

Sutherland Bluff Plantation Dock

3347 Sutherland Bluff Dr., Townsend, GA 31331

Project Details

The project involves the modification of the existing Tier 3 community dock of the Sutherland Bluff Plantation Subdivision in Townsend, McIntosh County, GA. The existing dock is located in the southwest corner of the subdivision. All components of the existing dock will stay. The proposed modifications do not have an upland component and involve 1,618 sf (0.04 ac) of new impacts.



Figure 1. Sutherland Bluff Common Area

The proposed improvements consist of a 6'x33' walkway from the existing fixed deck and a 4'x30' gangway leading down to a 10'x130' floating dock. The total added coastal marshland footprint is 1,618 sq. ft. The proposed dock extends 80.2' past the Mean Low Water line. The closest dock structure is 220' away towards the west.



Figure 2. Existing Dock

Upland Component

The project does not have an upland component.

Alternative Analysis

The proposed community dock is to be constructed for the benefit of the residents of the Sutherland Bluff Plantation Subdivision. As such, the only site considered for this project is the current location of the existing community dock.

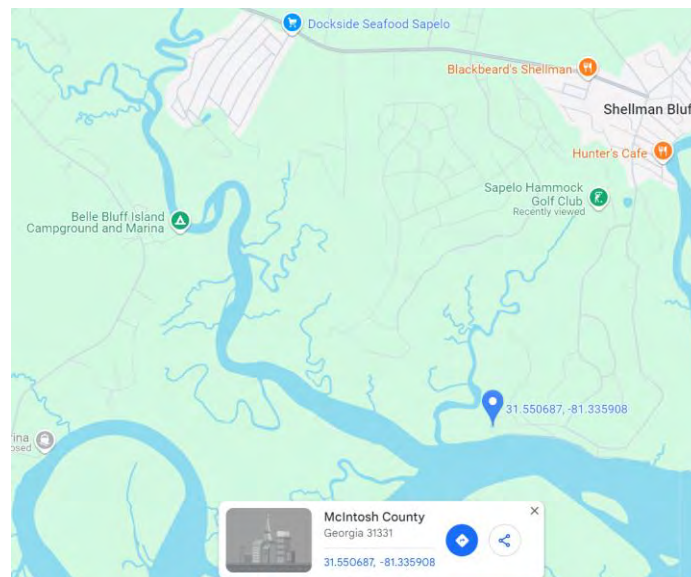


Figure 3. Project Location

Needs Assessment

The proposed dock will be used by the residents of Sutherland Bluff. There are 74 boat owners within Sutherland bluff, and it is with this in mind that the dock improvements were designed. The existing 120' floating dock does not provide adequate mooring space for the 74 boat owners of Sutherland Bluff. The proposed 130' floating dock will provide an additional 260' of mooring space, giving them a total of 500' of mooring space.

Erosion and Sedimentation Statement

The project will be conducted in a manner such that any erosion or sedimentation will be minimized. The proposed components will be constructed from a barge, so erosion will not be caused by the proposed activities. As the project has no upland component, the marshland buffer, stormwater management, and impervious surface calculations are irrelevant.

Public Interest Statement

1. Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal

The proposed structure will not alter the natural flow of navigable waters or obstruct public navigation. The outermost edge of the proposed structure projects approximately 81 ft into the waterway at a location that is approximately 1,033ft wide at MLW. Adequate depth and width are available for navigation upstream and downstream of the proposed structure.

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

The existing and proposed structure is pile-supported and will not increase erosion, shoaling of channels, or create stagnant areas of water.

3. Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, including but not limited to water and oxygen supply

The proposed structure will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, nor affect water and oxygen supply. The proposed structure will be supported on pilings over open water. No fill or alterations will occur from the project that would result in the loss or conversion of tidal waters that would negatively affect marine life.

