

Project Summary

Dock Maintenance

Property Identification Numbers: 4-0011-09-017A, 4-0011-09-17

Lots 359A, 358A on Venetian Dr, Tybee Island GA 31328

Owners: Bradley W. Elsby and Kim A. Elsby

The purpose of the project is to perform maintenance work on the existing dock in order to main the structure in good condition. The boards on the existing walkway were growing old and warping causing the railings to sag and the board replacement was becoming difficult as the support boards were also starting to rot and would not hold the screws in areas. The old floats were deteriorating and starting to come loose from the floating dock structure. The project consists of replacing the old floats with new high density floats and rebuilding the wood structure for the floating dock area (8' X 24'). For the walkway, the existing support boards, walkway boards and railings would be replaced (6' X 40'). The new wood materials used are 2.5 CCA treated piles, .60 CCA treated lumber for stringers/decking and pressure treated lumber for 4x4s and 2x4s fastened with stainless steel hand drive ring shank nails and hot dipped galvanized bolts. Access would be attained through the entrance off Venetian Dr. The work will be done by Monty Walker Docks.

The alternative to performing this maintenance on the dock would be to continue to do patchwork repairs and risk the eventual deterioration of the dock potentially impacting safety of people on the dock and risk of damage to the surrounding environment and property should wind or weather cause boards or floats to dislodge from the dock.

Due to the approach of Hurricane Dorian, and the uncertainty of the impact, the floating dock was dismantled (partially?) prior to obtaining a work permit. Monty was working on the permit but, because the old floats were at risk of popping out, the floating dock was dismantled and the materials secured, in order to protect the dock itself, neighbors docks and the surrounding area of any potential damage should the floating dock come apart during the hurricane.

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Project Narrative

The applicant is requesting to replace a floating dock in its previously existing footprint. The floating dock was damaged due to Hurricanes Matthew and Irma. To prevent further property damage to neighboring docks and prevent a navigational hazard, the floating portion of the dock was removed while the serviceable pilings remained. The proposed project will not create a larger impact than what was previously existing, and will be an improvement to the previous floating dock by being cradled 2ft. above the mud. The dock will not extend further into the waterway than the neighboring docks, and will be used for water dependent activities such as boating, kayaking, and accessing the water to swim.

The existing site conditions consist of a 100 linear foot bulkhead bordering the upland. A 4.75ft. x 37.4ft. (177.65 sq.ft.) walkway extends seaward from the upland to access a 210 sq. ft. irregular shaped fixed deck with a 12ft. x 12ft. cover. Six (6) pilings (6 sq.ft.) are still located where the floating was positioned and will be used for the proposed floating dock. The proposed project consists of replacing the 3ft. x 26ft. ramp to access an 8ft. x 26ft. floating dock. The floating dock will be cradled 2ft. above the mud. The dock will not extend into the waterway at MLW, and is located approximately 370 ft. from the navigable channel. The dock is positioned 37.89 ft. from the extended property line to the left and 44.22ft. from the extended property line to the right of the structure.

The existing dock facility impacts approximately 393.65 sq.ft. of coastal marshlands, and the proposed project will impact approximately 679.65 sq.ft. of coastal marshlands for an increase of 286 sq.ft. (0.0065).

Alternative Analyses:

The subject parcel is owned by the applicant, any alternative site would be outside the limits sets by the DNR, which designate a dock to be constructed within the extended property lines of the upland parcel. The dock will be used for water dependent activities.

Landfill or Hazardous Waste Statement:

The applicant has made inquiry to the appropriate authorities and determined that the proposed project is not over a landfill or hazardous waster site.

Water Quality Certification:

The proposed project is a pile supported structure and will not require a water quality certification.

Erosion and Sedimentation Statement:

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

Public Interest Statement:

- a. The proposed project will not cause unreasonably harmful obstructions or alterations of the natural flow of navigational water. The project will not extend into the navigable channel.
- b. The project will not create unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water.
- c. The project will not unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, included but not limited to water and oxygen supply.

