning this project. I look forward to the responses to these questions and concerns.

Jamie Holaday
E Point Dr. Resident

From: [Jennifer Nolan](#)
To: [Tobler, Paul](#)
Subject: Talahi island marsh concern
Date: Thursday, October 10, 2024 8:24:59 PM

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.

Dear Mr. Tobler,

I am writing as I am concerned about a commercial seafood operation that has plans to move on to our teeny neighborhood of Talahi Island in Savannah. We have a very natural setting here with lots of birds, turtles, dolphins, otters, manatees etc and not to mention this is a neighborhood that cannot sustain a commercial operation. For simplicity, I have a list of reasons why this will be horrible for our small marsh home.

1. **Increased Traffic and Congestion:** A commercial dock would likely attract larger vehicles like trucks for loading and unloading, leading to more traffic on streets designed for residential use. This increase in traffic could lead to congestion, accidents, and danger to wildlife crossing roads.
2. **Noise Pollution:** Commercial docks involve the movement of ships, trucks, and heavy machinery, which can generate significant noise. This would disturb the peace and quiet of the area and disrupt local wildlife and residents.
3. **Environmental Impact:** Increased commercial activity at a dock could lead to water pollution from ships and the risk of spills. The exhaust from vehicles and machinery would also contribute to air pollution, affecting the health and well-being of the community and animal populations.
4. **Decreased Property Values:** Residential areas are generally more attractive when they are quiet, clean, and safe. A commercial dock would detract from this, potentially lowering property values as people may be less inclined to move to or invest in a neighborhood with industrial activity. This will also discourage nesting of out birds.
5. **Safety Concerns:** Commercial docks can pose safety risks due to the presence of large machinery, hazardous materials, and heavy vehicles. The increased industrial activity could lead to accidents that might endanger residents, particularly children and wildlife.
6. **Disruption to Lifestyle:** Many people choose residential neighborhoods for their peaceful environment. A commercial dock could disrupt daily life, making it difficult for families to enjoy their homes without disturbances related to industrial operations.
7. **Aesthetic and Visual Impact:** Commercial docks often bring large ships, containers, and industrial equipment, which can significantly alter the visual appeal of a residential waterfront. This could degrade the natural beauty of the area and reduce its attractiveness as a community. It will also be disagreeable for our local flora and fauna.
8. **Potential Zoning Conflicts:** Most residential areas are zoned to prevent the establishment of industrial or commercial facilities to preserve the quality of life for residents. Introducing a commercial dock could violate these zoning principles, leading to legal disputes and tensions within the community.

These points highlight the incompatibility between commercial docks and residential areas, emphasizing the negative impact on both the quality of life and the environment. Talahi island is flat out too small to host such an operation.

Please reconsider approving this project.

Sincerely,
Jennifer Nolan
Talahi Island resident

Sent from my iPhone

C O V E R



F A X /
E-MAIL

S H E E T

CHATHAM COUNTY MANAGER'S OFFICE

124 BULL STREET, SUITE 220/P. O. BOX 8161

SAVANNAH, GEORGIA 31412

Date: October 28, 2024

To: Commissioner Patrick K. Farrell

From: Michael A. Kaigler, County Manager

A handwritten signature in blue ink that reads "Michael A. Kaigler". The signature is written in a cursive style.

Subject: East Point Drive Citizen Concern Follow Up

Commissioner Farrell, you recently brought the concern of Ms. Lisa Gnann to our attention, please see the attached from the Director of Building Safety and Regulatory Services. When there are further developments we will update you. Thank you for bringing this matter to our attention.

MAK:df

Attachment

cc: Linda Cramer, Assistant County Manager
Marcus Lotson, Director, Building Safety and Regulatory Services
Lisa Gnann (via e-mail: lisgna87@yahoo.com)



CHATHAM COUNTY

DEPARTMENT OF BUILDING SAFETY
AND REGULATORY SERVICES

P.O. Box 8161

Savannah, GA 31412-8161

912-201-4300 | Fax 912-201-4301

<http://buildingsafety.chathamcounty.org>

DATE: 10/23/2024

TO: Linda Kramer, Assistant County Manager

FROM: Marcus Lotson, Asst. Director, Building Safety and Regulatory Services

SUBJECT: East Point Drive Citizen Concern Follow Up

Harley Krinski of Sorry Charlies is in the process of requesting a dock permit from GA DNR to make changes to an existing dock at 230 East Point Drive just west of the Bull River bridge. He was approved by the State to operate an oyster farming bed out in the Bull River and apparently wants to use this dock when he brings the oysters in. The oyster beds are not at the dock but further out up the river. The County does not have any jurisdiction in State Waters, so DNR has review authority over the dock. We did find that unpermitted work was being done at house at 228 East Point Drive. including building an enclosure around a walk-in cooler. BSRS issued a Stop Work Order and advised the owner that he would need to submit permits for the work at the site. Once we receive the permit applications, we will go through the review process to determine if the work is consistent with codes and ordinances.

Marcus Lotson, Assistant Director
Chatham County Building Safety and Regulatory Services

Petition Against Sorry Charlie's Oyster Company, LLC, Construction of a Commercial Dock Facility, Bull River, Chatham County, Georgia

To: Paul Tobler
Department of Natural Resources
One Conservation Way
Brunswick, Georgia 31520

We, the undersigned residents of Lake Drive and E Point Drive on Talahi Island, are writing to express our strong opposition to the proposed commercial dock permit at 230 E Point Dr. We believe that granting this permit will have serious negative consequences for our residential neighborhood.

The proposed project consists of changing the use of an existing dock and modifying the dock to facilitate a commercial oyster farming operation. In the description of the project on the Georgia DNR website, it is explained that the fixed deck will be the primary workspace for the farming operations not taking place on the lease and that the activities will include staging materials to be transported, repairs to equipment, and sorting and classifying harvested oysters using a tumbler. We believe that DNR needs to consider the impact of this commercial work in a neighborhood prior to this permit being granted.

Our Primary Concerns:

1. **Increased Traffic:** The transportation of equipment, supplies and harvested oysters associated with the commercial dock could result in a significant increase in traffic, leading to congestion and safety concerns on our residential roads. The proposed location, 230 E Point Dr., is at the end of a dead-end street, leaving no options for traffic to flow elsewhere.
2. **Neighborhood Safety and Wellbeing:** Our neighborhood is characterized by its residential charm, safety, and family-friendly atmosphere. Between Lake Dr and E Point Dr there are about 30 children. Increased traffic and workers coming in and out of our neighborhood is a concerning for our families.
3. **Noise Pollution:** The operation of commercial vessels and related activities will generate noise, disrupting the peacefulness of our neighborhood and quietness of the dead-end street.
4. **Decreased Property Value:** The presence of a commercial dock may lower property values in our community, affecting homeowners' investments and financial stability. Also, the smell from oyster processing and the visual impact of a commercial operation could detract from the residential ambiance.
5. **Environmental Impact:** The construction and operation of a dock could pose a risk to local wildlife and natural habitats. We are concerned about potential pollution and the degradation of our environment.
6. **Potential Zoning Conflicts:** The proposed dock and commercial business associated with the dock may not align with existing zoning regulations. We have been in touch with Marcus Lotson at the Chatham County Building Safety and Regulatory Services Department who has suggested that they may need to revisit the zoning requirements for this business.

Please see the attached petition containing the signatures of 58 residents who are opposed to the proposal of this commercial dock. We urge Georgia DNR to consider the negative impacts that the commercial dock permit will have on our community. This operation goes far beyond a simple dock construction, and we believe that the impacts of the business cannot be ignored when considering if this permit should be granted. We request that you deny this permit to protect our neighborhood's quality of life, safety, and environmental integrity.

Thank you for your attention to this important matter.

Residents of Lake Dr and E Point Dr, Savannah, Georgia

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OCT 24 2024
GA DNR

Petition to STOP the building of a commercial dock on Talahi Island for the Sorry Charlie's Oyster Company, LLC.

By signing below you state that you do not agree or align with the Sorry Charlie's Oyster Company LLC. commercial dock project located at 230 E Point Dr.

