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AUG 29 2019  
GA DNR / HMP

Enmark Properties  
Savannah Yacht Center Silt Suspension System  
Chatham County, Georgia  
Project Description  
August 2019

**1.0 INTRODUCTION:**

Enmark Properties, LLC. (Enmark) is proposing installation of a silt suspension system within an existing slip located on the southern portion of the Savannah Yacht Center. The Savannah Yacht Center totals approximately 15.56 acres located adjacent to and south of the Savannah River and north of North Lathrop Avenue within Savannah, Chatham County, Georgia (32.097262°, -81.110960°). The project limits for this project is located within the southern slip which totals approximately 1.2 acres.

**2.0 BACKGROUND AND PROJECT PURPOSE:**

In a Letter of Permission dated 25 February 2016, Enmark obtained a Georgia Department of Natural Resources-Coastal Resources Division Letter of Permission authorizing maintenance activities within the subject site. Since completion of the maintenance activities, Enmark has determined that installation of a silt suspension system will be required to maintain constructed depths within the slip.

**3.0 PROPOSED PROJECT:**

The proposed silt suspension system will include installation of five bottom water jets (to be attached to existing structures within the existing project footprint) to boost the speed of passing river currents and prevent the deposition of sediments in the existing slip and dock area. This type of system would operate daily during each outgoing tide cycle, creating a hydraulic environment. Each unit has a hydraulic motor driven impeller that draws water inward through an intake and discharges it outward across the bottom as a low velocity jet. During its operation the unit rotates slowly creating a large sweeping arc. The operation would be computer controlled with individual units running in sequence creating a series of overlapping patterns. Jetting action will be strong enough to prevent shoaling but not enough to cause erosion of the mud bottom, so no additional sediment or turbidity is created in the water column. This method of sediment suspension has been used since 1997 with great success along the Savannah Harbor and has received prior permit approval from several regulatory and public agencies including the USACE, EPA, USFWS, and GADNR-CRD. The proposed silt suspension system (guide piles and jets) will be attached to existing structures within the footprint of the existing slip and previously authorized structures. Thus, no increase in the project footprint of the existing facility is proposed. Each unit is 26.12 square feet and the project will total 130.6 square feet for all five units.

**3.1 Marshlands Component:** The marshlands component of the project is defined as the part of the project in an estuarine area or any structure on or over an estuarine area, including but not limited to marinas, community docks, bridges, piers and bulkheads, requiring a permit under the Coastal Marshlands Protection Act. The marshlands component of the project includes the silt suspension system.

**3.2 Upland Component:** The upland component for this project will consist of the entire upland area following completion of the project and totals 15.56 acres of existing industrial/port development. Beyond installation of the silt suspension system, no changes in the current facilities are proposed. The area is and will continue to be used for marine related industry.

A 50 foot marshlands buffer would typically apply to the upland component of the project; however, since the proposed use is identified as an exception in the upland component rule "*Exceptions are provided for temporary construction and maintenance, permanent structures essential for the function or permanent access to the marsh component of the project.*", a 50 foot buffer to the upland component will not be required for this project.



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**3.3 Stormwater Management:** The proposed project does not include modification to structures which require stormwater management.

#### **4.0 ALTERNATIVES ANALYSIS:**

Because the project includes modification of existing structures, off site alternatives were not considered. However, on site alternatives include a review of opportunities to avoid and minimize impacts to jurisdictional area. The proposed silt suspension system was designed to be installed within the footprint of the slip and no activities will occur outside of the footprint of the previously authorized facility.

#### **5.0 ESSENTIAL FISH HABITAT:**

The proposed project is in a coastal tidal river, which has been identified as essential fish habitat for shrimp, red drum, and snapper-grouper complexes. Since the proposed project will not result in the loss of aquatic resources, no adverse effect on essential fish habitat will occur as a result of the proposed project.

