

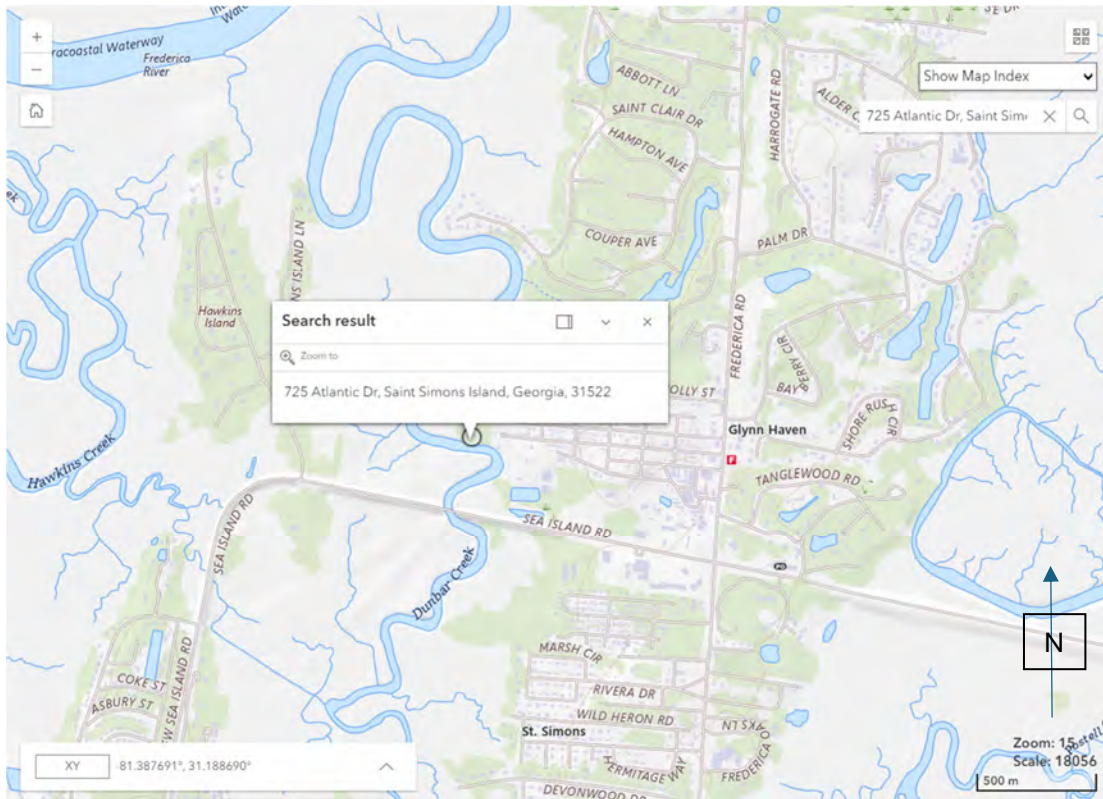
## **725 Atlantic Drive Project Description**

Approximately 95 linear feet of the tidally influenced Dunbar Creek will be impacted. The 95 LF of the creek bed contains mud and the existing riprap that was installed in the 1960s. Approximately 10 cubic yards of material will be excavated and replaced with riprap for toe protection. After the toe is established, approximately 1,140 square feet of geotextile fabric will be installed on the creek bed to stabilize the bank. To finish, approximately 105 cubic yards of riprap material will be placed on the bank to achieve proper stabilization. The improvements to 725 Atlantic Drive will impact approximately 1,140 square feet (0.026 acres) of CMPA jurisdictional area. The impact will be approximately 95 feet in length and 12 feet in width.

The existing conditions of 725 Atlantic Drive show signs of severe erosion. The project proposes to install a rip rap bank stabilization structure to reduce the effects of erosion along the bank. The site contains an existing stockpile of broken concrete and brick that is to be used for the riprap. The broken material is to adhere to Army Corps and DNR requirements. These requirements include, but are not limited to, varying sized pieces ranging greater than 20 pounds and not to exceed 500 pounds. All large slabs must be broken to conform to the grading requirements. Gravel should be less than 15% of the total fill volume. All protruding reinforcement rods, trash, and other extraneous materials must be removed from the broken concrete prior to installation.