Name	Signature	Address	Phone	Email	Comments
Lisa Gnam	[Signature]	205 East Point Dr	912-398-7906	lisgna87@gmail.com lisgna87@gmail.com	
Pat Gnam	[Signature]	"			
Susan Angelone	[Signature]	215 East Point Dr.	9169529998	Susanschmidt212@gmail.com	
Gina Angelone	[Signature]	" "	9168386508	irishgina@yahoo.com	
Donatella Mell	[Signature]	203 East Point Dr.	912-4015815		
Joan Mell	[Signature]	" "	912-257-0194		
Larry Bristol	[Signature]	201 East Point Dr	912.659.1380		
Mary Owen	Mary Owen	117 East Point Dr	912.713.3162	m10est@gmail.com	
Randall Owen	[Signature]	117 East Point Dr	912596692	AKN1017@gmail.com	
Wallace Middleton	[Signature]	115 E. Pt Dr			
Megan Dove	[Signature]	112 E. Pt. Dr	9126415912	megandove3@gmail.com	
Allen Dove	[Signature]	113 E. Pt Dr.	912 2106069	davecontracting@gmail.com	
Keith Green	[Signature]	111 E. Point Dr.	912-6584135		
Lori Ross	[Signature]	105 E Point Dr	912-550-6378	lrossrdh@gmail.com	
Donald Rio	[Signature]	105 E Point Dr	540-550-4727	DJRios390@gmail.com	
Garnie Andrews	[Signature]	23 East Pt Dr	912 870 711	walboker@aol.com	
Tommy Smith	[Signature]	17 E. Point Dr.	912-453-8710	llh14beetle@gmail.com	
Phil Stagan	[Signature]	6 East Point Dr	912-662-3902	mostcep87@yahoo.com	
Matt Cantrell	[Signature]	18 East Point Dr	912-316-245		
BUSTEN	[Signature]	22 EAST POINT DR	912-755-1235		
DAVID	[Signature]	103 East Point	912 437 6682		
LAWRENCE HOPKINS	[Signature]	102 E POINT DR	912-308-4834		
Mike Whitson	[Signature]	208 E. Point Dr	912-433-9210		
Ethel	[Signature]	208 E. Point Dr	912.433-4405		
BENELPPE	[Signature]	210 E. Point Dr.	843-8123169		

RECEIVED

OCT 24 2024
GA DNR

Petition to STOP the building of a commerical dock on Talahi Island for the Sorry Charlie's Oyster Company, LLC.

By signing below you state that you do not agree or align with the Sorry Charlie's Oyster Company LLC. commerical dock project located at 230 E Point Dr.

Name	Signature	Address	Phone	Email	Comments
PRISCILLA DANKER	[Signature]	210 E. Point Dr	912 414 5454		
Keith Doran	[Signature]	214 E Point Dr #B	912 604 3791	Keith8@me.com	
Rose Newman	[Signature]	214A E. Point Dr	912 596-2169	rnewman91146@gmail.com	
Diana Graham	[Signature]	220 E Point Dr	404 518-2461	Diana.Graham@gmail.com	
Patricia Lucey	[Signature]	220 E Point Dr.	603 770 1052	MamaLucey@aol.com	
Luke Graham	[Signature]	220 E Point Dr.	912-675-2965	luke.graham@gmail.com	
Kristen Van Houten	[Signature]	217 E Point Dr.	850 509-2722	kristinhenker@yahoo.com	
Patricia Van Houten	[Signature]	217 E Point Dr	886 952 1501	pvanhouteardk.com	
Maryanna Tiedemann	[Signature]	213 E Point Dr.	912 5167-3145	matied@aol.com	
Erin Knight	[Signature]	209 E Point Dr	912 507 9200	erin.knight@gmail.com	
Richard Knight	[Signature]	209 EPT Drive	912 507 6824	richknight82@gmail.com	
James Spivey	[Signature]	112 E. Pt. Drive			
Kristin Herbert	[Signature]	106 East Point Drive	440.724.4013	kristinherberts24@gmail.com	
Marilyn Hitt	[Signature]	21 East Point Dr	912 631 0403	nichelle@comcast.net	
Golden Hitt	[Signature]	21 East Point Dr	912 631 0403	nichhitt@comcast.net	
Robert Rutland	[Signature]	15 East Point Dr	912 461 0790	robrutland@gmail.com	
Dana Rutland	[Signature]				
Chris Knight	[Signature]	28 Lake Dr	912 247-1561		
Justin Edas	[Signature]	18 Lake Dr.	912-604-7693	justin.edas@gmail.com	
Jennifer Edis	[Signature]	18 Lake Dr.	912-604-7770	morey10@hotmail.com	
Lesca Mason	[Signature]	219 East PT Dr	912 484 4116	Lesca Mason@kinship.com	
PAULINE WALSH	[Signature]	16 Lake Drive	912 844 0167		comcast.net
P. Walsh	[Signature]	14 Lake Dr	912-897-0404	PLWalsh14@gmail.com	
C. Walsh	[Signature]	14 Lake Dr.	912-461-4985		
Rick Mason	[Signature]	70 Lake Dr.	6		

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OCT 24 2024
GA DNR

NOTICE OF PROPOSED CONSTRUCTION OF COMMERCIAL DOCK FACILITY – BULL RIVER AFFECTING OUR NEIGHBORHOOD.

On October 1, 2024, a Notice was posted at the end of East Point Drive regarding a request to construct a commercial dock facility on the Bull River. The petition was made by Sorry Charlie's Oyster Company, LLC.


The additional traffic and noise on our street that would be caused by the commercial operation of a dock facility would adversely affect our property values, roads, safety views, and the overall enjoyment of our respective properties

If anyone is interested in reading the Notice and reviewing the dock plans, the posting is located just past the "turn around" on East Point Drive.

Several of us will canvass the neighborhood on Lake Drive and East Point Drive during the next 2 weeks with a petition for your signature voicing our disapproval of this development.

PLEASE NOTE: We must have this submitted no later than November 1st.

****In addition to the petition, please email DNR at Paul.Tobler@dnr.ga.gov with your questions/concerns/comments prior to November 1st. Your comments will be added to the public record and will influence if this will be taken to a public hearing. ****

RECEIVED
OCT 24 2024
GA DNR 

From: [Noble, Josh](#)
To: [Noble, Josh](#)
Subject: RE: 230 E Point Dr - Permit Application Comments
Date: Friday, November 8, 2024 1:50:19 PM

From: Luke Grahame <luke.grahame@gmail.com>
Sent: Friday, November 1, 2024 2:07 PM
To: Tobler, Paul <paul.tobler@dnr.ga.gov>
Cc: Diana Grahame <diana.grahame@gmail.com>; Mommy <mamaluacey@aol.com>
Subject: 230 E Point Dr - Permit Application Comments

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.

Good afternoon Paul,

Here are my comments for the permit application at 230 E Point Dr. Thank you for your attention in this matter.

DNR Rule 391-2-3-.02 requires the applicant to identify “all areas that are planned to be used in connection with the project,” including upland areas that serve the marshlands component of the project:

“The applicant shall delineate the boundaries of the proposed project. Such boundaries shall be subject to review and validation by the staff of the Department of Natural Resources to ensure that the entire project is delineated. Such boundaries shall be included in the application proposed for consideration by the Committee. In this regard, the applicant shall submit documentation identifying all areas that are planned to be used in connection with the project which is delineated, to allow the Coastal Marshlands Protection Committee to verify the extent of the project.” DNR Rule 391-2-3-.02(3).

“‘Project’ means the proposed construction or maintenance activity identified in an application for a marshlands permit within the contemplation of the Coastal Marshlands Protection Act. A project may consist of two components: a marshlands component and an upland component” DNR Rule 391-2-3-.02(2)(t).

“‘Upland component of the project’ is all those service areas, amenities, and recreational areas associated with marinas, community docks, commercial docks, fishing piers, boat ramps and bridges located inland of the Coastal Marshlands Protection Act jurisdiction line, that serve or augment the functioning of the marshlands component of the project, such as, but not limited to, dry stack boat storage; dockmaster shop; fuel storage and delivery facilities to serve the marshlands

component of the project; and restrooms intended for users of the marshlands component of the project. This term may extend to and cover such facilities adjacent to or in proximity to the marshlands component of the project that are intended to serve exclusively or primarily the users of the marshlands component of the project if the Committee finds in its sole discretion that such facility is likely to alter the marshlands.” DNR Rule 391-2-3-.02(2)(q).

A Lease Agreement between the applicant and the owner of the high land adjoining the state-owned marshland is at pages 20-32 of the application. The Lease Agreement is for two parcels.

Parcel 10047 01034A / 230 E. Point Drive adjoins the state-owned marshland and is identified in the commercial dock application as the project location.

Parcel 10047 01032 / 228 E. Point Drive is shown in the application drawings (along with other adjoining parcels) but isn't disclosed as part of the project location.

A walk-in cooler for storing oysters associated with the proposed commercial dock was installed on Parcel 10047 01032 / 228 E. Point Drive (and subject to a stop work order because it was installed without a permit). The cooler and enclosure are part of the upland component of the project and must be identified in the application. DNR Rule 391-2-3-.02.

Because Parcel 10047 01032 / 228 E. Point Drive is part of the project area, the applicant must also submit a letter from the County stating the proposed dock doesn't violate any zoning law for that parcel. The County's zoning verification letter, however, referenced only Parcel 10047 01034A / 230 E. Point Drive.