ADJACENT PROPERTY OWNER NOTIFICATION
NOTICE OF INTENT TO CONSTRUCT
PRIVATE RECREATIONAL DOCK

Repair existing

To: Adjacent Landowner John and Jean Hutton
(name)

1306 Vanitian Dr Tybee Island GA 31328
(address) (city) (state) (zip)

This notification is to advise you that I/we have 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.

From: Applicant Bradley and Kim Elsby
(name)

Vanitian Dr Tybee Island GA 31328
(project location address) (city) (state) (zip)

LOT 358A AND 359A WARD 4
(lot number) (subdivision)

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

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

(marine contractor)
you may call Monty Walker - 912-661-0010
Or Sam LaBarba at the DNR - 912-266-0277


Adjacent Landowner Signature

9/10/2019
Date

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GA-DNR

Mail to:
docks442@aol.com

**ADJACENT PROPERTY OWNER NOTIFICATION
NOTICE OF INTENT TO CONSTRUCT A
PRIVATE RECREATIONAL DOCK**

Repair existing

To: Adjacent Landowner Patricia Cullum
(name)
81 Shipwatch Rd Savannah GA 21410-2917
(address) (city) (state) (zip)


This notification is to advise you that I/we have 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.

From: Applicant Bradley and Kim Elsbey
(name)
Vanitian Dr Tybee Island GA 31328
(project location address) (city) (state) (zip)
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(lot number) (subdivision)

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(marine contractors)
you may call Monty Walker - 912-661-0010
or Sam LaBarba at the DNR-912-266-0277


JOHN CULLUM, EXECUTOR

Adjacent Landowner Signature

9-11-19
Date

OF THE ESTATE OF
PATRICIA C. CULLUM

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GA-DNR

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor Pro Tem
John Branigin
Jay Burke
Nancy DeVetter
Monty Parks
Michael "Spec Hosti



CITY MANAGER
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

June 30, 2020

Brad Elsby
701 13th St.
Tybee Island, GA 31328

Re: dock permit

Dear Mr. Elsby,

Your request to build a dock on parcel 40011 09021 (formerly 40011 09017) does not violate any zoning codes for the City of Tybee Island. The City will require detailed drawings and a building permit application prior to you commencing work. Please contact me if you have any further questions.

Sincerely,

George Shaw
Community Development Director
gshaw@cityoftybee.org
912-472-5031

elsbyk@bellsouth.net

From: Smith, Bradley <Bradley.Smith@dnr.ga.gov>
Sent: Thursday, June 4, 2020 3:51 PM
To: elsbyk@bellsouth.net; 'Shaun Reyes'; Labarba, Sam
Subject: Re: Elsby Floating Dock CMPA Permit

Sam,
The Brad Elsby floating dock CMPA project will not require a 401 Water Quality Certification.
Thanks,

Bradley Smith
GA EPD Wetlands Unit
Watershed Protection Branch

From: elsbyk@bellsouth.net <elsbyk@bellsouth.net>
Sent: Thursday, June 4, 2020 2:09 PM
To: Smith, Bradley; 'Shaun Reyes'
Subject: Elsby Floating Dock CMPA Permit

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.

Bradley

It was good talking with you today and I appreciate your time and help with this. As discussed, we are working to get a permit to repair/replace an existing floating dock on Venetian Dr on Tybee Island. If you could please send Sam Labarba an email, with a cc to myself and Shaun Reyes, letting him know that you do not need anything from the EPD Water Protection Branch perspective, it would be greatly appreciated. If you have any further questions, please let us know.

Thank you again for your help with this, it is very much appreciated.