Owner Name	Lot #	Boat Make	Model	Length	Color	GA Reg #	Decal #
Anderson, Kathy	1177 Bridege Island Dr.	Boat Carolina Skiff	J16	16'	Black/Wh	GA 0092 ZY	403
Beason, Don & Jackie	2218 Sutherland Bluff Dr.	Boat Key West	216 Bay Boat	21'6"	Blue	GA 6653 UN	404
Beringson, Jack & Lola	3485 Sutherland Bluff Dr NE	Boat Kenner	180V	18'6"	White/Gr	GA 6404 XU	467
Blaxton, Ron & Brandi	5-14	Boat Tidewater	2110 Bay Max	21'	Gray	GAbackedup	466
Boulineau, Bill & Leah	1648 Marshview Drive NE	Boat Sportman	207 Masters	20' 7"	Grey/Wh	GA 7937 GR	405
Blount, Brain	1165 Julienton Landing Northeast	Boat Carolina Skiff	21LS	21'	White	SC - TBD	424
Brooks, Jim & Cindi	OA801/187 Valley Road, Norcross	Boat Hurricane	Sundeck	21'	Blue/Whi	GA 8030 PL	406
Cobb, Robert & Nancy	3709 Sutherland Bluff Dr. NE	Boat McKee Custom	Open Dual	17'3"	White	GA 6259 CN	407
Collins, Brad	2744 Sutherland Bluff Dr NE	Boat Rhino		22'	White	GA 6526 RM	408
Dasher, Brett Thomas & Debra	OA863/12126 Hwy 169, Glennville	Boat Sea Hunt	Navigator	19'	White	GA 6344 KV	409
Dowdy, Jerry & Susan	212/PO Box 12, Wrens, GA 30833	Boat Key West	189FS	19'	Blue	GA 0304 ST	410
Downer, Jarrod	SH18	Boston Whaler		15'	White/Re	GA 8784 DK	425
Durden, John	OA875	Keywest	196 Bay Reef	19'6"	White	GA 6439 BL	427
Durden, John	OA876	Boat Bass Tracker	1983	17'	Camo	GA6558DY	504
Durden, Johnny	1056 Sutherland Bluff Court	Boat Gruman	Pontoon	24"	White/Te	GA 6166 BJ	411
Edwards, Perry	MDL3	Boat Sea Chaser	2020DC	20"	White	GA 6492 FC	412
Futch, Raymond	OA807	Boat Caravelle		18'	Black/Re	GA 6057 MF	431
Futch, Raymond	OA807	Boat Hurricane	Sun Deck	18'	Black/Wh	GA 6938 YP	432
Hardy, Mike & Marcia	3807 Sutherland Bluff Dr NE	Boat Boston Whaler		13'	Red/White		413
Hopkins, Michael Donnie	OA-876/182 Heron Dr, Fitzgerald,	Boat Pathfinder	2200	22'		GA 0852 UZ	415
Horton, Russell & Lee	2319 Sutherland Bluff Drive NE	Boat Alumacraft		14'	Green	GA 0154 NA	416
Horton, Russell & Lee	2319 Sutherland Bluff Drive NE	Boat Key West 203	203	20'3"	Gray/Wh	GA 0939 ZX	468
Hughes, Bill & Nancy	2251 Sutherland Bluff Dr NE	2016 Apex Qwes	Pontoon	20'	White/Bu	GA 0385 BM	418
Kidd, Bill & Kathy	2224 Sutherland Bluff Drive North	Boat Sea Ray 268	268	26'	Blue/Whi	GA 9007 ZM	417
Kidd, Bill & Kathy	2224 Sutherland Bluff Drive North	Boat Keywest	2020DC	20'	White	GA 6492 FC	470
Lee, Aubrey & Marguerite	2-32	Boat Sweetwater Pontoon		20'	White/Br	SC 7806 CS	465
Logan, Jesse	OA915	Cobia	194cc	19'	White	GA6319WL	469
Payton, Leon (Franklin)	881	Boat Seacraft	Center	21'	White/Gr	GA 6528	401
Logue, Kenneth & Gretchen	3603 Sutherland Bluff Drive NE	Boat NauticStar	Center Console		Blue	GA 0518 BL	420
Lord, Lurie	1-11	Boat Boston Whaler	Dautless	15'	White	GA 0146 VT	433
McCurdy, Stephanie	01-07	Boat Yellow Fin	Bay Black	24'	Black	GA 0343 BG	434
McCurdy, Stephanie	01-07	Boat Sea Pro	Brown	19"	White		435
McIntosh - Trustee, J.L.	442	Boat Grady			White/Gr	GA 0931 GB	436
McIntosh - Trustee, J.L.	442	Boat Sea Pro			Blue	GA 0514 EU	437
McNeil, Nate	OA816	Boat Pathfinder	2200	22'	Yellow/W	GA8951EE	471

