

Michael Houser
BURNSIDE ISLAND YACHT CLUB
307A Mcalpine Dr.
SAVANNAH, GA. 31406

Dillon Richtner, Coastal Permit Coordinator
DNR Coastal Resources Division
ONE Conservation Way, Brunswick Ga. 31520- 8686

AUGUST 22, 2022

BURNSIDE ISLAND YACHT CLUB CMPA APPLICATION,

Statements – OCGA 12-5-286

(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 modification of the authorized structure will not alter the natural water flow of navigable waters or obstruct public navigation. The outermost portion of the structure will be approximately 68 feet from the MLT line into the river at a location that is approximately 950 feet wide at MLW. Adequate depth and width is available for navigation upstream and downstream of the existing and proposed facility.

(2) Whether or not unreasonably harmful or increased erosion or 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 areas of stagnant water.

(3) Whether or not the granting of a permit and the completion of the applicants 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 quality and oxygen supply. - The existing and proposed structure will not interfere with the conservation of fish, shrimp, oysters, clams, crabs or other marine life or wildlife or other resources, including but not limited to water quality and oxygen supply. The majority of the structure is previously permitted and constructed. The proposed structure will REDUCE the square footage by approximately 189.5 sq/ft within the jurisdiction supported on piles over the water. No fill or other alterations will occur from the project will result in loss or conversion of title that would negatively offset marine life. The reduction of square footage and removal of floating docks from grounding in the mud at low tides will enhance the well being of marine life.

Club Commodore, 

PROJECT SUMMARY

The main purpose of this minor project is to get the floating docks and boats off the mud at low tide, which is a DNR stated objective, and to regain the lost dock spaces. This is due to mud encroachment. The MLT has moved approximately thirty feet south in the last few years. At the same time, the boat ramp is no longer an all-tide ramp and is only usable at higher tide levels making the loss of dock space critical. The second reason is that the existing docks are old and in bad non-repairable condition and inefficiently arranged to service the larger boats of today having been designed for much smaller boats of past. This facility serves 23 families.

This project will not impact the shore, buffers, or living marsh in any way. The existing raised walkway and raised deck are not to be changed. The zoning and use of the property and any environmental or other issues will in no way be impacted by this project. If anything, this project lessens the existing environmental impact by getting off the mud but also by the fact the new docks are downsized with less square footage than existing. This is strictly an offshore project.

This project removes all the existing floating docks and piles. The raised walkway and fixed covered platform existing, are not to change. The attachment points for the existing reused gangways on the raised platform will be slightly relocated outward (south) to suit the new docks as required.

The new docks are to 8-10 feet farther outward (south) than the old layout. Even though 30 feet of water has been lost, it is not desirable to extend farther due to water conditions. The new docks are to be parallel with the tide flows.

There are two small finger docks (6 ft x 18ft) located on each side of the raised platform, east and west sides secured with two piles each. The existing gangways are to be reused. The main dock (8ft x 80 ft) will be located on the south front of the raised platform. It will consist of four twenty foot joined sections terminating ten feet inside the east and west property lines secured with four pilings. A new 24 foot gangway joining the main dock to the east front corner of the raised platform is to be installed. A small ramp support stub dock may be required (6 ft x 10).

RECEIVED

APR 18 2022

GA DNR

June 20, 2022

Mr. Dillon Richter
Georgia Dept. of Natural Resources
One Conservation Way
Brunswick, Ga. 31520- 8686

Mike Houser
Burnside Is. Yacht Club
224 Center Dr.
Savannah, Ga. 31406

Re: Burnside IIs. Yacht Club , Permit application for
307A Mcalpine Dr. Savannah, Ga 30146

Dear Mr. Richter,

The attached corespondence is in answer to your request for more information on our dock permit request and is answered in the order asked .

Item One: There are no alternate site alternatives in that this is a minor modification to the existing facility.

Item Two: A letter from the Chatham Co. Dept. of Building, Safety & Regulatory Services
Dated June 17, 2022 is attached.

Item Three: The project will be conducted in compliance with applicable erosion & sediment control responsibilities and will continue to adhere to the existing fifty foot buffer requirement.

Item Four: This project is not over a hazzardous waste site or landfill.

Item Five: There is no upland component to this project.

Item Six: The upland area of the property is approximatley 16,000 square feet. The top of the existing concrete boat ramp is approximatly 640 square feet or is 0.04 % of the whole.

Item Seven: The property sheet drains off the property to the river.

Dillon, I hope this settles this, If not and more is needed, please notify me. Question, do I need to send this to the Corps ?

