

392 PIKE'S BLUFF DRIVE SAINT SIMONS ISLAND SHORELINE STABILIZATION PROJECT

COASTAL MARSHLANDS PROTECTION ACT

PERMIT APPLICATION

OCTOBER 24, 2022

REVISED FEBRUARY 18, 2026

APPLICANT:

DANIEL AND ELIZABETH VEAL

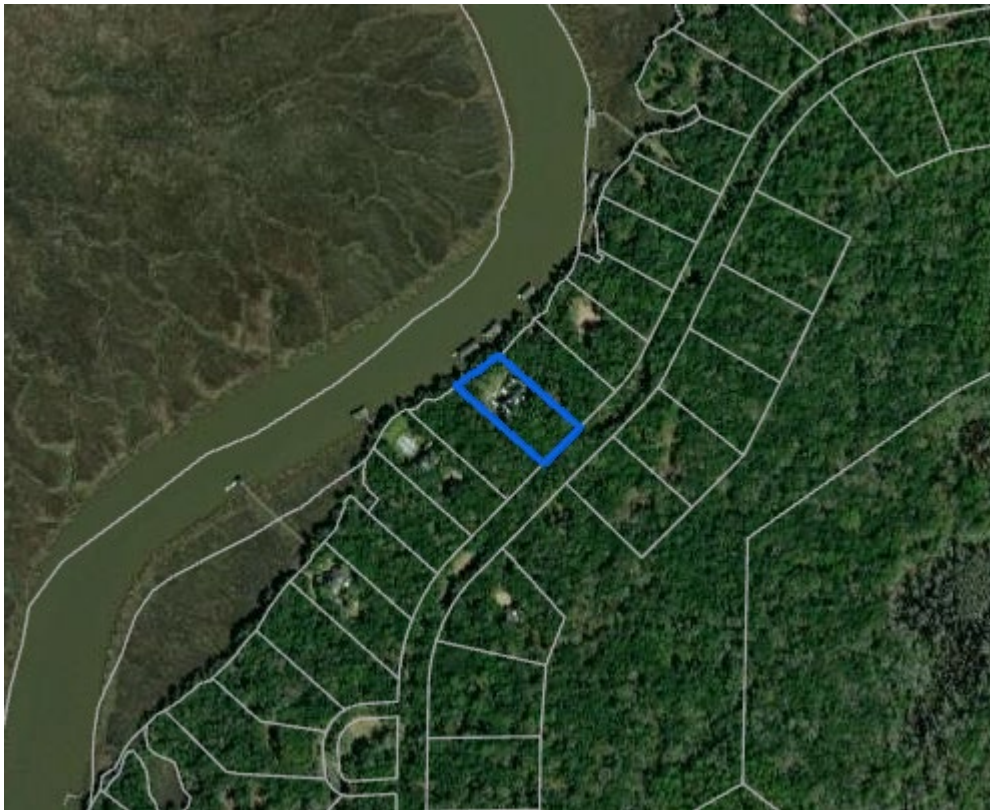


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Attachments:

- A: State of Georgia Revocable License Request
- B: Warranty Deeds and Ownership Information
- C: Permit Drawings
- D: Adjacent Landowners
- E: CMPA Jurisdiction Determination & Site Survey
- F: SAS-2019-00421 NWP Verification

1.0 Introduction

Daniel and Elizabeth Veal are seeking authorization from the Coastal Marshlands Protection Committee (CMPC) to construct a bulkhead in tidal waters for the residence at 392 Pike's Bluff Drive, Glynn County, Georgia (31.243656° latitude, -81.384578° longitude).

The project would result in the alteration of +/- 177 ft² (0.002-acre) of tidal waters subject to the jurisdiction of the Coastal Marshlands Protection Act of 1970 (CMPA). As the alteration would be less than one-tenth acre, it would be considered a minor alteration as defined at O.C.G.A. § 12-5-282(9). We respectfully request that authorization of the project be granted by the Commissioner of the Georgia Department of Natural Resources in accordance with O.C.G.A. § 12-5-283(d).

2.0 Existing Conditions

The limits of CMPA jurisdiction were verified by CRD staff via letter of March 28, 2022 (Attachment F). The project area is located at 392 Pike's Bluff Drive adjacent to Frederica River. An existing single-family residence is located on the lot, with landscaping in place up to the shoreline (Photograph 1).