Miller, Martin	1-16	Boat Carolina Skiff	Center	22'	Green/W	GA6354AG	438
Miller, Martin	1-16	Boat World Cat			Baby Blu	GA 5685 TF	423
Monaco, Terri	1769 Hidden Lagoon Ln	Boat Malibu			White	GA 6601 KB	439
Moore, Donnie	OA892	Boat Suntracker	Pontoon	18'	Red/Gra	GA-	440
Moore, Donnie	OA892	Boat Key West	Sportsman	19'	White	GA 6076 SX	441
Moore, Skeebo	849	Boat Keywest		19' 6"			442
Morrow, Doug & Carolyn	2195 Sutherland Bluff Dr NE	Boat Grady White		23'6"	White	GA 6254 DK	443
NeSmith, Suzette	1-30	Boat KeyWest		23'	Green	GA 6651 BZ	387
Odom, Cale	2494 Sutherland Bluff Dr NE	Boat Grady	Grady White	22'	White	GA 6275 XK	445
Pittman, John W & Karen	2-23	Boat Boston Whaler	Montauk	17'	White	GA 6604 YJ	399
Ray, Walter & Lana	1913 Sutherland Bluff Dr	Boat Sportsman	2014	22'	White	GA 6696 VB	446
Rice, George & Eileen	5-21	Boat Lonestar		14'	Blue	GA 0795 GE	447
Rice, George & Eileen	5-21	Boat Pacemaker		21'	White	GA 6130 FW	448
Rickard, Sean	OA 861	Boat Carolina Skiff	18JVX	18'	Blue/Whi	NC8028DT	472
Rowland, John Allen	5-14	Boat Pathfinder	2200	22'	White	GA0946ZS	377
Salter, James	2355 Sutherland Bluff Drive NE	Boat Keywest	Center Console	24'	Grey		428
Salter, James	2355 Sutherland Bluff Drive NE	Carolina Skiff	2017	20'10"	White	GA0503ET	429
Sammons, Darrell & Susan	1-29	Boat Keywest 2020	DC	20'	White	GA 6638 UL	393
Sikes, Ronald	1587 Marshview	Boat Suntracker	Pontoon	20'	Black	GA3719PB	464
Smith, Chip (George) & Helen	320,321,322	Boat Pathfinder	2400 TRS	24'	Gray	GA0330DR	451
Smith, David & Tabitha	2115 Marshview Dr.	Boat Pathfinder	2300	23'	Gray	GA 3757 GE	421
Stokes, James	1-13	Boat Sea Strike	Center Console	21'	White	GA 6076 MB	394
Sullivan, Payson	2613 SBD Add to Appfolio	Boat Sea Hunt		24'	Blue	NEED #	474
Swartz, Charles	415	Boat Boston Whaler	2000	16"		GA 6201 MN	452
Swartz, Charles	415	Boat Boston Whaler		21"		GA 1952 YV	453
Swindell, Ronnie & Roxane	1005 Oak Forest Dr. NE	Boat Sea Hunt	Escape	17'	White	GA 6381 VV	422
Tingler, Questa & Bruce	1775 Oak Forrest Drive NE	Boat Pontoon		22'	Red	GA 0575 HT	454
Tomlinson, Tom	1727 Oak Forrest Lot 403	Boat Tidewater	Baby Max	21'10"	Grey	GA4191SV	371
Tucker, Jason & Becky	OA840	Boat Key West	219FS	21'9"	Green/W	GA 6381 TW	455
Vaghn, Rich	1050 Osprey Ct NE	Boat Salt Marsh	1656	16' 5"	White/Au	GA 5648 RM	456
Whitehead, Jerry	1232 Bridge Island	Boat Hydra Sports	Center	21'	White	GA 6375 LJ	386
Wiggins, Jason	3677 Sutherland Bluff Dr NE	Boat SeaFox	248 Command	24'	Blue/Gre	GA ???? ??	457
Williams, Amy & Craig	5-12	Boat 2018 Sportsman	247 Master	24' 7"	Green/W	GA 0431 PW	458
Wilson, Michael	1137 Bridge Island Dr. NE	Boat Yamaha	195 Fish Sport	19.5"	Black & \	GA 4048 PP	402
Wilsterman, John & Jean	3411 Sutherland Bluff Dr NE	Boat Nauticstar	193SC	19'3"	Blue/Whi	GA 0527 FZ	459

Woodard, Bruce	510	Boat Shearwater	24'	Sand/Wr	GA 6620 PC	460
Woodard, Bruce	15 510/Birdie Dr., Jesup, GA 3154	Boat Carolina Skiff	18'	Blue/Whi	GA 6691 UD	461
Young, Arthur (Glenn)	38/39	Boat Nautic Star	211 Hybrid 21'	Baby Blu	GA 7170 VJ	462
Jones, Jeff	1814 Hidden Lagoon	Boat Boston Whaler	200DA Dauntle 20'6"	White	GA 65217	436



COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

June 11, 2025

Sutherland Bluff Plantation Association
c/o Terry Barnard
P.O. Box 363
Townsend, GA 31331

Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, Lots 1 and 2 Sutherland Bluff Phase 1 and Additional Property, Sutherland Bluff Plantation, Sapelo River, McIntosh County, Georgia

Dear Sutherland Bluff Plantation Association:

Our office has received the survey and plat, dated April 8, 2024, and last revised on May 8, 2025, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*CMPA Jurisdiction Line Survey of: Sutherland Bluff Plantation Association Property at Sutherland Bluff Plantation (Being Lots 1 & 2, Sutherland Bluff, Phase 1 and Additional Property) 1312th G.M.D., McIntosh County, Townsend, Georgia*" prepared for Sutherland Bluff HOA. Based on my site inspection, November 21, 2024, this plat and survey generally depict the delineation of the coastal marshlands boundary as required by the State of Georgia for jurisdiction under the authority of the Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq.

The Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on November 21, 2025 but may be voided should legal and/or environmental conditions change.

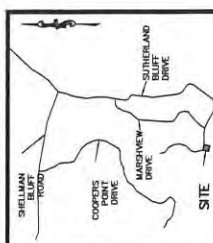
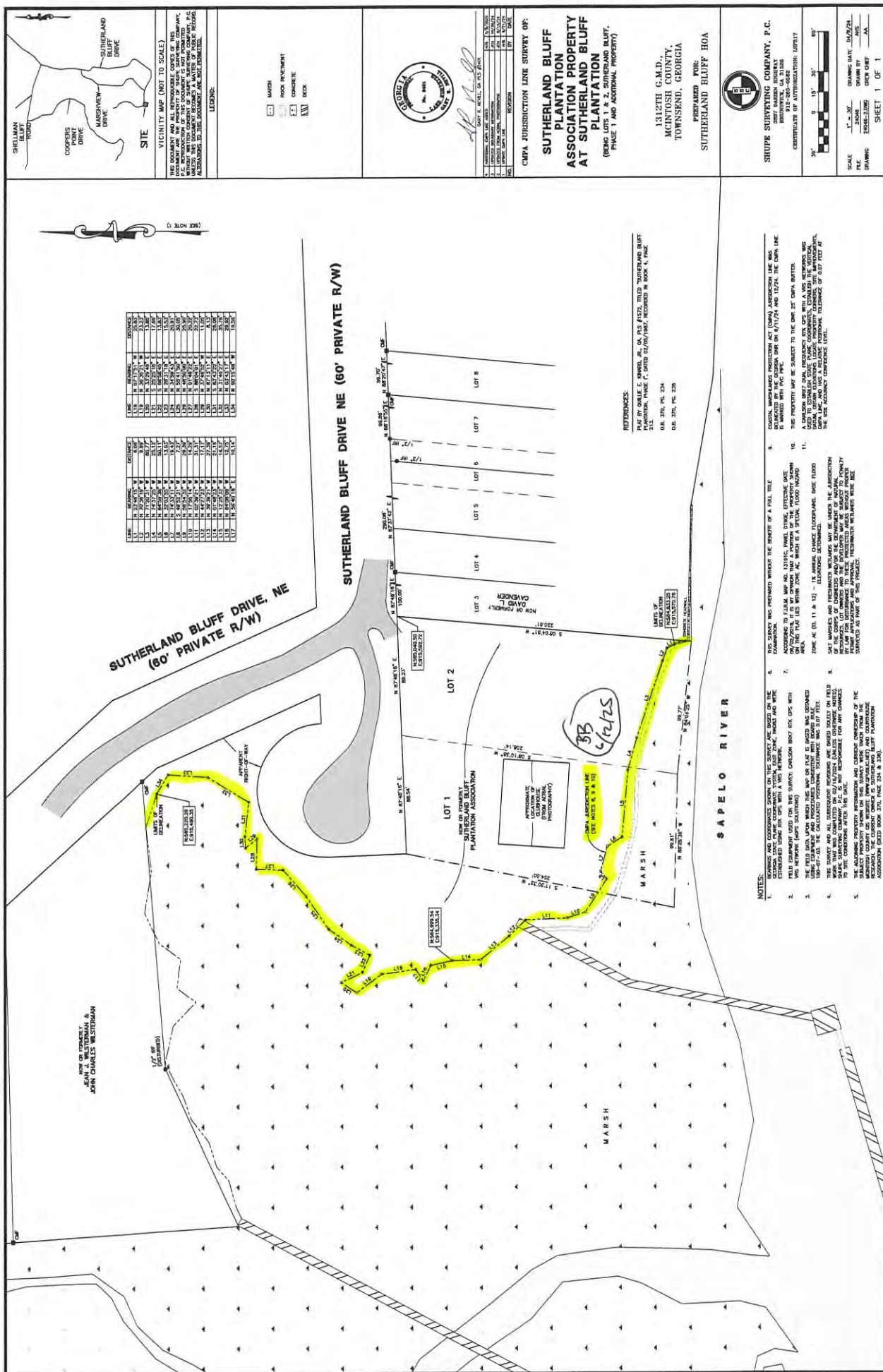
This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 264-7218.