Parcel 10047 01032 / 228 E. Point Drive is zoned R-1-A/EO (see attached). A commercial dock is not a permitted use in R-1-A/EO zoning districts (see attached).

The applicant also hasn't met its burden to show no feasible alternative sites exist. O.C.G.A. § 12-5-286(h). The applicant claims it “does not have access to another suitable property for the commercial activities required to operate the oyster farm.” (*Sorry Charlie's Oyster Company, LLC Description*, p. 4). But the application identified only “neighboring marinas” as possible alternatives. A reasonable alternatives analysis should include not only sites where oysters can be safely processed but also where commercial seafood processing and packaging is a permitted use under the County's zoning laws.

The application includes a form asking for permission to “construct a commercial dock facility which will extend over [the] extended property lines” of Robin M. Anderson. (Application, p. 16). The applicant didn’t ask for permission from my wife, my mother-in-law, or me even though the proposed dock would extend over our extended property line.

Sincerely,
Luke Grahame
220 E Point Dr
Savannah, GA 31410

Conservation ("C") and Residential ("R") Zoning Districts

P-R-1-S: "The uses and development standards for this district are found in Sec. 4-7"

P-R-C: "The development standards and regulations governing the uses within this overlay district are found in Sec. 4-10"

List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
1. One-family dwellings:													
a. Detached	X	-	X	X	X	-	X	X	X	X	X	X	X
b. Attached, semi-detached	-	-	-	-	-	-	-	-	-	-	-	-	X
2. Two-family dwellings	X	-	X	X	-	-	-	-	-	-	X	X	X
3. Multi-family dwellings	-	-	-	-	-	-	-	-	-	-	-	-	X
4. Group developments	-	-	-	-	-	-	-	B1	B1	B1	-	-	-
5. Rooming and boarding house, fraternity or sorority house	-	-	X	X	-	-	-	-	-	-	X	X	X
6. Reserved													
7. Garage apartments	-	-	X	X	-	-	-	-	-	-	X	X	X
Provided, such use shall only be permitted on a lot with a single-family dwelling; and, provided, that such use shall only be permitted in a rear yard; and, provided, that the lot on which such use is to be established meets the minimum lot area and lot width requirements for two-family dwellings.													
7a. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-
8. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-
8a. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-
8b. Manufactured home	-	-	X	X	X	-	-	-	-	-	-	-	-
a. All manufactured homes shall be oriented so that the principal entrance faces and is parallel to the street or an approved access easement which serves as principal access to the dwelling unit. This requirement shall not be waived.													
b. No more than one (1) manufactured home shall be permitted on a lot unless within a legally existing or permitted manufactured home park.													
c. All manufactured homes shall comply with all regulations established for a one-family dwelling in this district.													
d. The manufactured home shall be situated on a permanent foundation designed to support the maximum anticipated load during all seasons. Such foundation shall be built up to the undercarriage of the manufactured home for its entire length and the manufactured home anchored onto such enclosure/foundation in such a manner that it will be safe from overturning or creating other hazards to the inhabitants or to adjacent properties. Necessary ventilation passages and a crawl space with a permanent door are the only openings permitted on the foundation enclosure.													
e. The lot shall be landscaped according to a landscaping plan which shall be submitted at the time of application for a building permit. Approval of such plans shall be a part of the application review. Such plan shall include any fences proposed or existing on the site. When a lot abuts a conventional single-family dwelling or a vacant lot on which a conventional single-family dwelling may be established, a landscaping buffer or a fence and buffer shall be required and shown on the approved landscaping plan.													
f. The tow-bar and any associated appendages shall be either removed or else totally screened from view by fencing or other appropriate buffers in such a manner as to conceal their shape.													
g. The manufactured home shall be provided with a recessed or roofed porched entry way with permanent steps that is visually compatible with conventional single-family construction.													
h. The exterior appearance of any addition including the foundation enclosure shall be visually compatible with conventional single-family construction.													
i. No manufactured home with less than 600 square feet in a primary unit, exclusive of cabanas, or other added appendages shall be permitted.													

Conservation ("C") and Residential ("R") Zoning Districts

P-R-1-S: "The uses and development standards for this district are found in Sec. 4-7"

P-R-C: "The development standards and regulations governing the uses within this overlay district are found in Sec. 4-10"

List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
j. Any electrical service box which is not attached to the manufactured home shall be placed within the rear yard of the unit, and screened from view from any public right-of-way or adjacent property.													
8c. Residential manufactured or mobile home - second dwelling unit	-	-	X	-	-	-	-	-	-	-	X	-	-
a. A single manufactured or mobile home may be established as a second dwelling until on a lot with a single-family dwelling provided it shall be permitted only in a rear yard; and provided that the lot on which such use is established meets the minimum lot area and lot width requirements for two-family dwellings.													
b. Such manufactured or mobile home shall comply with the setback requirements as outlined under Section 4-6.1, Development Standards, and shall be so located as to be not less than 20 feet from any residential structure on said lot or adjoining lot.													
8d. Manufactured/mobile homes - temporary use	-	-	X	X	X	-	X	X	X	X	-	-	X
The Chatham County Zoning Administrator shall have the authority to issue a permit subject to the following conditions. Upon a finding by the Zoning Administrator that such action may be detrimental to the surrounding neighborhood, the Zoning Administrator shall deny the petition.													
a. Placement of the manufactured/mobile home must be compatible with the established development pattern so as not to adversely affect the adjoining and surrounding properties.													
b. The manufactured/mobile home must be placed on a tract of land at least 20,000 square feet in size.													
c. When a manufactured/mobile home is placed upon an unoccupied lot, it shall be considered the principal use upon such lot and shall comply with all regulations established for a one-family dwelling.													
d. The manufactured/mobile home shall be provided with skirting manufactured by the mobile home industry or of similar quality and design. Said skirting shall cover any open space that exists between the ground and the bottom of the mobile home.													
e. The manufactured/mobile home shall be provided with a foundation designed to support the maximum load during all seasons and approved by the Building Inspector.													
f. No additions shall be made to the manufactured/mobile home.													
g. Exterior entrances shall be similar to other residential entrances in the neighborhood in which the manufactured home is located.													
h. The manufactured/mobile home shall be located on the tract of land in a manner consistent with the location of buildings on adjoining lots.													

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
i. Any permit issued under these conditions shall be issued only after a finding by the Zoning Administrator that a hardship situation exists because of a medical disability. Said disability shall be established by certification of a physician.													
j. Any permit issued by the Zoning Administrator shall be issued to a specific person, shall not be transferable by the Zoning Administrator to any other person, and shall be valid only for 12 months. Said permit may be extended for more than 12 months or may be transferred to another person by request of the holder to the Chatham County Commission. The Commission may extend or transfer said permit for not more than 12 months for each request. The holder shall provide a statement from a licensed physician that a medical disability exists or continues to exist and any additional information required by the Zoning Administrator or the Commission.													
k. Prior to the issuance of a permit, petitioner shall furnish a bond or certified check payable to the County in the amount of \$250.00. Said bond shall be for the express purpose of paying any and all costs incurred by the County in the removal and storage of the manufactured/mobile home in the event of violation of the provisions of this ordinance.													
l. The above-cited conditions shall not be waived by the Zoning Board of Appeals.													
8e. Nonresidential mobile structures as temporary use	B	-	B	B	B	-	B	B	B	B	B	B	B
Upon a finding by the Chatham County Zoning Administrator that the use may be detrimental to the surrounding neighborhood, the Zoning Administrator shall deny the use. The Zoning Administrator shall have the authority to issue a permit subject to the following conditions:													
a. Such mobile units shall be allowed only for use by schools or churches, where permitted.													
b. Any permit issued under these conditions shall be valid for only 12 months with option to renew for an additional 12 months and the residents adjacent to property be notified that a mobile structure would be located in their neighborhood; a "B" be placed by the zone to indicate that the petition would go before the Zoning Board of Appeals.													
c. Placement of the mobile unit must be compatible with the established development pattern so as not to adversely affect the adjoining and surrounding properties.													
d. The mobile unit must be placed on a tract of land at least 20,000 square feet in size.													
e. When a mobile unit is placed upon an unoccupied lot, it shall be considered the principal use upon such lot and shall comply with all regulations established for the district and for the use to be placed within the unit.													
f. The mobile unit shall be provided with skirting completely enclosing any open space that exists between the ground and the bottom of the mobile unit. Such enclosure shall be visually compatible with the neighborhood.													