#### **6.0 THREATENED AND ENDANGERED SPECIES:**

RLC conducted a threatened and endangered species survey to determine the potential occurrence of animal and plants species (or their preferred habitats) currently listed as threatened or endangered by state and federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543)]. The U.S. Fish and Wildlife Service (USFWS) lists the following plant and animal species as endangered or threatened in Chatham County, Georgia:

##### **PLANTS**

Pondberry (*Lindera melissifolia*)

##### **MAMMALS**

Humpback Whale (*Megaptera novaeanglie*)

Northern Atlantic Right Whale (*Eubalaena glacialis*)

Manatee (*Trichechus manatus*)

##### **BIRDS**

Bachman's Warbler (*Vermivora bachmanii*)

Bald Eagle (*Haliaeetus leucocephalus*)

Piping Plover (*Charadrius melodus*)

Red-Cockaded Woodpecker (*Picoides borealis*)

Wood Stork (*Mycteria americana*)

##### **REPTILES**

Eastern Indigo Snake (*Drymarchon corais couperi*)

Green Sea Turtle (*Chelonia mydas*)

Hawksbill Sea Turtle (*Eretmochelys imbricate*)

Kemp's Ridley Sea Turtle (*Lepidochelys kempii*)

Leatherback Sea Turtle (*Dermochelys coriacea*)

Loggerhead Sea Turtle (*Caretta caretta*)

##### **AMPHIBIAN**

Flatwoods Salamander (*Ambystoma cingulatum*)

##### **FISH**

Shortnose Sturgeon (*Acipenser brevirostrum*)

Atlantic Sturgeon (*Acipenser oxyrinchus oxyrinchus*)

Several protected species frequent coastal waters of Georgia, including the Northern Atlantic Right Whale, West Indian Manatee, five species of sea turtle, the Shortnose Sturgeon and the Atlantic Sturgeon. Based on the location of the proposed project and because the project is located within the footprint of an industrial facility, no adverse impacts to any individual or population of protected species is anticipated.

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The proposed project is not located in a designated bait shrimp zone according to Georgia Department of Natural Resources *Commercial and Recreational Bait Shrimp Zones, Coastal Georgia* map. The project area is not listed on the *Georgia Harvester Reported Crabbing Areas* list, and the project area is not located in designated commercial or recreational oyster harvest areas.

**8.0 IMPAIRED WATERS**

The subject waterway is not listed on the U.S. Environmental Protection Agency 303(d) list for impaired water bodies.

**9.0 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-***

Enmark Properties, LLC  
Attn: Mr. Clayton Cheshire - Manager  
101 North Lathrop Avenue  
Savannah, Georgia 31415

**(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 permit drawings.

**(3) *A plat of the area in which the proposed work will take place-*** See attached information.

**(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-*** See Attached

**(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 the attached information.

**(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;*** The

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proposed plans have been submitted to Chatham County and a copy of the submittal is included in the attached information.

- (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.** A check for \$100.00 is attached.
- (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-** See attached project description.
- (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 Chatham County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills. A copy is provided in the attached information.
- (10) **A copy of the water quality certification issued by the department if required for the proposed project-** The applicant has initiated coordination with GADNR-EPD. If EPD determines 401 certification is required for the project, a copy will be provided to CRD upon receipt.
- (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 Chatham County, Georgia.
- (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 project will not alter natural flow of navigable waters or obstruct public navigation.
- (2) **Whether or not unreasonably harmful or increased erosion shoaling of channels, or stagnant areas of water will be created-** The proposed project 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, wildlife, or other resources, nor affect water and oxygen supply.



3 January 2020

Georgia Department of Natural Resources  
Coastal Resources Division  
Attn: Mr. Paul Tobler  
One Conservation Way  
Brunswick, Georgia 31520-8687

**RE: CMPA Permit Application  
Enmark Properties Savannah Yacht Center  
Chatham County, Georgia**

**RLC#: 11-057.2**

Dear Mr. Tobler:

The following provides a response to each outlined in your letter dated 6 November 2019.

**Comment 1:** *The proposed application is classified as a minor modification application in relationship to the application fee schedule. Please provide \$100.00, such check or money order made payable to the Georgia Department of Natural Resources.*

**Response 1:** See attached check for \$100.00

**Comment 2:** *A zoning letter from the appropriate department stating that the proposed project is not violative of any zoning laws;*

**Response 2:** See attached zoning letter.

**Comment 3:** *Provide the size of the wet slip area and other existing structures within the marshlands component*

**Response 3:** See attached exhibit.

**Comment 4:** *Will the existing floats be removed where SEDCON units will be?*

**Response 4:** SYC intends to remove some of the floats and install a removable bridge to allow continued use of the floating docks and allow serviceability of the SEDCON units.