Photograph 1: Existing Landscaping

The shoreline is subject to ongoing erosion and coastal flooding that has resulted in the loss of multiple large trees and poses a threat to the upland property (Photograph 2 and 3).



Photograph 2: Shoreline Facing North



Photograph 3: Shoreline Facing South

The Savannah District U.S. Army Corps of Engineers verified that the bulkhead met the terms and conditions of Nationwide Permit 18 via letter of May 3, 2024 (SAS-2019-00421, Attachment F).

3.0 Marshlands Component

As depicted on the exhibit titled *Proposed Bulkhead 392 Pikes Bluff Dr, St. Simons Island, Georgia 31522* dated November 9, 2023 (Attachment C), the marshland component of the project consists of a +/-177 l.f. bulkhead with 16.39 CY of backfill (0.09 cy/ft). The wall would be constructed from the uplands and then backfilled to stabilize the existing shoreline. BMPs would be implemented during construction to minimize secondary impacts to tidal waters.

4.0 Upland Component

The upland component for the project consists of 8,858 ft² of upland lawn area landward of the proposed bulkhead necessary for access and construction of the marshlands component of the project. Impacts to the upland component is limited to access by equipment for construction of the bulkhead. Equipment will work on mats to prevent ground disturbance.

5.0 Alternatives Sites Considered

The proposed shoreline stabilization will protect the existing shoreline and cannot be located at an alternative site. Due to the need to protect the shoreline at the marsh/upland interface, there are no non-marsh alternatives that will satisfy the project requirements. Construction in uplands landward of CMPA jurisdiction is not feasible due to potential to disturb archaeological resources.

6.0 Supplemental Information

This additional information is provided for compliance with Coastal Marshlands Protection Act of 1970 information requirements:

OCGA 12-5-286. Permits to fill, drain, etc., marshlands.

(b) Each application for such permit shall be, properly executed, filed with the department on forms as prescribed by the department, and shall include:

(1) *The name and address of the Applicant-*

Daniel & Elizabeth Veal
392 Pikes Bluff Dr.
St. Simons Island, Georgia 31522

(2) *A plan or drawing showing the Applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify the coastal marshlands affected-* Please refer to attached drawing produced by Roberts Civil Engineering titled ***Proposed Bulkhead 392 Pikes Bluff Dr, St. Simons Island, Georgia 31522*** dated November 9, 2023 (Attachment C).

(3) *A plat of the area in which the proposed work will take place-* Attachment F contains a survey produced by Shupe Surveying Company, P.C. titled ***Lot 209, Frederica Township (Phase IV)*** dated February 15, 2022.

(4) *A copy of the deed or other instrument under which the Applicant claims title to the property or, if the Applicant is not the owner, then a copy of the*

deed or other instrument under which the owner claims title together with written permission from the owner to carry out the project on his land. In lieu of a deed or other instrument referred to in this paragraph, the committee may accept some other reasonable evidence of ownership of the property in question or other lawful authority to make use of the property; The committee will not adjudicate title disputes concerning the property which is the subject of the application; provided, however, the committee may decline to process an application when submitted documents show conflicting deeds- Attachment B contains the following documents:

- Warranty Deed conveying the property from Frederica Development Group, LLC to Daniel D. Veal and Elizabeth B. Veal dated March 19, 2019, recorded in Superior Court of Glynn County, Georgia, Deed Book 4009, page 392.

(5) A list of all adjoining landowners together with such owners' addresses, provided that if the names or addresses of adjoining landowners cannot be determined, the Applicant shall file in lieu thereof a sworn affidavit that a diligent search, including, without limitation, a search of the records for the county tax assessor's office, has been made but that the Applicant was not able to ascertain the names or addresses, as the case may be, of adjoining landowners- Adjacent landowner information is provided in Attachment D.

(6) A letter from the local governing authority of the political subdivision in which the property is located, stating that the Applicant's proposal is not in violation of any zoning law; Glynn County provided zoning approval addressed to your office.

(7) A non-refundable application fee to be set by the board in an amount necessary to defray the administrative cost of issuing such permit. Renewal fees shall be equal to application fees, which shall not exceed \$1,000.00 for any one proposal and shall be paid to the department. An application fee in the amount of \$250.00 has been submitted.

(8) A description from the Applicant of alternative sites and why they are not feasible and a discussion of why the permit should be granted- Please refer to Section 5.0, page 3.

