

Bone Dry Dock – 116 Burnett Rd, Brunswick, GA 31523

Project Details

The project involves the construction of a community dock for the residents of Bone Dry Fish Camp. The Bone Dry Fish Camp is a living quarters for the workers of the Bone Dry Roofing Company. The proposed community dock will be replacing an existing dock that is planned to be removed prior to construction.



Figure 1. Bone Dry Fish Camp

The proposed community dock consists of a 6'x35' walkway connected to a 15'x20' fixed deck. Attached to the fixed deck is a 3'x15' ramp leading down to a 10'x20' floating dock. A 16'x30' covered boat hoist is connected to the fixed deck through a 3'x30' catwalk. The total footprint within CMPA jurisdiction is 1,265 sq. ft. The proposed dock extends 6.3' past the Mean Low Water line. The closest dock structures are 346' away towards the southwest, and 295' away towards the northeast.



Figure 2. Existing Dock

Alternative Analysis

The proposed community dock is to be constructed for the benefit of the residents of the Bone Dry Fish Camp. As such, the only site considered for this project is the location of the Bone Dry Fish Camp itself. The only other alternative that would serve the purposes of the proposed dock would be public docks. The closest public dock is the Turtle River Boat Ramp, which is 5 miles away. With this, it can be concluded that there is no feasible alternative.

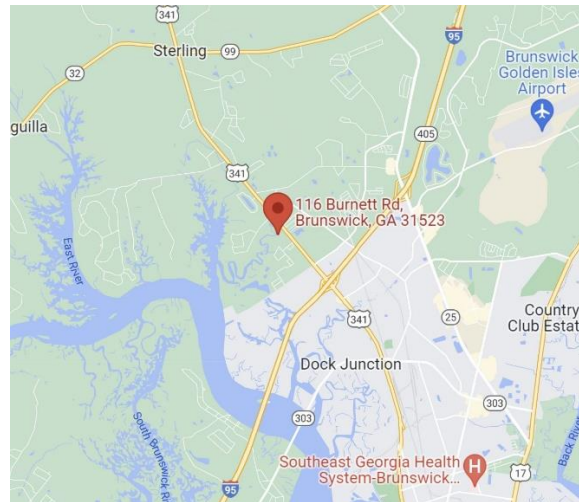


Figure 3. Project Location

Erosion and Sedimentation Statement

The project will be conducted in a manner such that any erosion or sedimentation will be minimized. 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 6.3ft into the waterway at a location that is approximately 26.7ft wide at MLW. Adequate depth and width is 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 add 898 sq ft. of footprint within jurisdiction which is 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.

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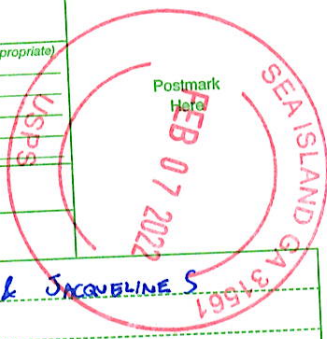
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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

*A Golden Past.
A Shining Future.*

March 29, 2022

Calvin Serrano
Roberts Civil Engineering
301 Sea Island Road, Suite 10
St. Simons Island, GA 31522

Re: TMS # 03-05743 – 116 Burnett Rd.

Mr. Serrano,

As requested in your email dated March 11, 2022 asking for a landfill determination for the project, Glynn County has determined that no landfills are near the proposed subdivision.

This letter is certifying that the proposed project – “New Dock” is not located on or in close proximity to an abandoned landfill or any other site used for waste disposal. ” In preparing this letter the following items were reviewed:

- Plans for the Project
- The landfill data– part of the County’s GIS data files

Finally, as a Local Issuing Authority, Glynn County will enforce all appropriate provisions of the erosion and sediment control program if a permit for this project is obtained from the County.

I am available to discuss this letter if needed.

Sincerely,

J. Stacy Culbreath, P.E.
Asst. County Engineer – Glynn County Comm. Dev.



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A Shining Future.