**Comment 5:** *Provide the impacts of the guide piles and associated raising/lowering equipment.*

**Response 5:** The guide pile will consist of pipe 12" in diameter with a T/Guide approximately 12" wide by 4" deep. The raising/lowering equipment would consist of a H beam 12" wide by approximately 5'4" in length that would be welded to the top of the guide pile with a series of sheaves and a single cable reeved to a small winch.

We greatly appreciate your assistance with this project. If you have any questions or require additional information, please do not hesitate to contact us at (912) 443-5896.

Sincerely,

Alton Brown, Jr.  
Principal  
Resource & Land Consultants

Enclosures

cc: Mr. Mr. Houston Demere – Enmark Properties, LLC



**CHATHAM COUNTY DEPARTMENT OF BUILDING  
SAFETY & REGULATORY SERVICES**

1117 Eisenhower, Savannah, GA 31406  
PO Box 8161, Savannah, GA 31412-8161  
912-201-4300 – Fax 912-201-4301



Gregori S. Anderson, CBO  
Director

Clifford Bascombe, CBO, CFM  
Assistant Director

November 7, 2019

Mr. Alton Brown, Jr.  
Resource & Land Consultants  
41 Park of Commerce Way  
Suite 303  
Savannah, GA 31405

RE: Enmark Properties  
Savannah Yacht Center  
301 North Lathrop Avenue  
Chatham County, Georgia

Dear Mr. Brown;

The referenced property is located within the I-H, Heavy-Industrial zoning district. The proposed activity does not conflict with the Chatham County zoning ordinance.

If there are any questions, contact this office at (912) 201-4320.

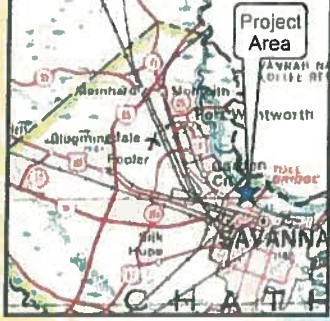
Sincerely,

A handwritten signature in blue ink, appearing to read "Gregori S. Anderson".