(9) A statement from the Applicant that he has made inquiry to the appropriate authorities that the proposed project is not over a landfill or hazardous waste site and that the site is otherwise suitable for the proposed project- A review of the Hazardous Site Index for Glynn County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills.

(10) A copy of the water quality certification issued by the department if required for the proposed project- Water Quality Certification in accordance with Section 401 of the Clean Water Act was certified by issuance of NWP verification SAS-2019-00421 on May 3, 2024.

(11) Certification by the Applicant of adherence to soil and erosion control responsibilities if required for the proposed project- The project will conform to all required building, land disturbing, and stormwater management permits as required by Glynn County.

(12) Such additional information as is required by the committee to properly evaluate the application- This application has been prepared with consideration for the interests of the general public of the State of Georgia as defined in OCGA 12-5-286(g):

OCGA 12-5-286. Permits to fill, drain, etc. marshlands.

(g) In passing upon the application for permit, the committee shall consider the public interest, which, for purposes of this part shall be deemed to be the following considerations:

(1) Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal- The proposed bulkhead is located immediately adjacent to the shoreline on the west side of the subject property over 30' from the navigable waters of Frederica River. No fill or other alterations are proposed that would unreasonably obstruct or alter navigable waters.

(2) Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created- The construction of the bulkhead will eliminate erosion at the project location. The proposed bulkhead is not located along a navigable channel and would not alter existing flows that could increase erosion at other locations. The backfill to the marsh/upland interface would eliminate stagnant water landward of the wall and would not create areas of stagnant water seaward of the wall. Given the projects close proximity to the existing shoreline, distance from the navigable channel, and the fact that the project would eliminate erosion of sediments from the existing shoreline, the proposed project will not cause shoaling of nearby channels.

(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 project is located immediately adjacent to the shoreline along a densely vegetated marsh that is only inundated for a short time at high tide and does not provide significant habitat for fish, oysters, clams, or other marine life. The project will merely result in a very minor seaward shift of the existing shoreline and will reduce the negative effects of the existing erosion.



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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

April 20, 2026

Daniel Veal
392 Pikes Bluff Drive
St. Simons Island, GA 31522

**Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination
Reverification, 392 Pikes Bluff Drive, Frederica Township Subdivision, Frederica
River Marshes, St. Simons Island, Glynn County, Georgia**

Dear Mr. Veal:

Our office has received the survey and plat, dated February 14, 2022, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*CMPA Jurisdiction Line Survey of: Lot 209, Frederica Township (Phase IV) 25th G.M.D., St. Simons Island, Glynn County, Georgia*" prepared for Daniel Veal. Based on my site inspection, on April 17, 2026, this plat and survey generally depict the delineation of the marsh/upland boundary as required by the State of Georgia for jurisdiction under the authority of the Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq.

The Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on April 17, 2027 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) 609-6261.

Sincerely,

Paul Tobler
Unit Supervisor
Marsh and Shore Management Program

Enclosure: *CMPA Jurisdiction Line Survey of: Lot 209, Frederica Township (Phase IV) 25th G.M.D., St. Simons Island, Glynn County, Georgia*

File: JDS20260122

FREDERICA RIVER

PDT
4/20/26

LOT 209

PIKES BLUFF DRIVE (100' PRIVATE R/W)

- NOTES:
1. Metes and bounds for the survey are based on the original survey map and the original plat of the same.
 2. The original plat of the survey is on file in the office of the Surveyor General of the State of Georgia.
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 12. The original plat of the survey is on file in the office of the Surveyor General of the State of Georgia.

REFERENCE:

Survey of Robert H. Smith, et al., R.L.S. 2024, Third Final Plat of Frederica Township, Parcel 107, Dated 7/22/06 and recorded in Plat Exhibit 2, Pages 175, 176 & 178-8

AREA	ACRES
UPLAND	1.430
WATER	0.000
TOTAL	1.430

SHURE SURVEYING COMPANY, P.C.
3000 BUCKLE UP DRIVE
SUITE 200
DUBLIN, GA 31009
404.261.1111

CERTIFICATE OF AUTHORIZATION 18717

DATE: 11-20-2024
DRAWN BY: DANIEL VEAL
CHECKED BY: DANIEL VEAL
SCALE: AS SHOWN
SHEET 1 OF 1

LOT 209,
FREDERICA TOWNSHIP
(PHASE IV)
25TH C.M.D., ST SIMONS ISLAND,
GLYNN COUNTY, GEORGIA.