If additional material is required to provide proper grading, the onsite broken concrete will be combined with a “one-man” riprap. “One-man” riprap is approximately 6”-18” in size. The riprap will maintain a maximum slope of 1:2 (vertical to horizontal), and a toe is to be established at the base of the riprap structure to enforce proper stabilization. The toe is to be approximately 36” in depth (2x the max rock size). Geotextile fabric will be installed behind the rip-rap structure to help prevent the structure's failure and protect the existing sediment. The structure should be installed using a track hoe with a thumb attachment from the shore. Proper permitting to work from the upland is to be acquired prior to construction.

## Site Plan:



## Adjoining Land Owners:

- Robert Duncan: 735 Atlantic Dr, Saint Simons Island, GA 31522
- William Patrick Duncan: 721 Atlantic Dr, Saint Simons Island, GA 31522

## Alternative Analysis:

- The alternatives to the proposed rip rap are a bulkhead or a living shoreline. A bulkhead is not desirable ecologically. It would cause more of an impact on the natural environment between the estuarine and upland habitats.
- A living shoreline alternative is not feasible for this site due to the steep slope of the bank. With the current slope, the living shoreline would require a greater reliance on non-biological materials. In addition, the conditions of the bank make it difficult to establish vegetation.

## Erosion and Sedimentation Statement:

- The project will be conducted in compliance with applicable erosion and sediment control responsibilities.

## Public Interest Statement:

### **A. 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 cause unreasonable harmful obstructions to or alteration of the natural flow of navigational water within the affected area to arise. The project will be located at the marsh-upland interface and will not extend past mean low water.

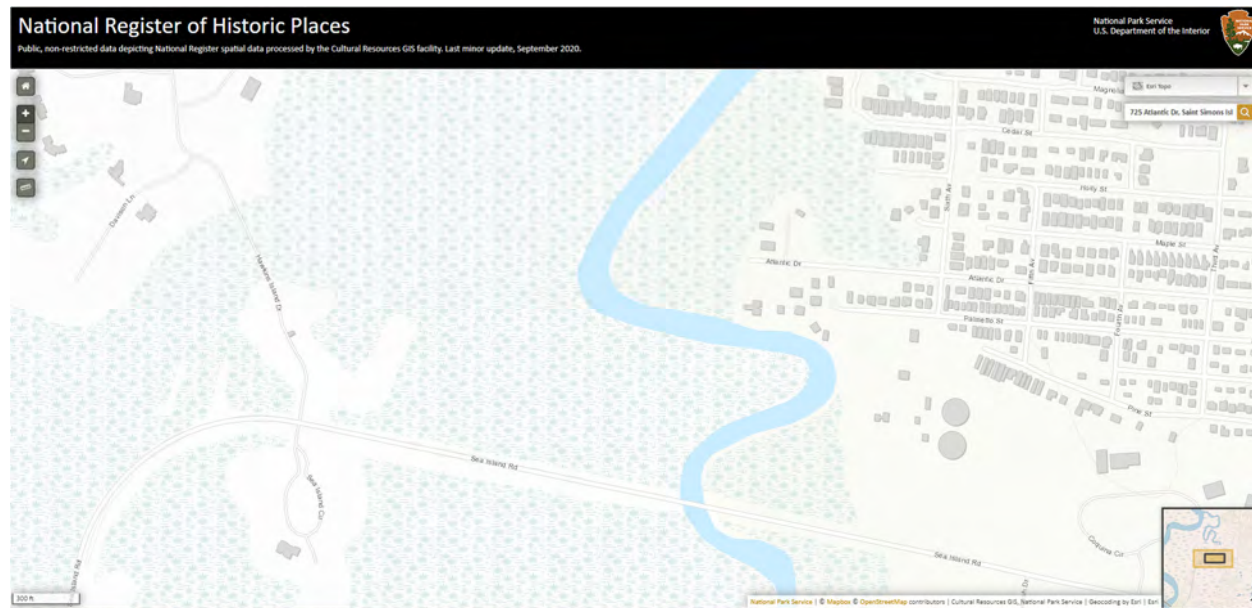
### **B. Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created.**

The proposed project will not create unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water. The purpose of this project is to stabilize the bank to prevent further erosion, shoaling of the channel, and stagnant areas of water.

### **C. 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, wildlife, or other resources, including but not limited to water and oxygen supply.**

The proposed project will not unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, including but not limited to water and oxygen supply. The project will not result in a loss of aquatic habitat required for these species, nor will it impact the quality of the existing habitat. There are no existing oyster beds or marsh vegetation within the areas where the rip rap will be installed.