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
g. The mobile unit shall be provided with a foundation designed to support the maximum load during all seasons and approved by the Building Inspector.													
h. No additions shall be made to the mobile unit.													
i. Steps that are compatible with conventional residential construction shall be provided to all exterior entrances.													
j. The mobile unit shall be located on the tract of land in a manner consistent with the location of buildings on adjoining lots.													
k. The mobile unit shall be an industrialized building as defined in Sec. 2-30B.													
9. Manufactured home park	-	-	-	-	-	X	-	-	-	-	-	-	-
10. Caretaker's quarters	-	-	X	X	-	-	-	-	-	-	-	-	-
Provided that the following conditions shall be complied with:													
a. The minimum rear and side yard setback shall be five (5) feet, or greater if required by the zoning district.													
b. Such use shall contain no greater than 900 square feet of total livable area.													
c. Such use shall be located on a minimum of two acres of developable land.													
11. Accessory farm dwelling units	X	-	X	X	-	-	-	-	-	-	-	-	-
12. Home occupation Provided that:	X	-	X	X	X	X	X	X	X	X	X	X	X
a. The appearance of the dwelling shall not be altered in any manner which would indicate that a business is being conducted within the home.													
b. The home occupation shall not generate pedestrian or vehicular traffic, or demand for parking, beyond that which is normal to the particular neighborhood.													
c. No use shall require structural alternations to the interior or exterior of the building which changes the residential character thereof.													
d. Not more than twenty-five (25) percent of the total floor area of the home or 500 square feet, whichever is less, shall be devoted to the home occupation.													
e. A family day care center shall provide a minimum of 100 square feet of play area per child on the lot on which the center is located.													
13. Incidental or accessory uses and buildings	X	X	X	X	X	-	X	X	X	X	X	X	X
Provided that the following conditions shall be complied with:													

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
a. A temporary accessory building shall be permitted for not more than a 24 month period.													
b. Except for a temporary accessory building within R1A, R1B and R1C districts, an accessory use shall not have separate utility services apart from the principal use.													
c. Except for R1A, R1B and R1C districts, the minimum rear and side year setback shall be five (5) feet, or greater if required by the zoning district.													
d. Except for R1A, R1B and R1C districts, the structure shall not be designed as a living unit. Sleeping and kitchen facilities shall be precluded.													
e. Except for R1A, R1B and R1C districts, the maximum height of the accessory unit shall be no greater than that of the principal use structure.													
f. Except for R1A, R1B and R1C districts, such use shall contain no greater than 900 square feet of total livable area.													
14. Public uses	X	X	X	X	X	X	X	X	X	X	X	X	X
Buildings, structures, and uses of land by a government agency or government unit provided that application for a public use shall be referred to and approved by the Commissioners of Chatham County.													
<i>[Use 14 amended July 26, 2013 (Z-130523-000038-1)]</i>													
15. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X	X	X	X	X	-	X	X	X	X	X	X	X
Such public facilities or public parks shall be owned and operated by either an agency of government or a unit of government.													
16. Neighborhood recreation center: golf courses including the club houses established in connection therewith	X	-	X	X	X	-	X	X	X	X	X	X	X
17. Churches and other places of worship	X	-	X	X	X	-	B	X	X	X	X	X	X
a. Any building or structure established in connection with such use shall be set back not less than 50 feet from any property lines, except where a property line is the right-of-way line of a street, in which case the setback established for the particular class of street in the zoning district the building or structure is located shall apply. The Board of Appeals shall be authorized to reduce the setback requirements of this section in the case of a particular church or place of worship if on the basis of evidence presented, it finds that a reduction in the setback would be in keeping with the purposes of this Ordinance, and would not create conditions which would be detrimental to the adjoining properties or the neighborhood.													

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, major arterial, or secondary arterial. The Board of Appeals shall be authorized to waive this requirement, if on the basis of evidence presented, it finds that the traffic to be generated by a particular church or place of worship can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets.													
17a. Wedding Chapel							B1						
a. Any building or structure established in connection with such use shall be set back not less than 150 feet from any property line, except where a property line is the right-of-way of a street, in which case the setback established for the particular class of street in the zoning district the building or structure is located shall apply. The Board of Appeals shall be authorized to reduce the setback requirements of this section if on the basis if evidence presented it finds that a reduction in the setback would be in keeping with the purposes of this Ordinance, and would not create conditions which would be detrimental to the adjoining properties or the neighborhood.													
b. Such use shall only be permitted on a lot or plot of ground which abuts a collector or higher classified street. The Board of Appeals shall be authorized to waive this requirement, if on the basis of evidence presented, it finds that the traffic to be generated by said use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets.													
c. Such use shall only be permitted on a lot or plot of ground that contains a minimum of 43,560 square feet (one acre).													
d. No on-street parking shall be permitted. A minimum of eight (8) on-site parking spaces must be provided.													
e. The maximum allowable number of guests at any one ceremony shall not exceed 20.													
f. Receptions shall not be allowed to be held on-site; nor shall there be any service of food or alcoholic drink.													
[Use 17a established August 10, 2007 (Z-070517-62058-1)]													
18. Convent or monastery	-	-	X	X	B*1	-	B*1	B*1	B*1	B*1	B1	B1	B1
19. Cemeteries, private family burial plot Provided that:	-	-	X	X	-	-	-	-	-	-	-	-	-
a. No grave or burial site shall be located within 50 feet of any property line, or within 100 feet of a potable well or water source.													
b. Such burial site shall be located on a parcel or tract of land of not less than one (1) acre in size with a minimum width in any direction of no less than 150 feet.													
c. The sale, lease or transfer of ownership of burial sites within the family burial plot is prohibited.													
d. A plat designating the approved site as a private family cemetery plot shall be submitted and recorded in accordance with the Chatham County Subdivision review procedures for minor subdivision plats as a condition of the issuance of a permit.													

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
e. A site plan shall be submitted for review and approval by the MPC pursuant to the provisions of Sec. 4-6.5, Planned Development District. The MPC certified site plan shall be forwarded to the Chatham County commission by the Zoning Administrator for final action prior to the issuance of any permits.													
19a. Pet cemetery Provided that the following conditions shall be complied with:	-	-	B	-	-	-	-	-	-	-	-	-	-
a. The Chatham County Health Department shall approve the location of all burial sites and the burial preparation operations to be utilized for burial on the site.													
b. The design of all buildings shall be compatible in size, color, and materials with the adjacent development if visible from the adjacent property or public right-of-way.													
c. No burial sites shall be located within 100 feet of a well site or within 10 feet of a property line, drainage ditch, marshes, ponds, or other water bodies.													
d. All structures or off-street parking shall be established behind the front yard setback line. No incinerator shall be allowed unless such use is totally enclosed and located at least 100 feet from a property line. All incinerators shall be certified as being smokeless and odorless.													
e. All grave markers shall be flush with the surface of the ground elevation.													
f. A six foot high landscaped or solid fence buffer shall be required where adjacent properties are developed with residential units.													
g. Exotic animals and farm animals, including animals related to equine or bovine species shall not be allowed to be buried or cremated on the site.													
19b. Cemeteries, public, fraternal, church, synagogue or commercial Provided that:	-	-	X	-	-	-	-	-	-	-	-	-	-
a. No grave or burial site shall be located within 50 feet of a property line, nor within 100 feet of a potable well or water source.													
b. Governmentally owned, fraternal, church and synagogue cemeteries shall be located on a parcel or tract of land of not less than one (1) acre in size with a minimum width in any direction of no less than 150 feet.													
c. A plat designating the approved site as a cemetery shall be submitted and recorded in accordance with the Chatham County Subdivision review procedures for minor subdivision plats, prior to the issuance of a permit.													
d. A site plan shall be submitted for review and approval by the MPC pursuant to the provisions of Sec. 4-6.5, Planned Development District. The MPC certified site plan shall be forwarded to the Chatham County Commission by the Zoning Administrator for final action prior to the issuance of any permits.													
e. All commercial cemeteries shall comply with the requirements of the Georgia Cemetery Act of 1983, as amended.													
20. Nursery schools, kindergartens Provided, such uses are located on a major or secondary street or road and that 100 square feet of outdoor play space is provided each child.	-	-	X	X	B*1	-	B*1	B*1	B*1	B*1	B*1	B*1	B*1
20a. Child care center	-	-	X	B	B*1	X	B1	B1	B1	B1	B1	B1	B1

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
a. Provided that one-hundred square feet of outdoor play space is provided each child in districts requiring Board of Appeals use approval. In other districts 100 square feet of outdoor space is required per child for any group using the play area at one time.													
Provided that within the RMH-1 zoning district, such use shall only be permitted as an accessory use to a Manufactured Home Park subject to the site plan review procedures of Sec. 4-6.5.													
b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, major arterial, or secondary arterial. The Board of Appeals shall be authorized to waive this requirement, if on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any center established requiring access along a residential or lesser classified street shall be limited to a maximum of 75 children during the daytime hours and no greater than 50 children between the hours of 9:00 p.m. and 6:00 a.m.													
c. The architectural character including the orientation and exterior appearance of any structure shall be characteristic of the neighborhood within which such structure is located.													
d. Any structure containing greater than one dwelling unit shall not be utilized as a child care center, except where permitted as a home occupation with six or fewer children.													
e. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in Sec. 6-3(j) schools - Off-Street Parking Requirements plus safe and functional off-street patron pick-up and delivery spaces.													
f. There shall be no on-site outdoor recreation activities after 9:00 p.m. or later than one hour after dusk, whichever occurs first.													
g. Where an abutting use is residential, visual buffers shall be provided so as to shield all parking areas, and play areas, and outdoor activity areas from the abutting property. Such buffer shall consist of trees or other vegetation of such height and depth as determined by the Board or of an appropriately designed fence or wall or a combination thereof.													