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

March 23, 2022

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

Re: 116 Burnett Road, Unit A
Brunswick, GA 31523
Parcel 03-05743

Dear Mr. Noble:

Pursuant to the request for a zoning certification letter (ZCL5011) by Calvin Serrano regarding the proposed dock at 116 Burnett Road, Unit A, Brunswick, GA 31523, Parcel 03-05743, please find the following:

According to the plans submitted with the request, the proposed dock (and associated infrastructure) is permitted within the Conservation Preservation (CP) zoning district in the section of the property where the project is located. Tax parcel records indicate that this property is used for residential purposes.

Section 722.2(1), Zoning Ordinance, states that a "private non-commercial dock or boat house" is a permitted use within the zoning district. As such, the project does not conflict with current zoning laws.

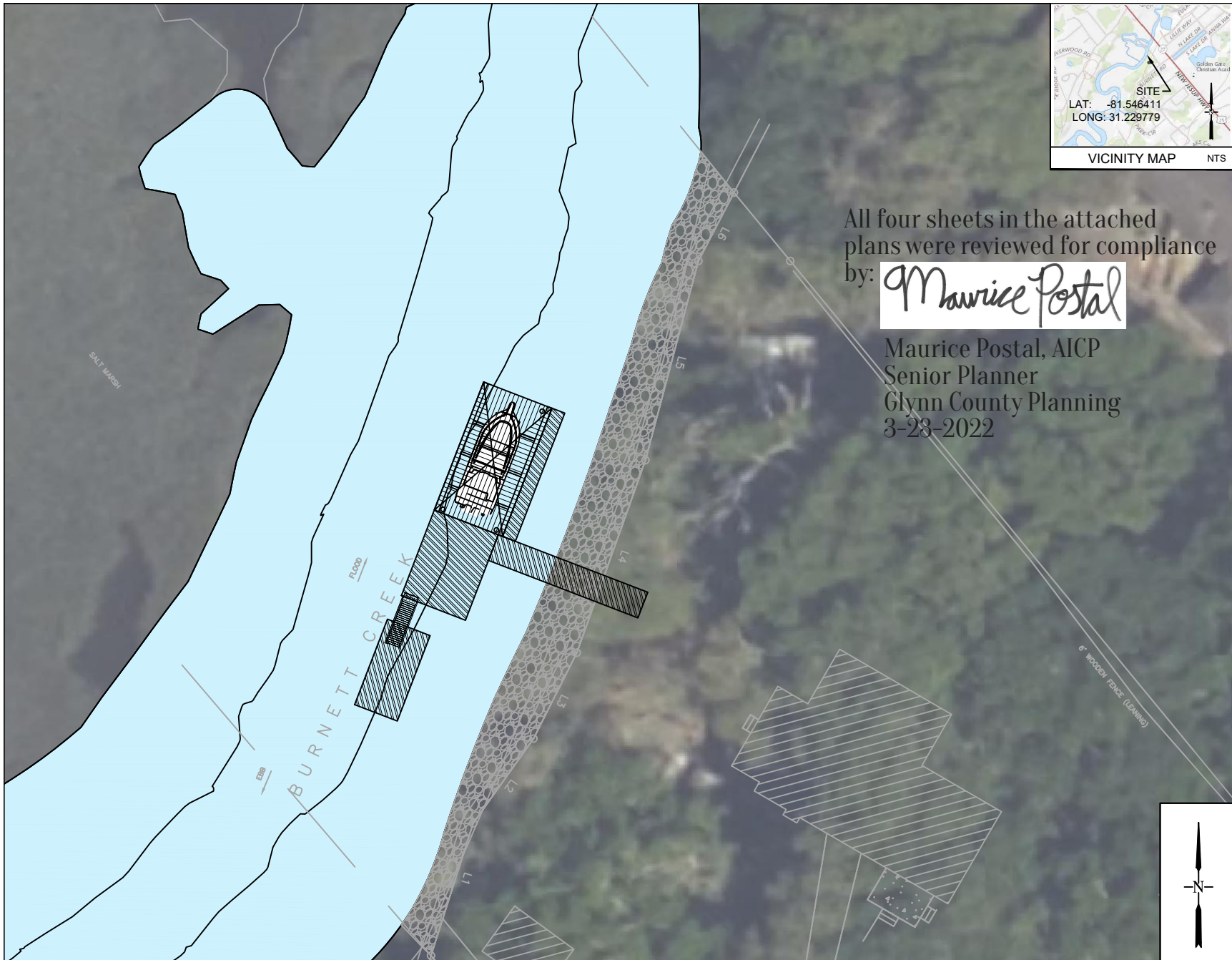
Should you have any additional questions, please feel free to contact me at mpostal@glynncounty-ga.gov.