Best Regards
Brad Elsby
(678) 559-5255

Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

LOCATION:

County Chatham Landmarks _____
 Municipality Tybee Island Waterway Horsepen Creek

FACILITY:

Facility Type Private _____ Public _____ Commercial _____ Other _____
 Dock Space _____ Leased _____ Sold _____ Rented _____ Other _____
 Size of Upland Area (sq. ft.) 1,374 Size of Submerged Area (sq. ft.) 160

WATERWAY INFORMATION:

open water _____ river _____ creek basin _____
 Tidal Range (ft. MLW) 9' Water Depth (ft. MLW) 0'
 Channel Width (ft. MLW) 100' Depth of Dredging (ft. MLW) NA
 Distance facility will extend into the waterway beyond MLW 0'

EXISTING OR PLANNED SERVICES IN JURISDICTION:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> boat ramp | <input type="checkbox"/> hoist | <input type="checkbox"/> mobile lift | <input type="checkbox"/> vessel TV hookup |
| <input type="checkbox"/> railway | <input type="checkbox"/> fuel | <input type="checkbox"/> propeller repair | <input type="checkbox"/> electrical repair |
| <input type="checkbox"/> pump-out vessels | <input type="checkbox"/> hull repair | <input type="checkbox"/> engine repair | <input type="checkbox"/> vessel electric hookup |
| <input type="checkbox"/> boat building | <input type="checkbox"/> ship's store | <input type="checkbox"/> dockmaster's office | <input type="checkbox"/> fire protection |
| <input type="checkbox"/> restrooms | <input type="checkbox"/> showers | <input type="checkbox"/> restaurant | <input type="checkbox"/> laundromat |
| <input type="checkbox"/> hotel | <input type="checkbox"/> # of vehicle parking spaces | | <input type="checkbox"/> # of trailer parking spaces |

DREDGING/FILLING/SHORELINE STABILIZATION:

- NA Will dredging be required for the access channel?
NA Will dredging be required for boat basin?
NA Is filling proposed in tidal wetlands?
NA Is filling proposed in open water?
NA Will dredge disposal sites be required?
NA Have future dredge disposal sites been identified?
NA Have future dredge spoil sites been set aside with deeds or easements?
NA Is shoreline stabilization proposed? If so, what type? _____
NA Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

HABITAT/WILDLIFE/CULTURAL RESOURCES: (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

No Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?
If yes, what is the distance? _____

Yes *Is this habitat identified as “essential fish habitat”?

Yes Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?

No Do oyster or clam beds occur in or near the project site or access channels?
If yes, what is the distance? _____ If yes, what is the acreage? _____

No *Is project site near active crabbing areas?

No *Is the project site in designated bait zones?

No Is the project site in or near an area of historic, archeological, or scenic value?
If yes, explain _____

* GA DNR Coastal Resources Division’s Marine Fisheries staff can direct the applicant to appropriate source materials.

**U.S. Army Corps of Engineers
Regulatory Branch, Coastal Area Section
100 West Oglethorpe Avenue
Savannah, Georgia 31401-3640**

To Whom It May Concern:

This is to certify the work subject to the jurisdiction of the U.S. Army Corps of Engineers as described in my application dated 10/23/20, is to the best of my knowledge, consistent with the Georgia Management Plan.

Since my project is located in the Coastal Area of Georgia, I understand the U.S. Army Corps of Engineers must provide this statement to the Georgia Department of Natural Resources, Coastal Resources Division, Ecological Services Section (GADNR-CRD) for its review, and a Department of Army permit will not be issued until the GADNR-CRD concurs with my findings. I also understand additional information may be required by the GADNR-CRD to facilitate its review of my project and the additional information certifications may be required for other Federal or State authorizations.

Signature of Application:



Date:

10/23/20

Printed Name of Applicant:

Bradley & Kim Elsby

Street Address:

180 Settindown Drive

Roswell, GA 30075

City, State, Zip Code:

Phone Number:

(678) 558-5255

Fax Number:

E-Mail Address:

elsbyk@bellsouth.net

**For questions regarding consistency with the Georgia Coastal Management Program,
Please contact Kelie Moore, GADNR-CRD, (912) 264-7218.**