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
h. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided that where such use is adjacent to or directly across from a nonresidential use or district, the Board of Appeals may allow a principal use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district. Exterior drawings, graphics, or pictorials are prohibited.													
i. In those requiring Board of Appeals approval, the Board of Appeals shall have the right and discretion, considering the traffic patterns and volume and the general character of the neighborhood, to limit the number and ages of children allowed at any particular Child Care Center so as to alleviate any undue interference with the character of the neighborhood as well as to impose such other requirements as are reasonably necessary to accomplish such purposes.													
20b. Adult day care center for up to 40 persons	-	-	X	X	-	-	-	X	-	-	-	X	X
a. Such use shall only be permitted on a lot which abuts and has vehicular access to a collector street, major arterial or secondary arterial. The Zoning Board of Appeals may waive this requirement if, on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accommodated on other streets without creating traffic congestion and traffic hazards to the neighborhood served by such streets.													
b. Within a R-2 or R-2A district, such center shall be limited to 12 adults where the center is located on a minor or residential street.													
c. Such use shall comply with the Georgia Department of Human Resources' "Standards for Adult Day Care," as amended.													
d. The parking layout and design shall be characteristic of the neighborhood within which such use is located.													
e. Within R-2, R-2-A, and R-3 districts, only a dwelling unit may be utilized as an adult day care center. Within R-2 and R-2-A districts, excluding nonconforming structures, the operator shall reside in the dwelling.													
f. One off-street parking space per employee, including supervisory personnel, plus safe and functional off-street patron pickup and delivery space as approved by the County Engineer, shall be provided.													
g. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.													
h. Where the use abuts a lot occupied by a one- or two-family dwelling, visual buffers shall be provided so as to shield all parking areas and outdoor activity areas from the abutting property. Such buffer shall consist of trees or other vegetation of such height and depth as determined by the Metropolitan Planning Commission or of an appropriately designed fence or wall or a combination thereof as approved by the Metropolitan Planning Commission.													

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
i. Only one nonilluminated or indirectly illuminated sign not to exceed three square feet in area shall be permitted. Provided that where such use is adjacent to or directly across from a nonresidential use or district, the Metropolitan Planning Commission may allow a principal use sign of up to 12 square feet in area when it is facing the nonresidential use or district and where the sign design is found to be in keeping with the character of the neighborhood..													
j. A site plan shall be submitted to and approved by the MPC under the provisions of Sec. 4-5.5 herein, prior to the issuance of either a building permit or an occupancy permit. The MPC shall find that the preceding provisions and design guidelines have been complied with prior to certifying approval of the site plan to the Director of Inspections.													
20c. Family adult day care center for six (6) or fewer persons (including supervisory personnel and staff)	-	-	X	X	-	-	X	X	X	X	X	X	X
a. Such use shall comply with the Georgia Department of Human Resources' "Standards for Adult Day Care," as amended.													
b. The parking layout and design shall be characteristic of the neighborhood within which such use is located.													
c. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.													
d. Within a R-1, R-2 or R-2-A district, the operator shall reside in the structure.													
e. The use shall only be established in a building designed as and occupied as a one- or two-family dwelling structure.													
20d. Women's Shelter			X										X
a. The minimum lot size shall be two (2) acres.													
b. A shelter may consist of more than one building housing residents.													
c. A maximum of 50 persons (excluding supervisory personnel) shall be housed in the shelter at one time.													
d. The shelter shall provide at least 100 square feet of space in the building(s) for each occupant, including staff.													
e. Meals may be provided only for the individuals temporarily housed in the facility.													
f. One full-time resident manager shall be provided for every 25 persons housed in the facility.													
measured any direction from property line to property line, of another women's shelter, or a school.													
h. A Type B buffer is required.													
i. With the R-3 classification, the use shall be limited to districts with a density of not less than 15 units per acre.													
21. Schools, public or private (K-12)	-	-	B1	B1	B1	-	B1	B1	B1	B1	B1	B1	B1
Any new such use shall be located on a street classified as a collector or arterial as identified on the Street Classification Maps in Sec. 4-6 as of July 26, 2013.													
<i>[Use 21 amended July 26, 2013 (Z-130523-00038-1)]</i>													
22. Colleges and universities	-	-	X	X	-	-	-	-	-	-	B1	B1	B1
23. Hospitals and medical centers	-	-	X	-	-	-	-	-	-	-	-	-	-

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List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
24. Homes for aged and for children	-	-	X	X	B1	-	-	-	-	-	B1	B1	B1
25. Reserved													
26. Country club, yacht club	B1	-	B1	B1	B1	-	B1	B1	B1	B1	B1	B1	B1
a. Such clubs shall be nonprofit and shall not be open to the general public but shall be operated only for the benefit of dues-paying members.													
b. Any building or structure established in connection with such uses shall be set back not less than 100 feet from any property lines, except where such property line is a street line, in which the front yard setback established for this district shall apply.													
c. When the property line is the shore line of a waterway a property line setback shall not be required from such property line.													
d. The site on which such uses are to be established shall be not less than five acres in size.													
27. Clubs or lodge	-	-	X	-	-	-	-	-	-	-	-	-	-
27a. Shooting range	-	-	B	-	-	-	-	-	-	-	-	-	-
a. Such activity shall be nonprofit and shall not be open to the general public but shall be operated only for benefit of dues-paying members.													

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P-R-C: "The development standards and regulations governing the uses within this overlay district are found in Sec. 4-10"

List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
b. Any building or structure established in connection with such use shall be set back not less than 100 feet from any property lines, except where such property line is a street line in which case the front yard setback established for the district shall apply.													
c. The site in which such uses are established shall be not less than five acres in size.													
28. Public utility facilities, such as distribution lines, transmission lines and railroad tracks. Unless elsewhere permitted in the district shall not include a business office or storage yards.	X	B	X	X	X	-	X	X	X	X	X	X	X
29. Telephone exchanges, gas and electric regulator stations	B	B	X	X	B	-	B	B	B	B	B	B	B
30. Private sewage treatment facilities	X	-	X	X	X	-	X	X	X	X	X	X	X
The proposed design and operation of such facility shall be approved by the County Health Department.													
31. Agricultural - general	-	-	X	X	-	-	-	-	-	-	-	-	-
Agricultural activities of all types, livestock and poultry farms, dairy farms, fisheries, forestry, activities including sawmills, organic blending plants, and uses of a similar nature.													
31a. Marshland - agriculture	X	X	X	X	-	-	-	-	-	-	-	-	-
Agriculture, including grazing and the production and harvesting of rice, marsh grass and agricultural products.													
31b. Waterfront facilities for the launching and care of marshland agriculture equipment	X-E	-	X-E	X-E	-	-	-	-	-	-	-	-	-
31c. Animal hospital, veterinary clinic, or animal boarding place	-	-	X	-	-	-	-	-	-	-	-	-	-
a. The use shall front a major arterial street; provided that where all pens, runs or buildings housing animals are located at least 100 feet from any property line, such use may be located on a lesser classified street.													
b. All buildings housing animals shall be designed and constructed with a Sound Transmission Class Rate (STC) as set forth in Architectural Graphic Standards of at least 52, if located within 100 feet of any property line.													
c. All outdoor runs, pens, and animal sheds housing more than five animals shall be located at least 100 feet from any other R-district property.													
d. No animals shall be allowed in any outdoor run located within 100 feet of a property line, between the hours of 6:00 p.m. and 7:00 a.m.													
e. A site development plan shall be submitted for review and approval by the MPC, pursuant to the provisions of Sec. 4-6.5, Planned Development District, for any use located on a lot of less than ten acres.													
f. All runs or pens located within 100 feet from any property line or street right-of-way shall be screened by an architecturally designed solid fence with landscaping.													
g. All parking areas shall be screened by a minimum three foot high hedge or solid fence.													
32. Agricultural - personal	X	X	X	X	X	X	X	X	X	X	X	X	X
<i>[Use 32 amended October 19, 2012 (Z-111208-00076-1)]</i>													
33. Agricultural produce stands - accessory use	-	-	X	X	-	-	-	-	-	-	-	-	-