Sincerely,



Mike Houser
Burnside Island Yacht Club



**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

June 17, 2022

Mr. Houser
224 Center Dr.
Savannah, GA 31406

Sent email: housermf@gmail.com

RE: 307 A McAlpin Drive, Savannah GA 31406
PIN: 10464 03008

Dear Mr. Houser,

The above referenced address is located within the R-1/EO, One Family Residential zoning district with an Environmental overlay. According to the Chatham County Zoning Ordinance, private or residential community boat dock or pier is an allowed use.

If there are any questions, contact this office at (912) 201-4307.

Sincerely,

Tabitha A. Hartman
Zoning Administrator, Building Safety and Regulatory Services

**ADJACENT PROPERTY OWNER NOTIFICATION
NOTICE OF INTENT TO CONSTRUCT A PRIVATE,
SINGLE/MULTI FAMILY RECREATIONAL DOCK**

DATE OF NOTICE 3/22/22

This notification is to advise you that BURNSIDE ISLAND YACHT CLUB has applied for a recreational dock facility. The Georgia Department of Natural Resources and U.S. Army Corps of Engineers require that you, as an adjacent property owner, be notified. The applicant or agent for the applicant has been instructed to provide you with a copy of the project drawings along with this document.

PROJECT LOCATION 307 A McALPINE DR SAVANNAH GA. 31406

PROJECT TYPE MINOR FLOATING DOCK MODIFICATIONS

☒ As an adjacent property owner, I have been notified of the proposed work and reviewed the plans and do NOT object to the issuance of a permit for the project, as proposed.

☐ As an adjacent property owner, I have been notified of the proposed work and reviewed the plans and object to the issuance of a permit for the project, as proposed, for the following reasons.

(Plans Initialed)

Name X MR & MS SWANSON

Address 307 McALPINE DR
SAVANNAH, GA 31406

Phone # _____ Email _____

X 

Adjacent Property Owner Signature

25 MAR 22
Date

**ADJACENT PROPERTY OWNER NOTIFICATION
NOTICE OF INTENT TO CONSTRUCT A PRIVATE,
SINGLE/MULTI FAMILY RECREATIONAL DOCK**

DATE OF NOTICE 3/26/22

This notification is to advise you that BURNSIDE ISLAND YACHT CLUB has applied for a recreational dock facility. The Georgia Department of Natural Resources and U.S. Army Corps of Engineers require that you, as an adjacent property owner, be notified. The applicant or agent for the applicant has been instructed to provide you with a copy of the project drawings along with this document.

PROJECT LOCATION 307 A MCALPINE DRIVE

PROJECT TYPE DOCK MODIFICATIONS



As an adjacent property owner, I have been notified of the proposed work and reviewed the plans and do NOT object to the issuance of a permit for the project, as proposed.



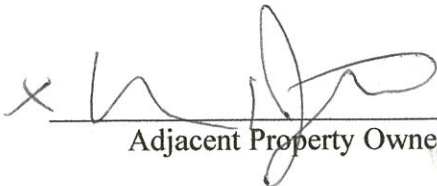
As an adjacent property owner, I have been notified of the proposed work and reviewed the plans and object to the issuance of a permit for the project, as proposed, for the following reasons.

Name MR & MRS JOHNSON

Address 308 MCALPINE DR

SAVANNAH, GA. 31406

X Phone # 912-547-6096 X Email BILLJ@NORSOUTH.COM

X 

Adjacent Property Owner Signature

3/26/22
Date

STATE OF GEORGIA

REVOCABLE LICENSE REQUEST FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANTS NAME(S): BURNSIDE ISLAND YACHT CLUB INC
MAILING ADDRESS: 307A McALPIN DRIVE SAVANNAH GA 31406
(Street) (City) (State) (Zip)
PROJECT ADDRESS/LOCATION: 307A McALPINE DR SAVANNAH GA 31406
COUNTY: Chatham WATERWAY: ICW, VERNON RIVER DATE: _____
LOT, BLOCK & SUBDIVISION NAME FROM DEED: 307A, 10464-300B DEED BOOK: 691-75

Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit or authorization required by State law. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR or his/her designee has signed a copy of this request.

Sincerely,

By: X *John L. Thomas* Commissioner
(Applicant), title if applicable

By: _____
(Applicant), title if applicable

The State of Georgia hereby grants you a revocable license not coupled with an interest as provided in your request. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping. In its occupancy and use of the premises, licensee shall not discriminate against any person on the basis of race, gender, color, national origin, religion, age, or disability. This covenant by licensee may be enforced by termination of this license, by injunction, and by any other remedy available at law to the Department. The project proposed for this license must be constructed and completed within the specified timeframe associated with the authorization and/or transmittal letter associated with this revocable license and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA
Office of the Governor

By: _____
For: Mark Williams, Commissioner-DNR

Date: _____