DANIEL VEAL

Surveyor General of the State of Georgia

LEGEND

- ADJACENT
- EXISTING BOUNDARY
- EXISTING ROOF

PROFESSIONAL SURVEYOR

DANIEL VEAL

11-20-2024

THE SURVEYOR HAS REVIEWED THE RECORD MAP AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE SURVEYOR GENERAL OF THE STATE OF GEORGIA.





A Golden Past.
A Shining Future.

COMMUNITY DEVELOPMENT DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726

October 25, 2022

Josh Noble
Marsh and Shore Management Program Manager
Georgia DNR, Coastal Resources Division
One Conservation Way
Brunswick, GA 31520

RE: 392 Pikes Bluff Drive
St. Simons Island, GA 31522
Parcel 04-13457

Dear Mr. Noble:

Pursuant to the request for a zoning certification letter (ZCL5273) by Daniel H. Bucey regarding 392 Pikes Bluff Drive, St. Simons Island, GA 31522, Parcel 04-13457, please find the following:

The proposed 177 LF bulkhead, as depicted in the attached plans, does not conflict with current Glynn County zoning laws.

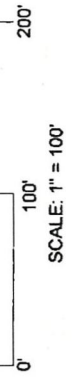
Should you have any additional questions, please feel free to contact me at mpostal@glynncounty-ga.gov.

Sincerely,

Maurice Postal

Maurice Postal, AICP
Senior Planner

The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.