Conservation ("C") and Residential ("R") Zoning Districts

P-R-1-S: "The uses and development standards for this district are found in Sec. 4-7"

P-R-C: "The development standards and regulations governing the uses within this overlay district are found in Sec. 4-10"

List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
a. Provided such use shall comply with the front yard setbacks established for the district; and,													
b. There shall be a minimum of four off-street parking spaces.													
34. Greenhouses and plant nursery	X	-	X	X	-	-	-	-	-	-	-	-	-
35. [Reserved]													
36. Signs, incidental	X	X	X	X	X	-	X	X	X	X	X	X	X
36a. Signs, portable *(See Sec. 7-3, N)	-	-	*	*	-	-	-	-	-	-	-	-	-
37. Signs, principal use	X	X	X	X	-	-	-	-	-	-	-	-	-
37a. Signs, announcement	X	-	**	**	-	-	-	-	-	-	-	-	-
A freestanding sign within the C-A district shall:													
a. Front a collector or arterial street.													
b. Not front into or be located within 100 feet of a residential zoning district. **(See Sec. 7-3, D)													
38. Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-
39. Wildlife refuge	X	X	X	X	-	-	-	-	-	-	-	-	-
40. Fishing pier, boat hoist, fishing camp sites, and recreational activities of a similar nature	-	X	X	X	-	-	-	-	-	-	-	-	-
40a. Private or residential community boat dock or pier	-	-	X-E	X-E	X-E	-	X-E	X-E	X-E	X-E	X-E	X-E	X-E
40b. Camping sites	-	-	X	-	-	-	-	-	-	-	-	-	-
41. Radio and television transmission towers	-	B	-	-	-	-	-	-	-	-	-	-	-
41a. Radio and television studios as an accessory use to radio and television transmission towers	-	-	-	-	-	-	-	-	-	-	-	-	-
42. Non commercial private airstrip (FAA Class E Only)	-	-	B	-	-	-	-	-	-	-	-	-	-
43. Drive-in theater	-	-	B	-	-	-	-	-	-	-	-	-	-
a. The theater screen, projection booth, or other building shall be set back not less than 50 feet from any property line.													
b. Driving and parking areas shall be treated with a suitable material to prevent dust.													
c. Ingress and egress from a public street shall be so designed and constructed as to provide for safe traffic movement.													
d. Central loud speakers shall be prohibited.													

Conservation ("C") and Residential ("R") Zoning Districts

P-R-1-S: "The uses and development standards for this district are found in Sec. 4-7"

P-R-C: "The development standards and regulations governing the uses within this overlay district are found in Sec. 4-10"

List of Uses	C-A	C-M	R-A	R-A-1	R-M-H	RMH-1	R-1	R-1-A	R-1-B	R-1-C	R-2	R-2-A	R-3
e. The theater screen shall not face an expressway, major arterial, or secondary arterial.													
f. The theater shall be enclosed by a wall or fence of adequate height to screen the parking area from view of surrounding property. Such fence shall be separated from adjoining property by shrubbery and landscaping.													
44. Equipment cleaning service and supplies. Provided that the following conditions shall be met:	-	-	B	-	-	-	-	-	-	-	-	-	-
1. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located and shall not occupy greater than 850 square feet of floor area.													
2. On-site commercial cleaning activities are prohibited.													
3. Buildings housing the use shall not front into or be located within 100 feet from any dwelling unit.													
4. Operations shall be conducted entirely within a building and there shall be no outside display, storage or servicing of merchandise or equipment.													
5. The use shall be located on a minimum 30,000 square foot lot with access to a street designated as a major or secondary arterial.													

PARID: 10047 01032
ANDERSON ROBIN M

228 POINT DR E

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
ANDERSON ROBIN M			226 EAST POINT RD SAVANNAH GA 31410

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
ANDERSON ROBIN M		226 EAST POINT RD		SAVANNAH	GA	31410

Parcel

Status	ACTIVE
Parcel ID	10047 01032
Category Code	RES - Residential
Bill #	3022311
Address	228 E POINT DR
Unit # / Suite	
City	SAVANNAH
Zip Code	31410-
Neighborhood	20162.00 - T162 TURNRS CRK
Total Units	
Zoning	R-1-A/EO
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	TRACT TALAHY ISLAND
Acres	.27
Deed Book	3800
Deed Page	651

Permits

Permit #	Permit Date	Status	Type	Amount
-1		Complete	-	\$0.00

Inspection

Inspection Date	Reviewer ID
08/23/2023	RKRYZAK
03/22/2021	RKRYZAK
07/21/2016	MWTHOMAS
03/05/2012	MWTHOMAS

Sales

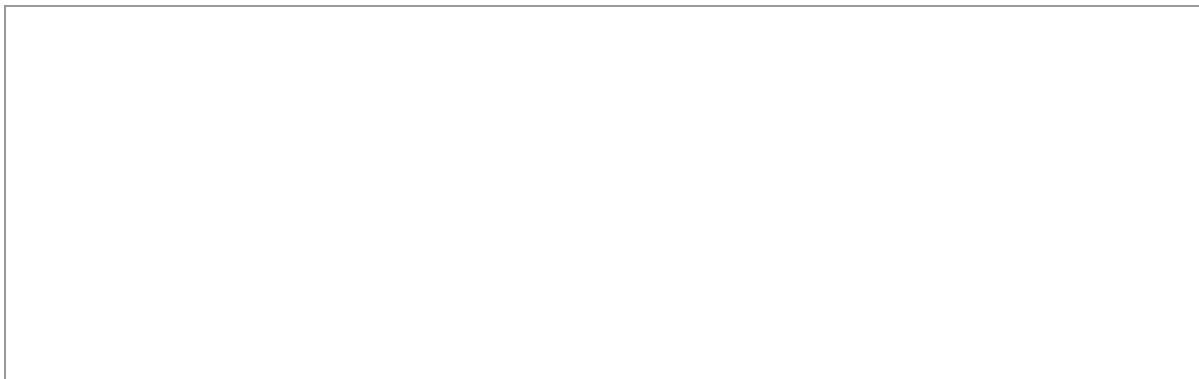
Sale Date	Sale Price	Sale Validity	Instrument Book - Page	Grantor	Grantee
09/05/2012	0	U	QC 3800 - 651	ANDERSON ROBIN OWEN & RALPH C*	ANDERSON ROBIN M
01/26/1994	0	U	NA 165D - 0169	ANDERSON ROBIN OWEN	ANDERSON ROBIN OWEN & RAL
03/31/1993	0	U	QC 159F - 0094	OWEN ROBERT M	ANDERSON ROBIN OWEN

Land

Line Number	1
Land Type	U - UNIT
Land Code	91 - RESIDENTIAL V L
Square Feet	0
Acres	.27
Influence Factor 1	-20
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2024	70,200	0	70,200	
2023	70,200	0	70,200	
2022	70,200	0	70,200	
2021	70,200	0	70,200	
2020	70,200	0	70,200	
2019	70,200	0	70,200	
2018	70,200	0	70,200	
2017	70,200	0	70,200	
2016	70,200	0	70,200	
2015	69,100	0	69,100	