## National Register of Historic Places:



**Water Quality Certification:**

This application will simultaneously be submitted to the Georgia Department of Natural Resources Environmental Protection Division. It is our opinion that a certification will not be required for this project.



COASTAL RESOURCES DIVISION

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

WALTER RABON  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

April 22, 2025

Bob and Bonnie Duncan  
725 Atlantic Drive  
St. Simons Island, GA 31522

**Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 725 Atlantic Drive, Dunbar Creek, St. Simons Island, Glynn County, Georgia.**

Dear Mr. and Mrs. Duncan:

Our office received the survey and plat, dated July 11, 2024, prepared by Jackson Surveying, Inc., No. 2804 entitled "*Map to Show Expedited Subdivision of Lots "A-2 & A-3" of the Expedited Subdivision of Parcel "A" Block 32, Glynn Haven Estates, Lying on St. Simons Island, 25<sup>th</sup> G.M.D., Glynn County, Georgia*" prepared for Robert G. & Bonnie L. Duncan. Based on my site inspection, on June 7, 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 June 7, 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) 689-6261.

Sincerely,

Paul Tobler  
Coastal Permit Coordinator  
Marsh and Shore Management Program

Enclosure: *Map to Show Expedited Subdivision of Lots "A-2 & A-3" of the Expedited Subdivision of Parcel "A" Block 32, Glynn Haven Estates, Lying on St. Simons Island, 25th G.M.D., Glynn County, Georgia*

File: JDS20240186







*A Golden Past.  
A Shining Future.*

**PLANNING & ZONING DEPARTMENT**

*1725 Reynolds Street, Suite 200, Brunswick, GA 31520*

*Phone: 912-554-7428/E-mail: [planningzoning@glynncounty-ga.gov](mailto:planningzoning@glynncounty-ga.gov)*

April 4, 2025

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

RE: 725 Atlantic Dr, St. Simons Island, GA 31522  
Parcel 04-05198  
Revised Plans

Dear Mr. Noble:

Pursuant to the request for a zoning certification letter (ZCL-24-84) by Drew Miller regarding 725 Atlantic Dr, please find the following:

The installation of the proposed rip rap area, as depicted in the attached revised plan, 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](mailto:mpostal@glynncounty-ga.gov).

Sincerely,

*Maurice Postal*

Maurice Postal, AICP  
Development Review Manager

*The Glynn County Planning & Zoning Department 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.*



*A Golden Past.  
A Shining Future.*

**GLYNN COUNTY**  
**ENGINEERING DEPARTMENT**  
4145 Norwich Street Ext., Brunswick, GA 31520  
Phone: 912-554-7428

**November 25, 2024**

**Drew Miller**  
**Roberts Civil Engineering**  
**301 Sea Island Road**  
**Saint Simons Island, GA 31522**

**Re: 725 Atlantic Drive, Parcel 04-05198**

Hello Drew Miller,

As requested in your email dated November 21, 2024, asking that Glynn County prepare a letter certifying that the proposed project - "725 Atlantic Drive" is not located on or near 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.

To the best of our knowledge, information, and belief; the above referenced project is not located on or near a closed landfill.