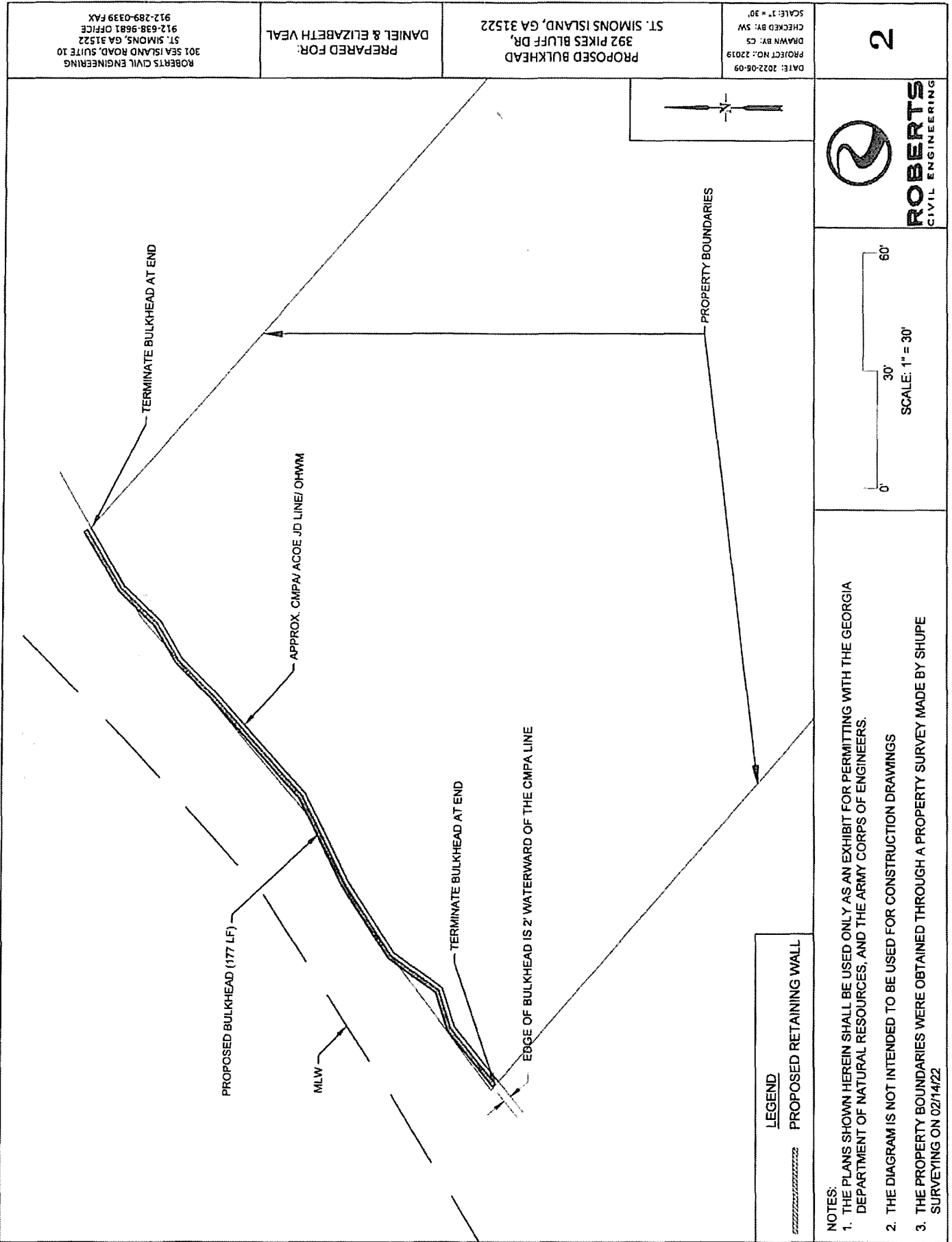


PROJECT INFORMATION
 Owner: Daniel & Elizabeth Veal
 Agent Phone: (904) 741-0099
 Agent Email: SWilliams@RobertsCivilEngineering.com

SITE DATA
 Site Address: 392 Pikes Bluff Dr, St. Simons Island, GA 31522
 Parcel Number: 04-13457
 Map# Block Lot: 0017-00 001-238
 Waterway: Frederica River

- NOTES:**
1. THE PLANS SHOWN HEREIN SHALL BE USED ONLY AS AN EXHIBIT FOR 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 PROPERTY SURVEY MADE BY SHUPE SURVEYING ON 02/14/22

MP 10-25-2022



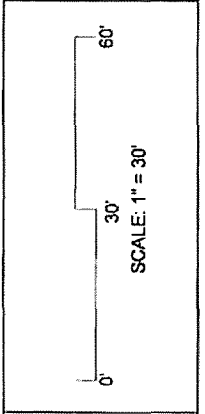
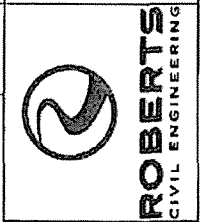
ROBERTS CIVIL ENGINEERING
 301 SEA ISLAND ROAD, SUITE 10
 ST. SIMONS, GA 31522
 912-638-9681 OFFICE
 912-289-0339 FAX

PREPARED FOR:
 DANIEL & ELIZABETH VEAL

PROPOSED BULKHEAD
 392 PIKES BLUFF DR.
 ST. SIMONS ISLAND, GA 31522

DATE: 2022-06-09
 PROJECT NO.: 22019
 DRAWN BY: CS
 CHECKED BY: SW
 SCALE: 1" = 30'

2



LEGEND
 PROPOSED RETAINING WALL

NOTES:

1. THE PLANS SHOWN HEREIN SHALL BE USED ONLY AS AN EXHIBIT FOR 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 PROPERTY SURVEY MADE BY SHUPE SURVEYING ON 02/14/22

MP 10-25-2022

<p>ROBERTS CIVIL ENGINEERING 301 SEA ISLAND ROAD, SUITE 10 ST. SIMONS, GA 31522 912-889-0339 FAX</p>	<p>DANIEL & ELIZABETH VEAL PREPARED FOR:</p>	<p>PROPOSED BULKHEAD DETAIL 392 PIKES BLUFF DR. ST. SIMONS ISLAND, GA 31522</p>	<p>DATE: 2022-06-09 PROJECT NO.: 22019 DRAWN BY: CS CHECKED BY: SW SCALE: N.T.S.</p>	<p>3</p>
			<p>N.T.S.</p>	
<p>NOTE: TBD MEANS TO BE DETERMINED BY THE DESIGN PROFESSIONAL</p> <p>FULL AREA WITHIN JURISDICTION = 177 SF 177 SF x 2.5' = 442.5 CF / 27' = 16.39 CY OF FILL 16.39 CY / 177 LF = 0.09 CY OF FILL PER LF</p>			<p>BULK HEAD DETAIL NTS</p>	
<p>NOTES:</p> <ol style="list-style-type: none"> 1. THE PLANS SHOWN HEREIN SHALL BE USED ONLY AS AN EXHIBIT FOR 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 PROPERTY SURVEY MADE BY SHUPE SURVEYING ON 02/14/22 			<p>ROBERTS CIVIL ENGINEERING</p>	

MP 10-25-2022