Sincerely,

Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *CMPA Jurisdiction Line Survey of: Sutherland Bluff Plantation Association Property at Sutherland Bluff Plantation (Being Lots 1 & 2, Sutherland Bluff, Phase 1 and Additional Property) 1312th G.M.D., McIntosh County, Townsend, Georgia*

File: JDS20240158



VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT IS NOT A SURVEY. IT IS A GENERAL LOCATION MAP. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO LOCATE THE PROPERTY. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO LOCATE THE PROPERTY. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN TO LOCATE THE PROPERTY.

LEGEND:

[Symbol]	MAJOR
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CIPA JURISDICTION LINE SURVEY OF:

SUTHERLAND BLUFF PLANTATION ASSOCIATION PROPERTY AT SUTHERLAND BLUFF
(BEING LOTS 1 & 2, SUTHERLAND BLUFF, PHASE 1 AND ADDITIONAL PROPERTY)

1312TH G.M.D.,
MCINTOSH COUNTY,
TOWNSEND, GEORGIA

PREPARED FOR:
SUTHERLAND BLUFF HOA

SHUPPE SURVEYING COMPANY, P.C.
1312TH G.M.D.,
MCINTOSH COUNTY,
TOWNSEND, GEORGIA

CERTIFICATE OF AUTHORIZATION: 100117

DATE: 01/15/2024

DRAWING DATE: 01/15/2024

SCALE: 1" = 50'

DATE: 01/15/2024

SHEET 1 OF 1

LINE	BEARING	DISTANCE
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NOTES:

1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT (O.C.G.A. § 44-1-1) AND THE RULES OF THE SURVEYING BOARD (O.C.G.A. § 44-1-2). THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT (O.C.G.A. § 44-1-1) AND THE RULES OF THE SURVEYING BOARD (O.C.G.A. § 44-1-2).

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5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT (O.C.G.A. § 44-1-1) AND THE RULES OF THE SURVEYING BOARD (O.C.G.A. § 44-1-2). THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT (O.C.G.A. § 44-1-1) AND THE RULES OF THE SURVEYING BOARD (O.C.G.A. § 44-1-2).

REFERENCES:

PLAT BY DAVID E. SMITH, JR., DATED 01/15/2024, TITLED "SUTHERLAND BLUFF PLANTATION ASSOCIATION PROPERTY AT SUTHERLAND BLUFF, PHASE 1 AND ADDITIONAL PROPERTY".

D.B. 376, PG. 234

D.B. 376, PG. 239

33 lots

APPROXIMATE CLUSTERED LOT LAYOUT (INDICATIVE)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

SAPELO RIVER

MARSH

SUTHERLAND BLUFF DRIVE NE (60' PRIVATE R/W)

1/2" BE (CONTINUED)

DAVID E. SMITH, JR.
DAVID E. SMITH, JR.
JOHN CHARLES WESTERMAN



McIntosh County Building and Zoning Office

Post Office Box 2694
Darien, GA 31305

Bryan Boone, Administrator
Donna Moody, Inspector
Glenda Davis, Permit Technician

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

02/24/2025

To whom it may concern,

The proposal at:

Parcel Number 0072E 0031

Location Address 3347 SUTHERLAND BLUFF DR NE

Legal Description 1 PH I SUTH BLUF

is consistent with all applicable zoning ordinances for this location, purpose and there are no known hazardous landfills.

Please feel free to contact us if further guidance or questions arise with this project.

Thank you,

A handwritten signature in blue ink that reads "W. Bryan Boone".