Gregori S. Anderson, CBO  
Interim Zoning Administrator

GSA/ja

1 inch = 10 miles

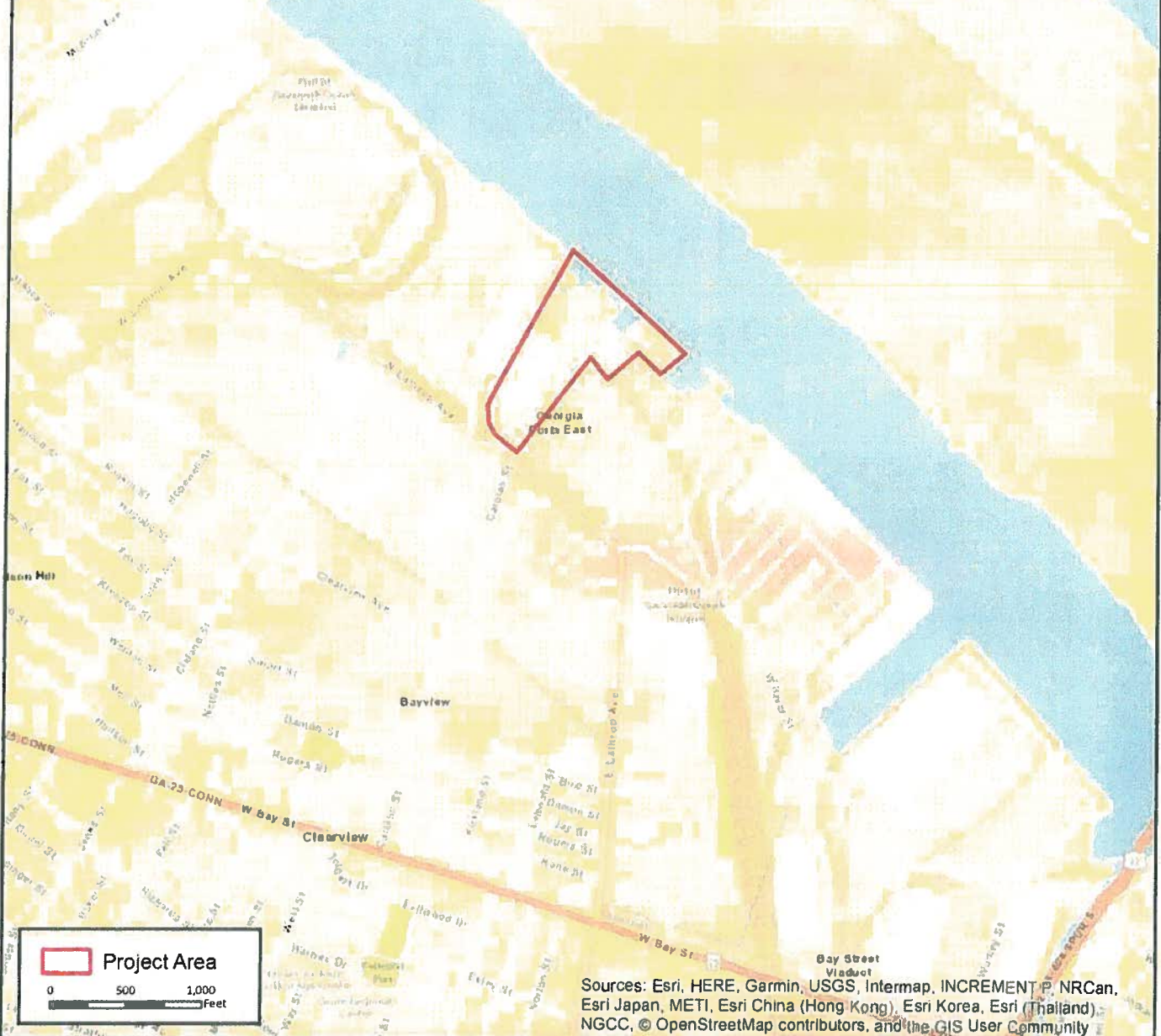


Project Area



Hutchinson Island

ZONING: CEK 11/6/19



Project Area  
0 500 1,000 feet

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community


RLC Project No.:	11-057.2
Figure No.:	1
Prepared By:	AB
Sketch Date:	5/16/2019
Map Scale:	1 inch = 1,000 feet

**Enmark Properties Dock**  
Chatham County, Georgia

**Site Location**  
Prepared For: Enmark Properties, LLC





 SEDCON Unit Locations  
(Approximate)

*ZONING: CA 11/6/19*

RLC Project No.:	11-057.2
Figure No.:	2
Prepared By:	AB
Sketch Date:	6/20/2019
Map Scale:	NTS