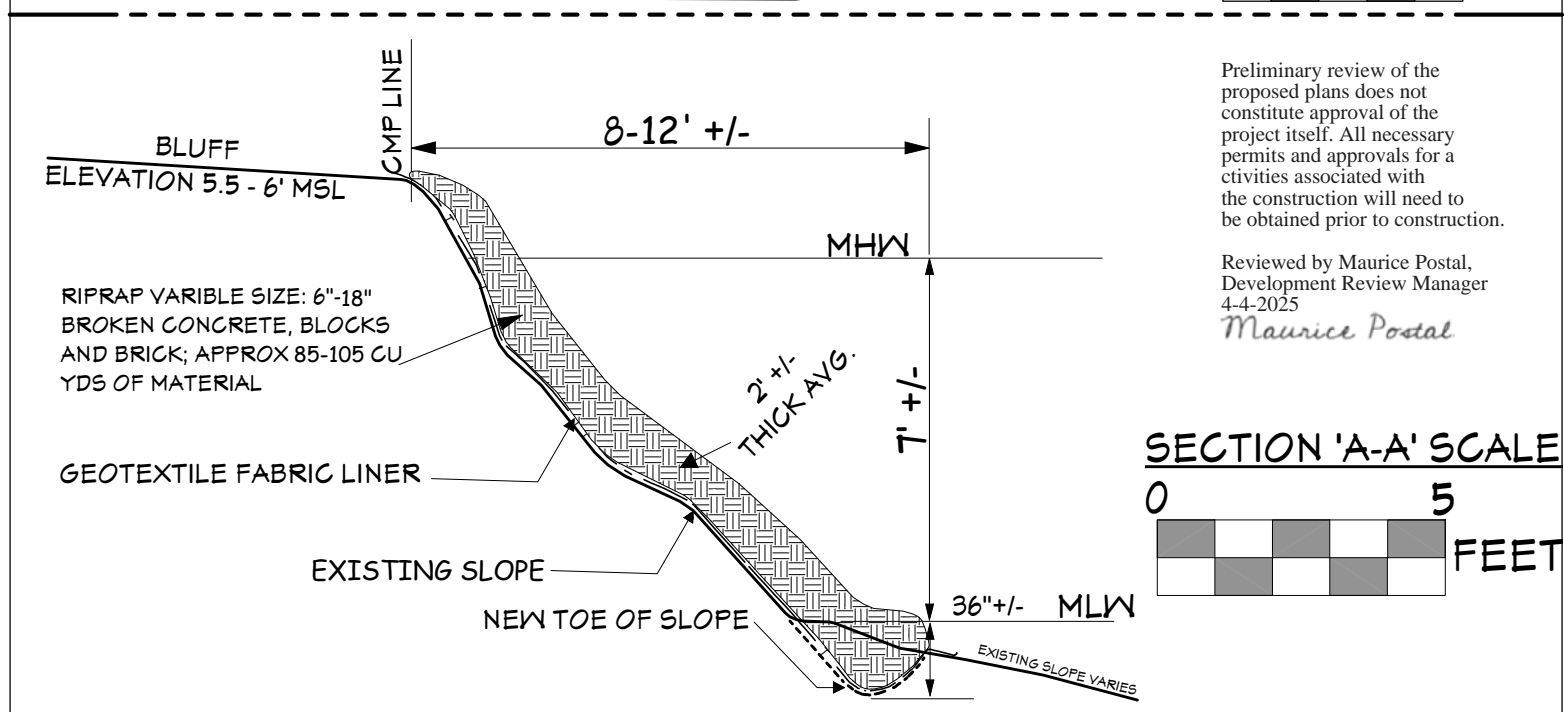
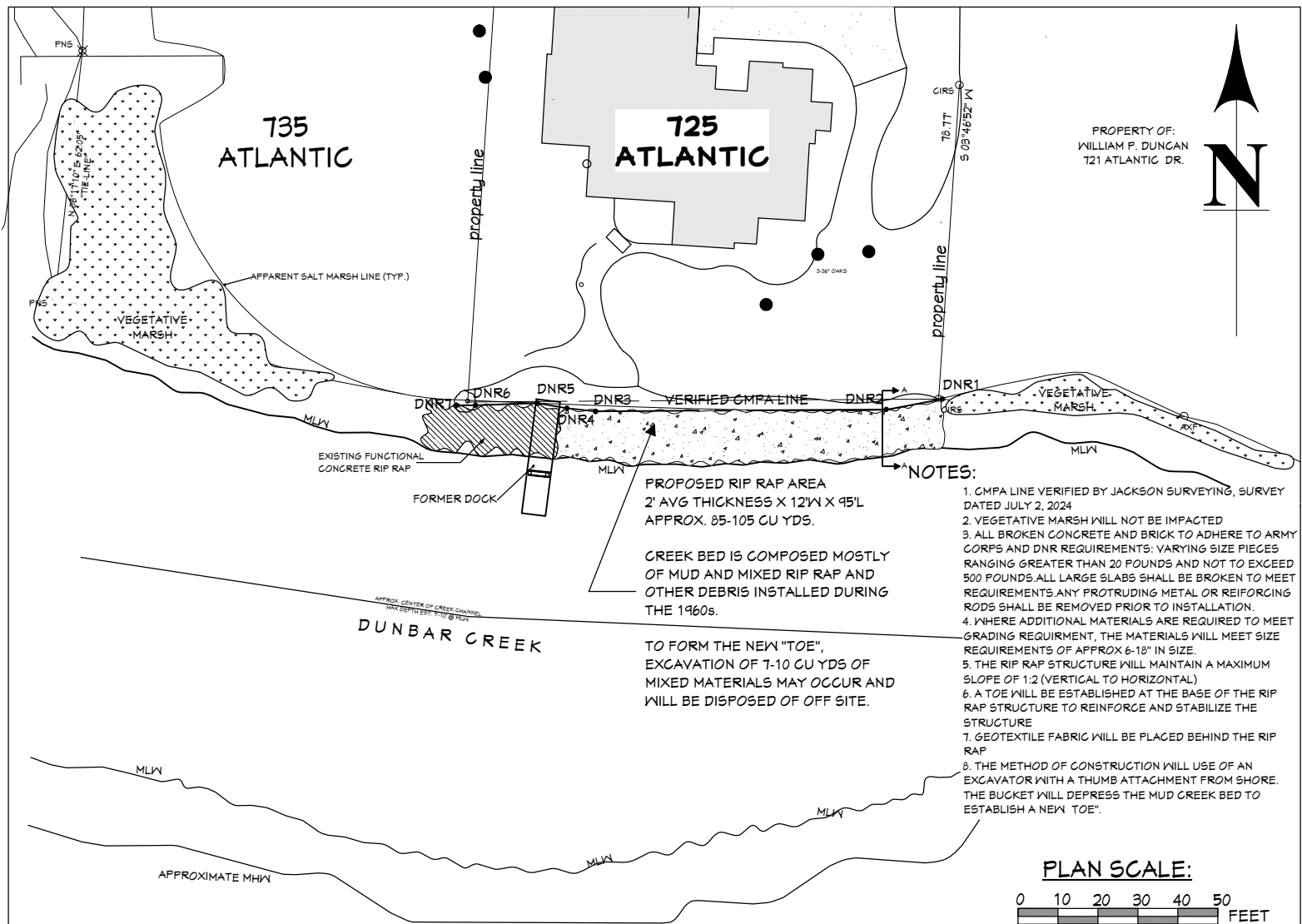
This letter also certifies that the Glynn County concurs with the riprap repair within the County's jurisdiction for the above referenced project.