Bryan Boone
Building and Zoning Administrator
McIntosh County
(912)-437-1133

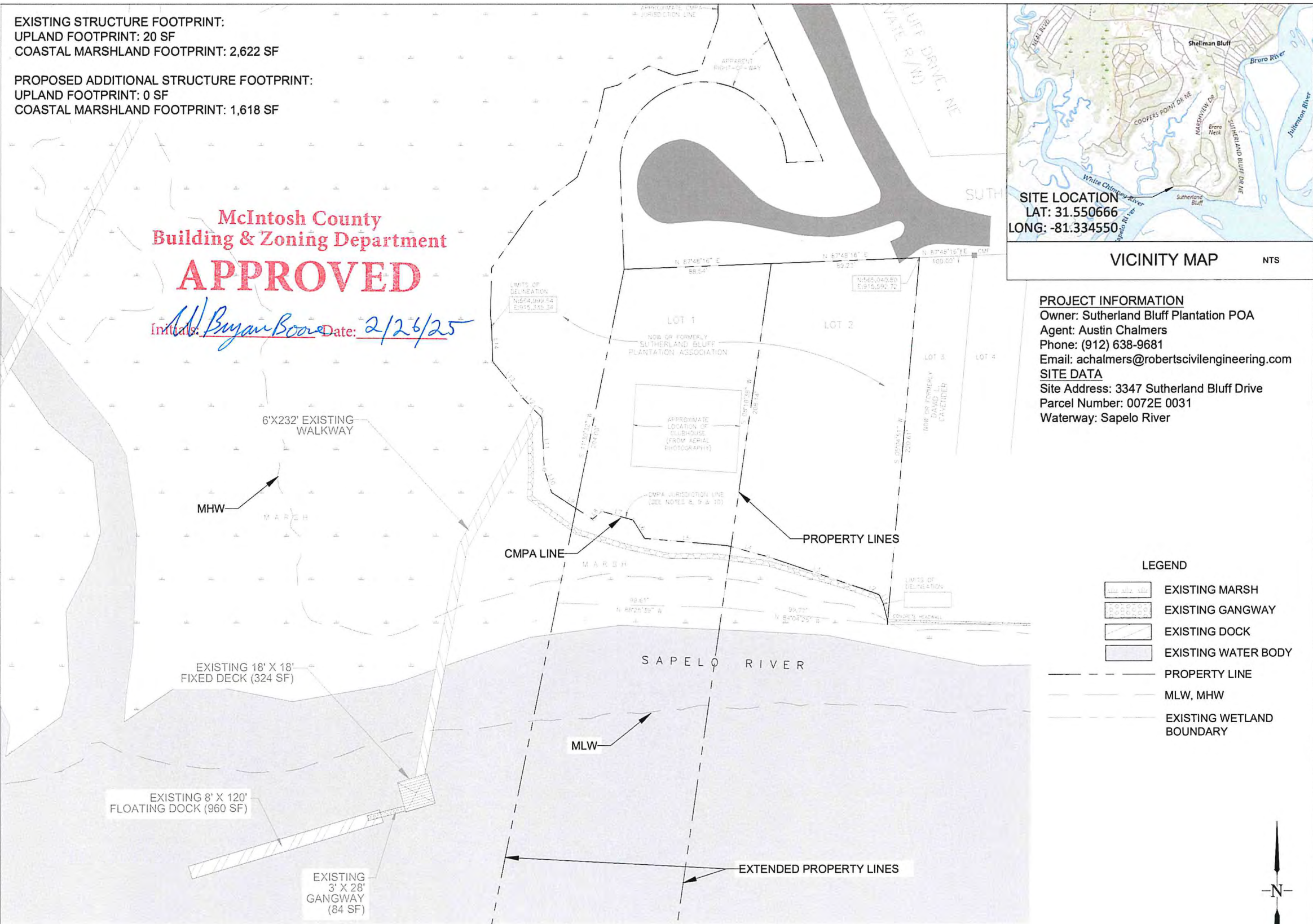
EXISTING STRUCTURE FOOTPRINT:
UPLAND FOOTPRINT: 20 SF
COASTAL MARSHLAND FOOTPRINT: 2,622 SF

PROPOSED ADDITIONAL STRUCTURE FOOTPRINT:
UPLAND FOOTPRINT: 0 SF
COASTAL MARSHLAND FOOTPRINT: 1,618 SF

McIntosh County
Building & Zoning Department

APPROVED

Initials: Al Bryan Boone Date: 2/26/25



SITE LOCATION
LAT: 31.550666
LONG: -81.334550

VICINITY MAP

NTS

PROJECT INFORMATION

Owner: Sutherland Bluff Plantation POA
Agent: Austin Chalmers
Phone: (912) 638-9681
Email: achalmers@robertscivilengineering.com

SITE DATA

Site Address: 3347 Sutherland Bluff Drive
Parcel Number: 0072E 0031
Waterway: Sapelo River

REVISIONS

ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



ROBERTS
CIVIL ENGINEERING

SITE OVERVIEW

SUTHERLAND BLUFF DOCK PLAN

TOWNSEND, GA 31331

PREPARED FOR:

SUTHERLAND BLUFF PLANTATION POA

NOTES:

1. THE DOCK PLANS SHOWN HEREIN SHALL BE USED ONLY AS AN EXHIBIT FOR DOCK PERMITTING WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. THE DIAGRAM IS NOT INTENDED TO BE USED FOR CONSTRUCTION DRAWINGS.
3. THE PROPERTY BOUNDARIES WERE OBTAINED THROUGH A SURVEY CONDUCTED BY SHUPE SURVEYING



Know what's below.
Call before you dig.