**Enmark Properties Dock**  
Chatham County, Georgia

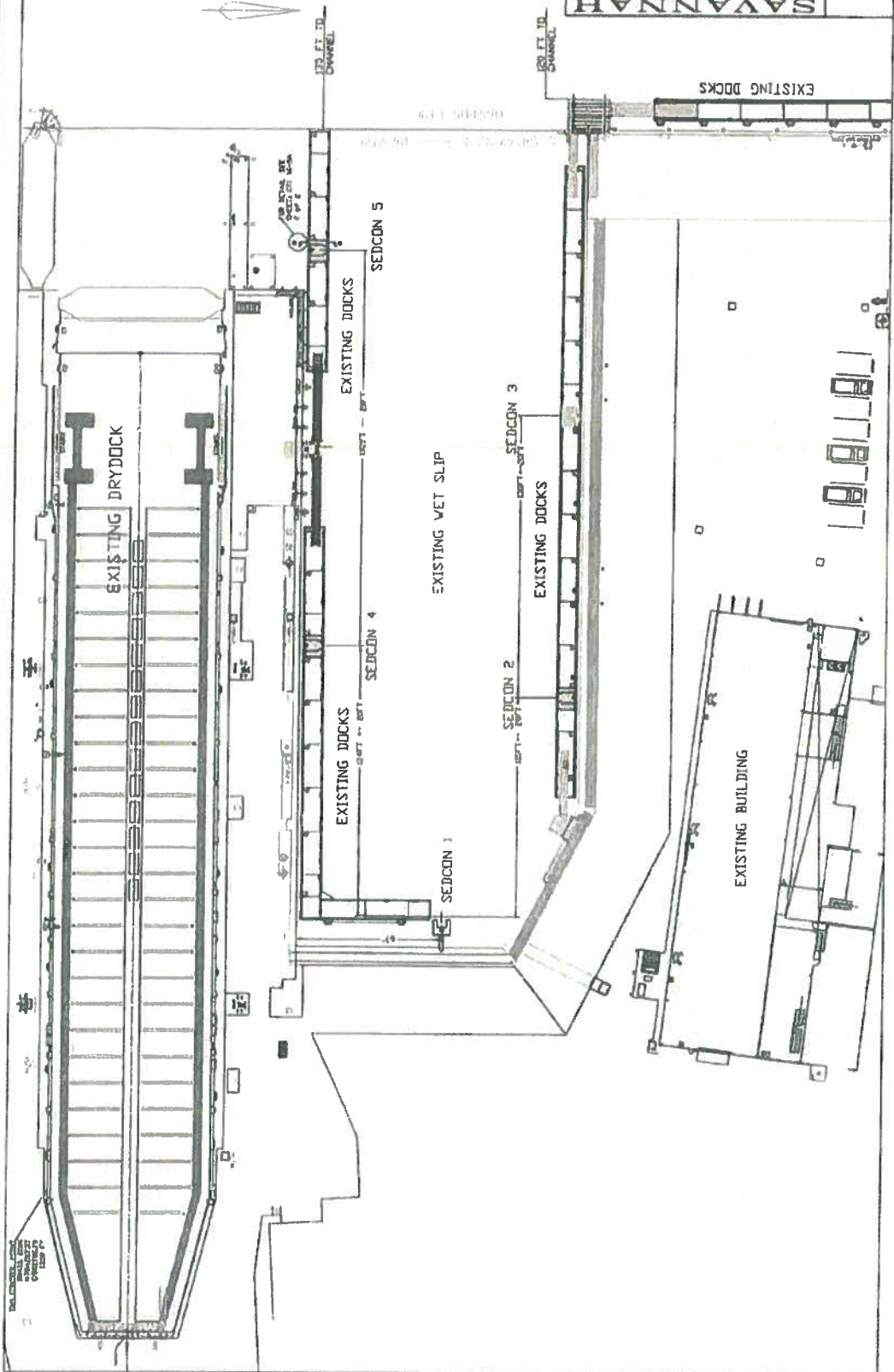
**2019 Google Earth Imagery**  
Prepared For: Enmark Properties, LLC