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.

Sincerely,

Cliff Swiger  
Planning & Development Engineer  
Glynn County Engineering Services





<p><b>DUNBAR CREEK</b></p> <p>COUNTY: GLYNN</p> <p>STATE: GEORGIA</p> <p>APPLICANT: ROBERT DUNCAN</p>	<p>PROJECT NAME:</p> <p><b>RIP RAP</b></p> <p><b>725 ATLANTIC DRIVE</b></p> <p><b>ST. SIMONS ISLAND</b></p>	<p>SCALE:</p> <p>AS SHOWN:</p>	<p>SHEET NO.</p> <p><b>1</b></p> <p>OF 1</p>
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**RE: 725 Atlantic Drive**

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**From** Winsness, Shannon <Shannon.Winsness@dnr.ga.gov>  
**Date** Thu 4/10/2025 9:31 AM  
**To** Drew Miller <dmiller@robertscivilengineering.com>  
**Cc** Austin Chalmers <achalmers@robertscivilengineering.com>

A variance **will not** be required by EPD for this Project.

Shannon Winsness  
Watershed Protection Branch  
Coastal District Office  
1050 Canal Road  
Brunswick, GA 31525-6856

Zoom Phone: (912) 434-7486  
Cell: 912-230-4880  
Email: [shannon.winsness@dnr.ga.gov](mailto:shannon.winsness@dnr.ga.gov)



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**From:** Drew Miller <dmiller@robertscivilengineering.com>  
**Sent:** Friday, April 4, 2025 8:13 AM  
**To:** Winsness, Shannon <Shannon.Winsness@dnr.ga.gov>  
**Cc:** Austin Chalmers <achalmers@robertscivilengineering.com>  
**Subject:** 725 Atlantic 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.

Good morning, Shannon,

I hope you have had a great week so far. I am reaching back out to you regarding the proposed rip rap installation for 725 Atlantic Drive. We are currently undergoing the CMPA permit process with the DNR and have updated the plans since the initiation of this process. The proposed rip rap will be installed from the upland using an excavator. We are reaching out to verify if a buffer variance will be required. All proposed rip rap will be placed on the seaward side of the CMPA line. Let me know if you have any questions.

**Drew Miller**  
Project Engineer  
*Your Success is our Mission!*  
O: 912.638.9681  
C: 912.580.7885