0' 80' 160'
SCALE: 1" = 80'

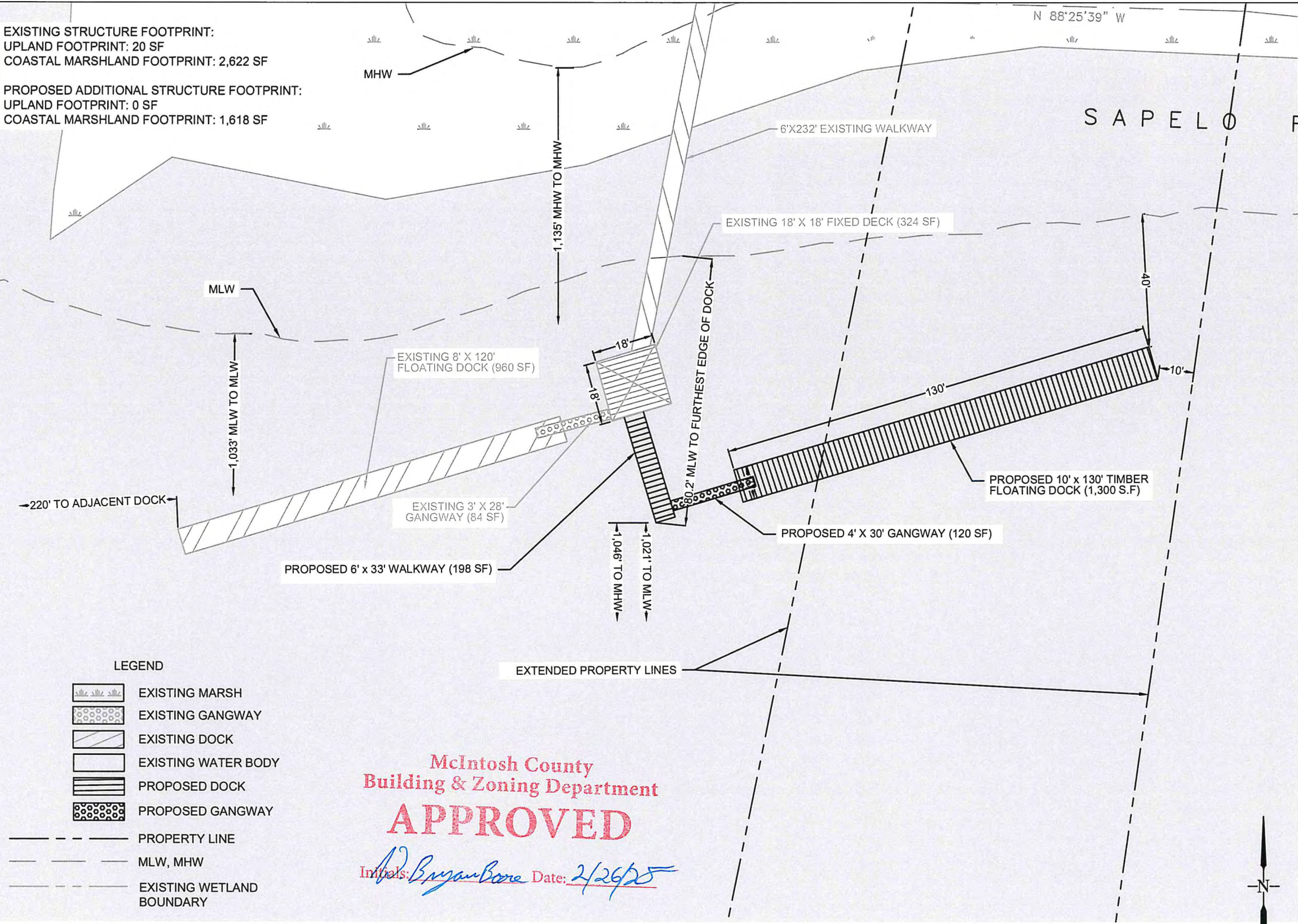
DATE: 2025-02-12
PROJECT NO.: 24005
DRAWN BY: CS
CHECKED BY: AC
SCALE: 1" = 80'

1

SHEET

EXISTING STRUCTURE FOOTPRINT:
UPLAND FOOTPRINT: 20 SF
COASTAL MARSHLAND FOOTPRINT: 2,622 SF

PROPOSED ADDITIONAL STRUCTURE FOOTPRINT:
UPLAND FOOTPRINT: 0 SF
COASTAL MARSHLAND FOOTPRINT: 1,618 SF




NOTES:

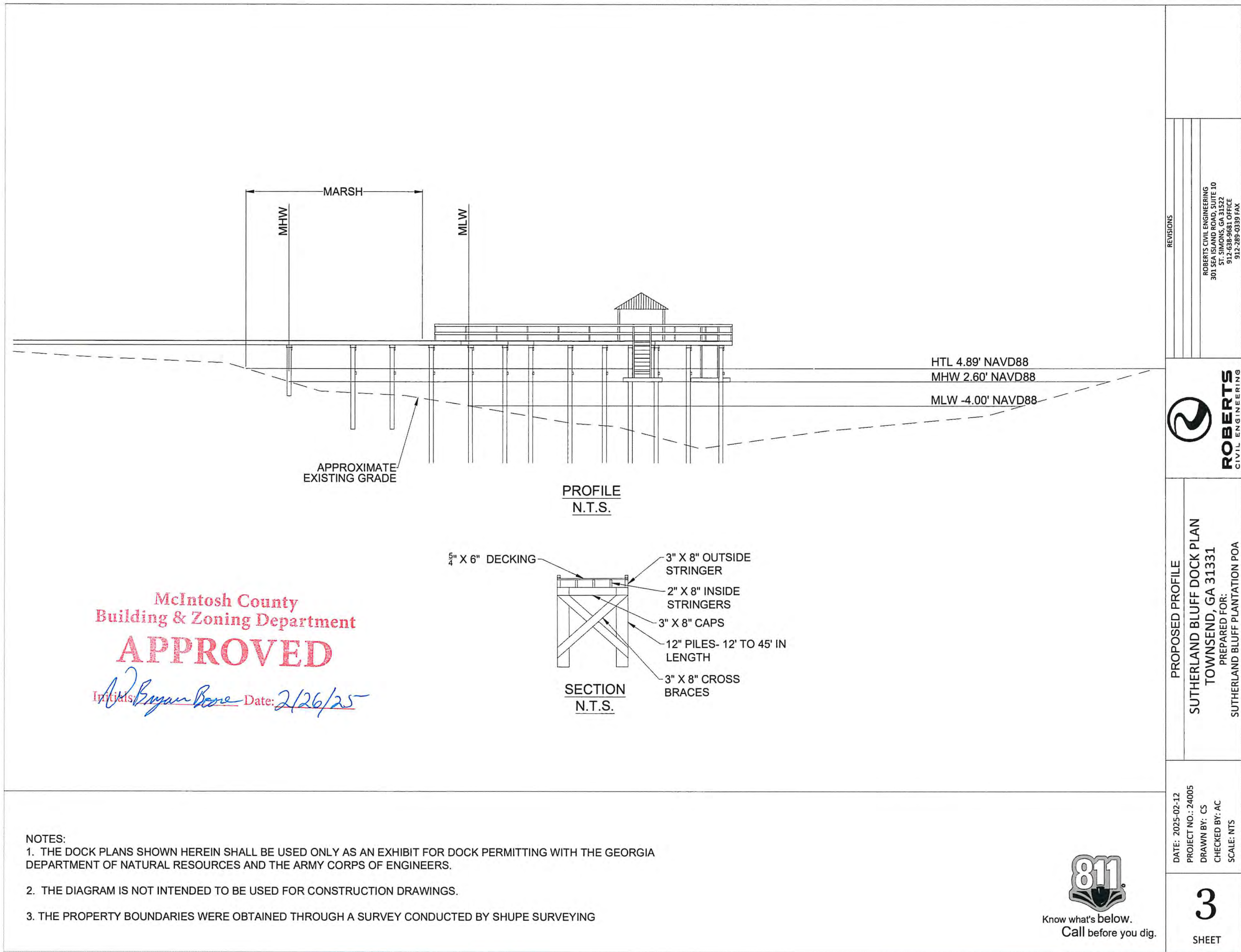
1. THE DOCK PLANS SHOWN HEREIN SHALL BE USED ONLY AS AN EXHIBIT FOR DOCK PERMITTING WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. THE DIAGRAM IS NOT INTENDED TO BE USED FOR CONSTRUCTION DRAWINGS.
3. THE PROPERTY BOUNDARIES WERE OBTAINED THROUGH A SURVEY CONDUCTED BY SHUPE SURVEYING

McIntosh County
Building & Zoning Department
APPROVED
Initials: *Bryan Bone* Date: *2/26/25*

811
Know what's below.
Call before you dig.

0' 40' 80'
SCALE: 1" = 40'

REVISIONS	
ROBERTS CIVIL ENGINEERING 301 SEA ISLAND ROAD, SUITE 10 ST. SIMONS, GA 31522 912-638-9681 OFFICE 912-289-0339 FAX	
 ROBERTS CIVIL ENGINEERING	
PROPOSED LAYOUT	SUTHERLAND BLUFF DOCK PLAN TOWNSEND, GA 31331 PREPARED FOR: SUTHERLAND BLUFF PLANTATION POA
DATE: 2025-02-12 PROJECT NO.: 24005 DRAWN BY: CS CHECKED BY: AC SCALE: 1" = 40'	2 SHEET



REVISIONS

ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



ROBERTS
CIVIL ENGINEERING

PROPOSED PROFILE

SUTHERLAND BLUFF DOCK PLAN
TOWNSEND, GA 31331

PREPARED FOR:
SUTHERLAND BLUFF PLANTATION POA

DATE: 2025-02-12
PROJECT NO.: 24005
DRAWN BY: CS
CHECKED BY: AC
SCALE: NTS

3

SHEET