Sincerely,

Maurice Postal

Maurice Postal, AICP
Senior Planner

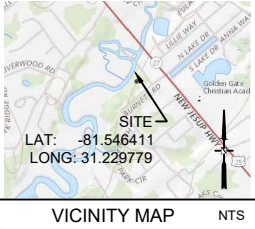
The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation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



All four sheets in the attached plans were reviewed for compliance by:

Maurice Postal

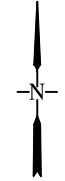
Maurice Postal, AICP
Senior Planner
Glynn County Planning
3-23-2022



ROBERTS CIVIL ENGINEERING
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-614-5689 FAX

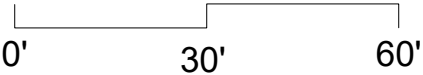
PREPARED FOR:
TRAVIS WEBB

DOCK SITE PLAN
116 BURNETT ROAD
BRUNSWICK, GA



DATE: 2022-03-02
PROJECT NO.: 21095
DRAWN BY: CS
CHECKED BY: SW
SCALE: 1" = 30'

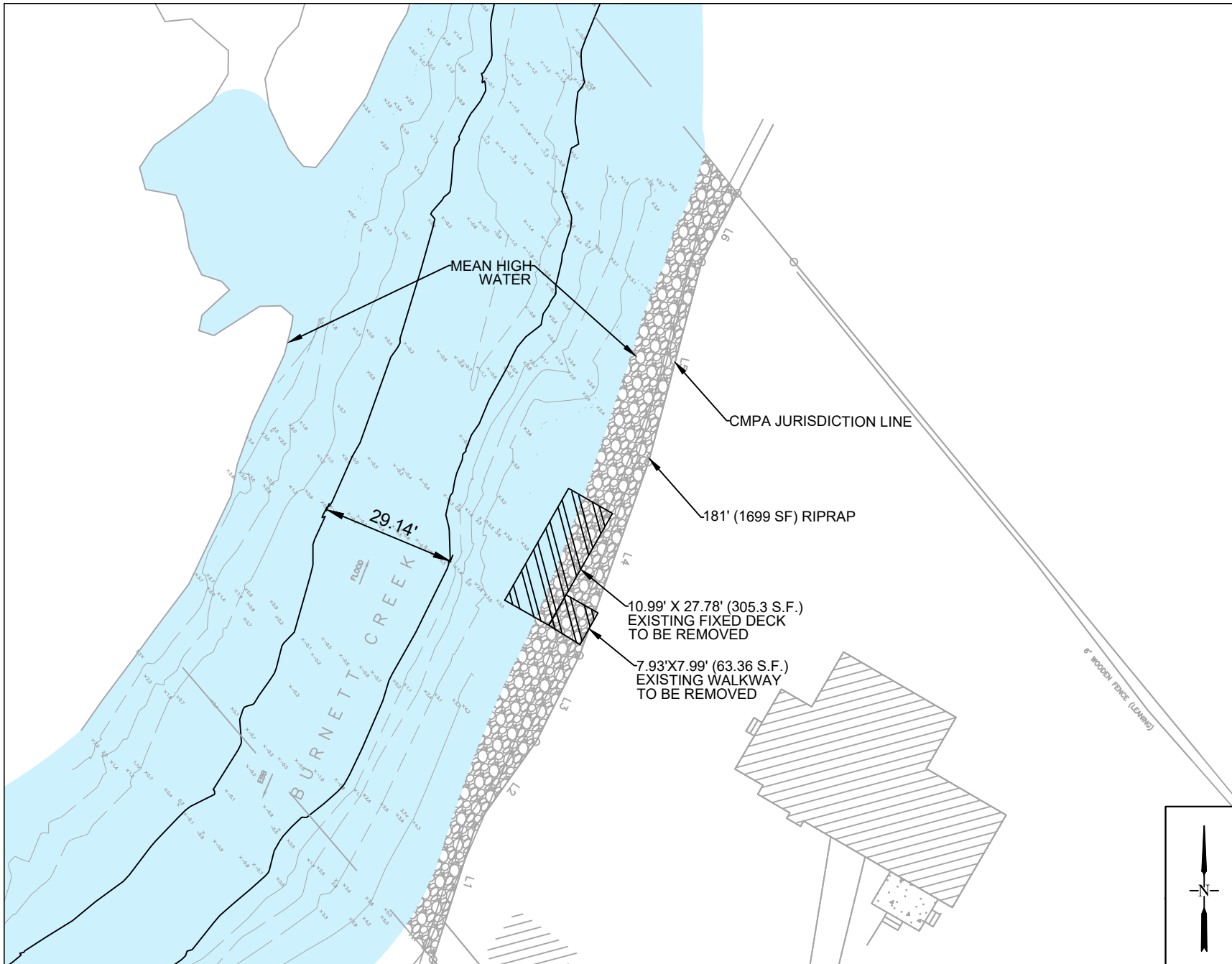
- NOTES:
1. THE DOCK PLANS SHOWN HEREIN SHALL BE USED ONLY AS AN EXHIBIT FOR DOCK PERMITTING WITH THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.
 2. DEPTHS OF THE CHANNEL WERE OBSERVED BY SHUPE SURVEYING COMPANY, PC.
 3. MEAN LOW WATER LINE ELEVATION IS BASED ON NGS TIDAL BENCHMARK BR0079 (STA8677344) ST. SIMONS ISLAND LIGHTHOUSE.