**RLC**  
**RESOURCE+LAND**  
CONSULTANTS  
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Source: Google Earth

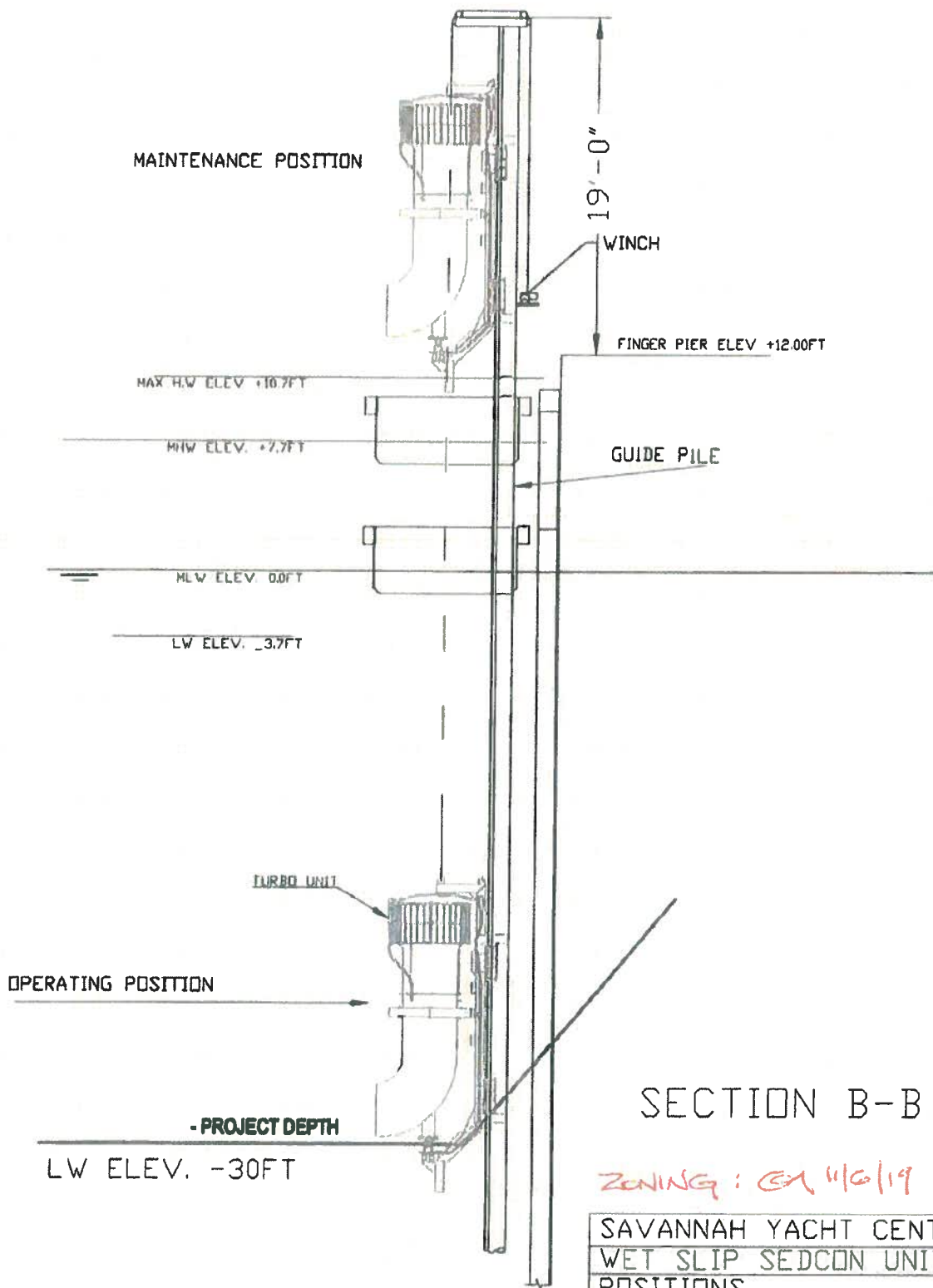


SAVANNAH RIVER

1 OF 2	SAVANNAH, GA	C11A-3
SAVANNAH YACHT CENTER		
VET SLIP SECTION UNIT ARRANGEMENT		
DATE: 04-02-03	BY: J.A. + R.	PROJECT NO. 03-001



ZONING: CA 116117



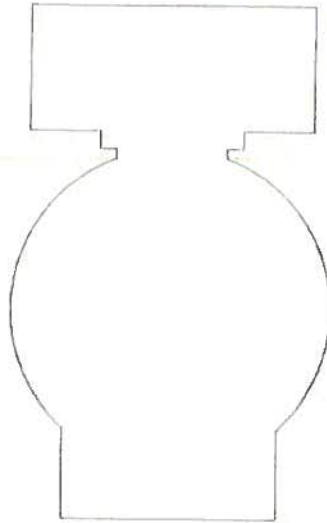
SECTION B-B

*ZONING: EX 11/6/19*

**Profile View of Turbo Unit**  
**SedCon Technologies, Inc.**  
**126 Beebe Rd, Springfield, GA 31329**

SAVANNAH YACHT CENTER
WET SLIP SEDCON UNITS
POSITIONS
DATE; 04-03-2019
DRAWING NO; CTI 16-5A
Sht; 2 OF 2

PLAN SQUARE FOOTAGE  
ONE UNIT  
26.1221 SqFt



36 INCH TURBO UNIT ASSEMBLY

ZONING : GA 11/6/19

SAVANNAH YACHT  
CENTER  
301 NORTH LATHROP  
AVE.  
SAVANNAH, GA. 31415  
USA

36 Inch Sedcon Unit

Plan View square footage

SIZE D	CAGE CODE	DWG NO T36-13-01
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SCALE

SHEET 1 of 1