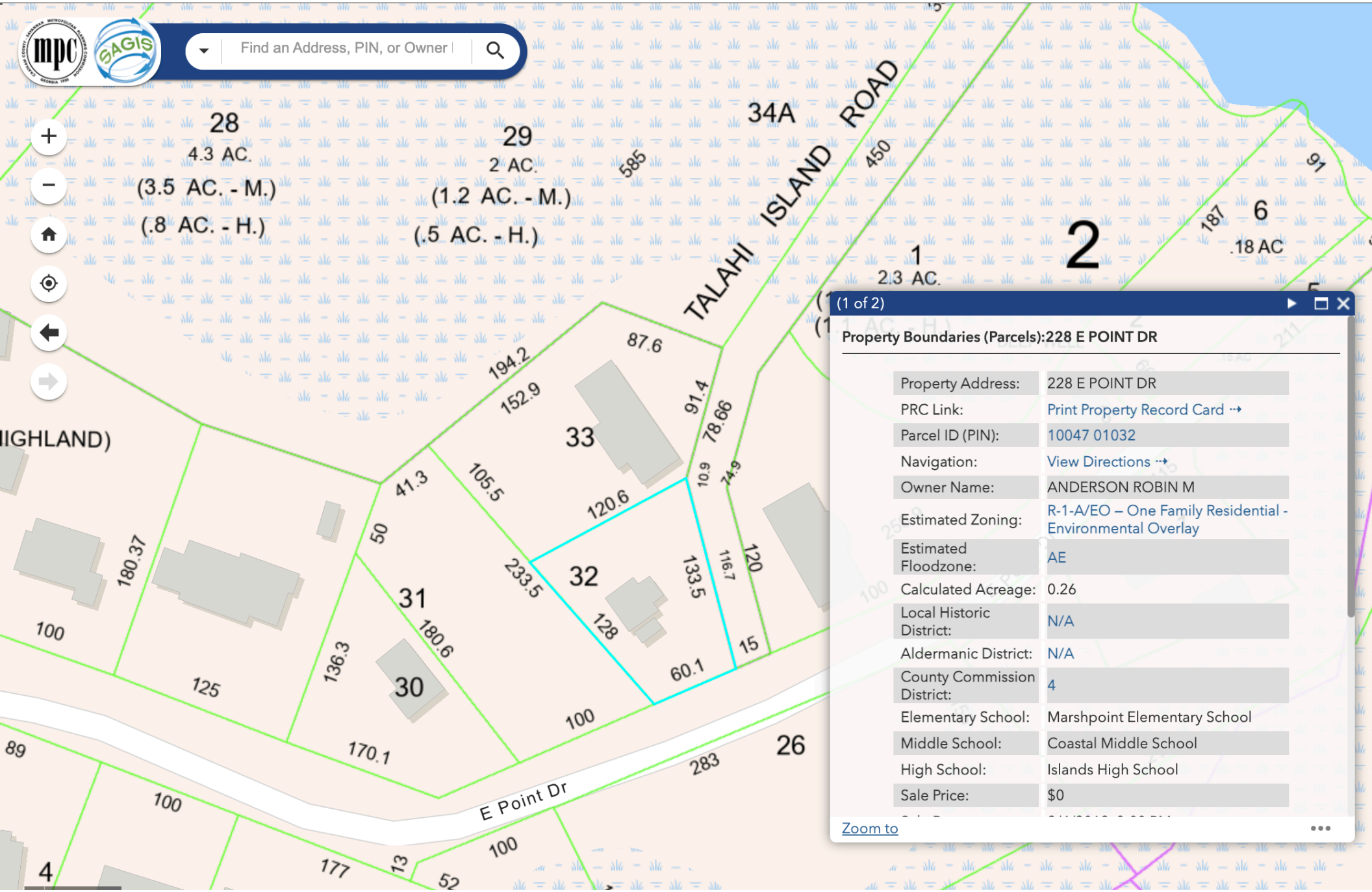
Sorry, no sketch available
for this record

Item	Area
<hr/>	





Find an Address, PIN, or Owner |



(1 of 2) ▶ □ ✕

Property Boundaries (Parcels): 228 E POINT DR

Property Address:	228 E POINT DR
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	10047 01032
Navigation:	View Directions →
Owner Name:	ANDERSON ROBIN M
Estimated Zoning:	R-1-A/EO – One Family Residential - Environmental Overlay
Estimated Floodzone:	AE
Calculated Acreage:	0.26
Local Historic District:	N/A
Aldermanic District:	N/A
County Commission District:	4
Elementary School:	Marshpoint Elementary School
Middle School:	Coastal Middle School
High School:	Islands High School
Sale Price:	\$0

[Zoom to](#) ⋮

PARID: 10047 01034A
ANDERSON ROBIN M

230 POINT DR E

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
ANDERSON ROBIN M			226 EAST POINT RD SAVANNAH GA 31410

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
ANDERSON ROBIN M		226 EAST POINT RD		SAVANNAH	GA	31410

Parcel

Status	ACTIVE
Parcel ID	10047 01034A
Category Code	RES - Residential
Bill #	3022433
Address	230 E POINT DR
Unit # / Suite	
City	SAVANNAH
Zip Code	31410-
Neighborhood	20162.00 - T162 TURNRS CRK
Total Units	
Zoning	C-M/EO
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	TRACT ON TALAHY ISLAND RD
Acres	1.16
Deed Book	3800
Deed Page	651

Permits

Permit #	Permit Date	Status	Type	Amount
-1		Complete	-	\$0.00

Inspection

Inspection Date	Reviewer ID
08/23/2023	RKRYZAK
03/30/2021	RKRYZAK
07/21/2016	MWTHOMAS
03/05/2012	MWTHOMAS

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
09/05/2012	0	U	QC	3800 - 651	ANDERSON ROBIN OWEN & RALPH C*	ANDERSON ROBIN M
01/29/1994	0	U	NA	165D - 0169	ANDERSON ROBIN O	ANDERSON ROBIN O & RALPH
03/31/1993	0	U	QC	159F - 0094	OWEN ROBERT M	ANDERSON ROBIN OWEN

Land

Line Number	1
Land Type	F - FRONT FOOT
Land Code	113 - CREEK/DIRECT ACCESS
Square Feet	2,500
Acres	.0574
Influence Factor 1	-92
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

OBY

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	9712 : DOCK, LIGHT CONST., 2" DECKING, LIGHT POSTS	1975		1		360
1	9711 : DOCK, LIGHT CONST., 2" FLOATING DECK, LIGHT POSTS	1975		1		300
1	9737 : MARINA, WOOD ROOF	1975		1		256
1	9712 : DOCK, LIGHT CONST., 2" DECKING, LIGHT POSTS	1975		1		256

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2024	48,000	7,200	55,200	
2023	48,000	7,300	55,300	
2022	48,000	6,100	54,100	
2021	48,000	4,800	52,800	
2020	48,000	4,800	52,800	
2019	48,000	4,800	52,800	
2018	48,000	4,800	52,800	
2017	48,000	4,800	52,800	

2016	50,000	0	50,000
2015	150,000	4,800	154,800



Sorry, no sketch available
for this record

Item	Area
- 9712:DOCK, LIGHT CONST., 2" DECKING, LIGHT POSTS	360
- 9712:DOCK, LIGHT CONST., 2" DECKING, LIGHT POSTS	256
- 9737:MARINA, WOOD ROOF	256
- 9711:DOCK, LIGHT CONST., 2" FLOATING DECK, LIGHT POSTS	300