SCALE:
1" = 30'



1
MP

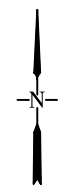


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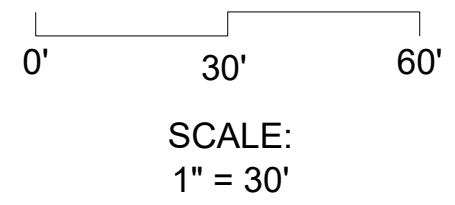
PREPARED FOR:
 TRAVIS WEBB

EXISTING CONDITIONS
 116 BURNETT ROAD
 BRUNSWICK, GA

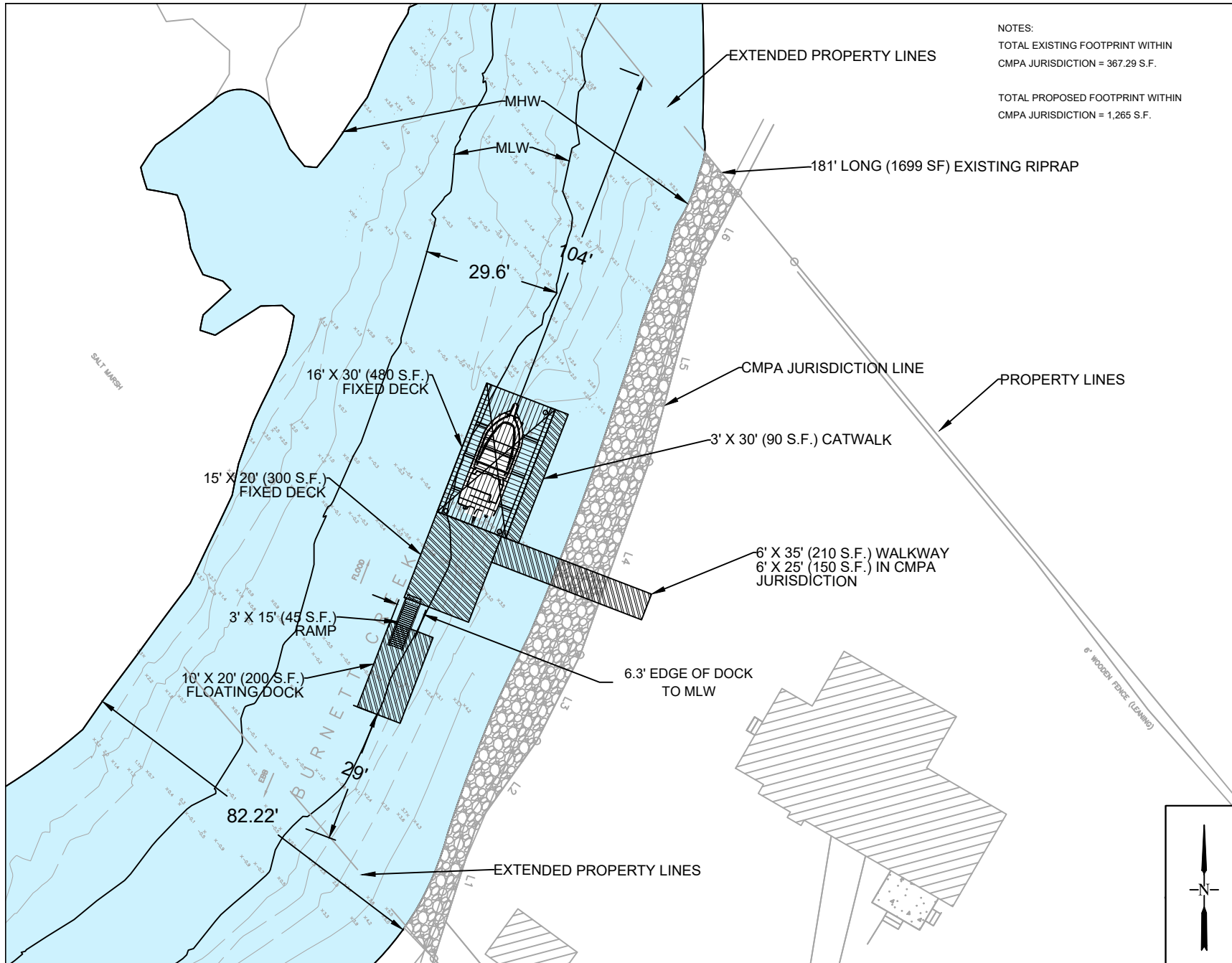
DATE: 2022-03-02
 PROJECT NO.: 21095
 DRAWN BY: CS
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 SCALE: 1" = 30'



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2 MP



NOTES:
 TOTAL EXISTING FOOTPRINT WITHIN
 CMPA JURISDICTION = 367.29 S.F.
 TOTAL PROPOSED FOOTPRINT WITHIN
 CMPA JURISDICTION = 1,265 S.F.

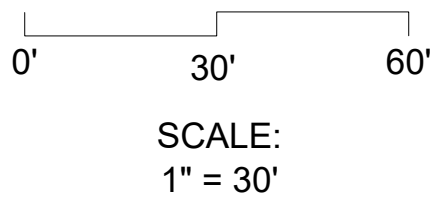
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PREPARED FOR:
 TRAVIS WEBB