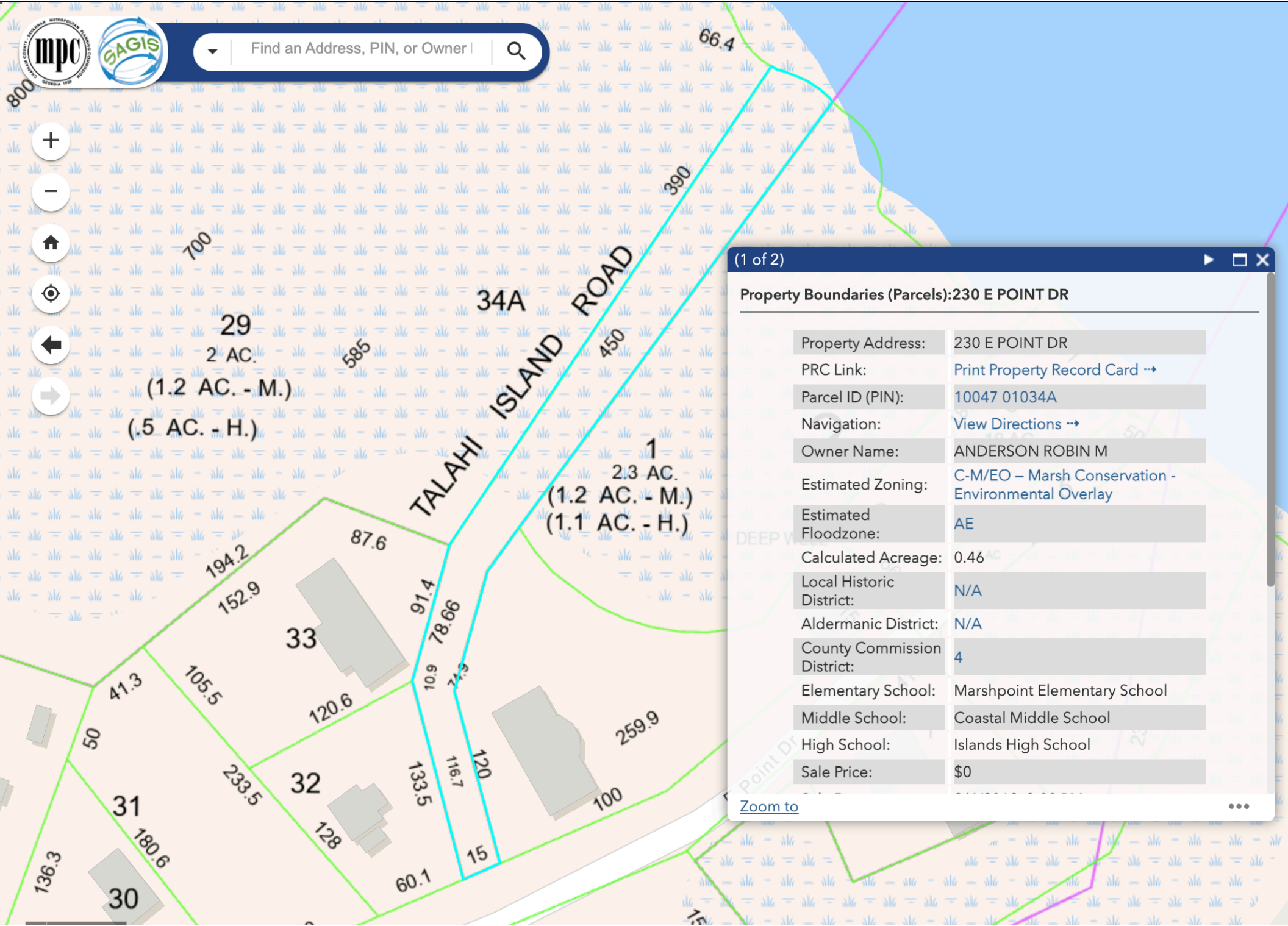


8/23/23, 1:51:58 PM

10047 01034A



Find an Address, PIN, or Owner | 🔍



(1 of 2)

Property Boundaries (Parcels):230 E POINT DR

Property Address:	230 E POINT DR
PRC Link:	Print Property Record Card →
Parcel ID (PIN):	10047 01034A
Navigation:	View Directions →
Owner Name:	ANDERSON ROBIN M
Estimated Zoning:	C-M/EO – Marsh Conservation - Environmental Overlay
Estimated Floodzone:	AE
Calculated Acreage:	0.46
Local Historic District:	N/A
Aldermanic District:	N/A
County Commission District:	4
Elementary School:	Marshpoint Elementary School
Middle School:	Coastal Middle School
High School:	Islands High School
Sale Price:	\$0

[Zoom to](#)



From: [Noble, Josh](#)
To: [Noble, Josh](#)
Subject: RE: 2300 East Point Drive
Date: Friday, November 8, 2024 1:51:53 PM

From: Tobler, Paul <paul.tobler@dnr.ga.gov>
Sent: Thursday, November 7, 2024 5:10 PM
To: Noble, Josh <Josh.Noble@dnr.ga.gov>
Subject: FW: 2300 East Point Drive

Problem .pdf 2 of 2. The most recent email, below, came in after the PN expired but the one below it came in during the PN with the attached document. I cant get any of them to combine.

I have the .pdf will all the others included attached here as well as on the M drive. Hope you have better luck than I did.

Paul D. Tobler
Coastal Permit Coordinator
[Coastal Resources Division](#)
Direct: **(912) 689-6261**
Main: (912) 264-7218
[Facebook](#) • [Twitter](#) • [Instagram](#)
[Buy a hunting or fishing license today!](#)

A division of the
GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: MIKELL CATES <mcates206391@comcast.net>
Sent: Monday, November 4, 2024 1:26 PM
To: Tobler, Paul <paul.tobler@dnr.ga.gov>
Subject: Fwd: 2300 East Point Drive

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.

Mr. Tobler,

Good afternoon,

I had sent you a drawing of my property line which runs down to the Bull River back on 10/14/2024. I wonder why this has not been addressed by the DNR or the applicant. It clearly would be in the way of there plan. They have indicated to my neighbor that here dock is to big of which their dock is on the north side of my property. Could you look into this for me. I think we discussed that Sagis was not up to date on this.

Thanks,

Mikell Cates
912-704-0709

Mikell F. Cates

www.mfcconsultingllc.com

912-704-0709

----- Original Message -----

From: MIKELL CATES <mcates206391@comcast.net>

To: "paul.tobler@dnr.ga.gov" <paul.tobler@dnr.ga.gov>

Date: 10/14/2024 6:19 AM EDT

Subject: 2300 East Point Drive

Mr. Tobler,

My name is Mikell Cates and I have a rental house at 222 East Point Dr. next door to the applicant applying for a dock permit at 230 East Point dr. The home owner has several vacant lots that make up the area around the dock. I have attached a drawing showing my property line which runs to Bull River. What's odd is this does not show up on the Sagis and the applicants drawings.

- As the next door neighbor should I have received documentation to sign as it pertains to the dock application? I found out about this thru a neighbor.
- How does this dock have a zoning of commercial and all adjacent lots/parcels are all R-1 zoning.
- You can't operate a business like this using an R-1 classification.

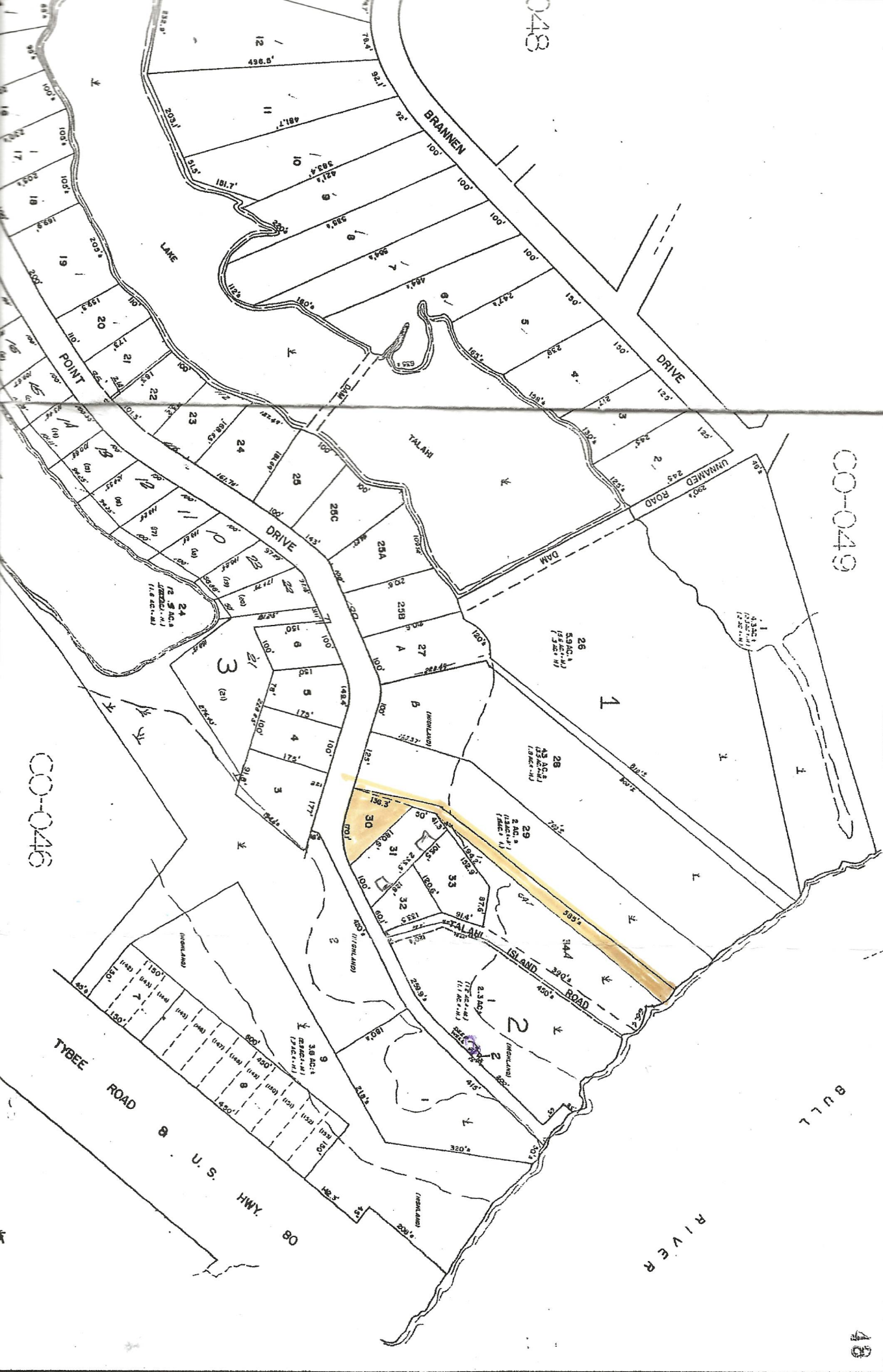
Please let me know if you have further questions.

Mikell Cates
912-704-0709

Mikell F. Cates

www.mfcconsultingllc.com

912-704-0709



CO-049

CO-046

BULL