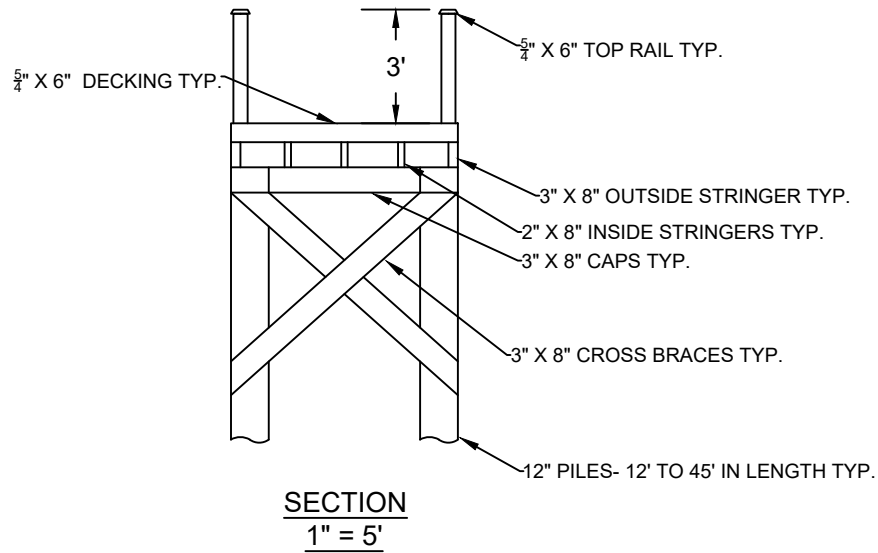
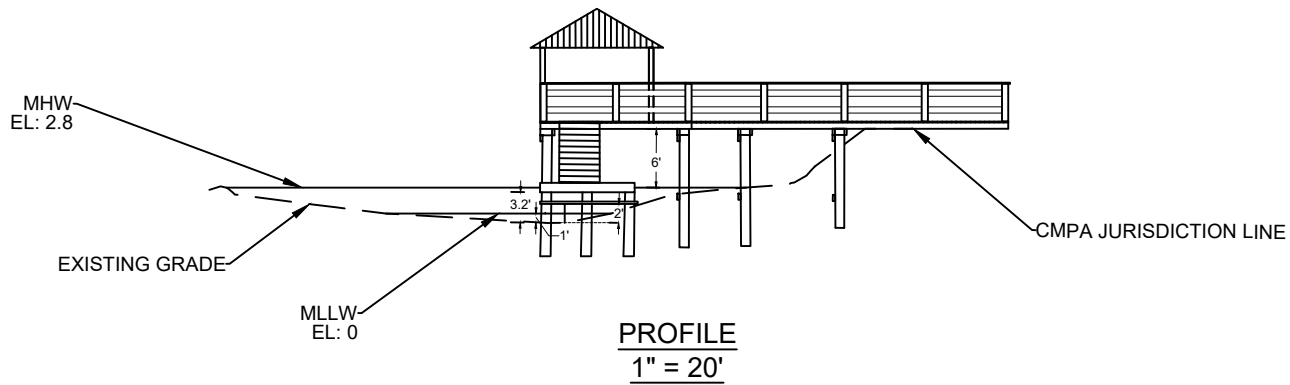
PROPOSED DOCK PLAN
 116 BURNETT ROAD
 BRUNSWICK, GA

DATE: 2022-03-02
 PROJECT NO.: 21095
 DRAWN BY: CS
 CHECKED BY: SW
 SCALE: 1" = 30'

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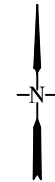
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PREPARED FOR:
 TRAVIS WEBB

PROPOSED DOCK PROFILE
 116 BURNETT ROAD
 BRUNSWICK, GA



DATE: 2022-03-02
 PROJECT NO.: 21095
 DRAWN BY: CS
 CHECKED BY: SW
 SCALE: SEE DRAWING

NOTES:

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SCALE: SEE DRAWING



4
 MP



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

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

August 26, 2021

Travis Webb
Webb & Collins, LLC
120 Ben Burton Road
Bogart, GA 30622

**Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination
Re-Verification, 116 Burnett Road, Burnett Creek, Glynn County, Georgia.**

Dear Mr. Webb:

Our office has received the survey and plat, dated September 21, 2020, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*CMPA Jurisdiction Line Survey of: Lot 5, Marie & M. A. Hiott Tract (G.M.D. 1356, Glynn County, Georgia)*" prepared for Webb and Collins, LLC. Based on staff's site inspection, on August 25, 2021, 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 August 25, 2022, but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 262-3134.

Sincerely,

Paul Tobler
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *CMPA Jurisdiction Line Survey of: Lot 5, Marie & M. A. Hiott Tract (G.M.D. 1356, Glynn County, Georgia)*

File: JDS20210191

