



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

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

APR 02 2020

Sapelo River Marina, LLC
c/o Charlie Phillips
1418 Sapelo Ave
Townsend, GA 31331

RE: Letter of Permission (LOP) and Revocable License (RL) for Maintenance of a Commercial Marina, 1418 Sapelo Avenue, Roscoe Canal, McIntosh County, Georgia. (GPS: 31.53585°N/-81.36283°W)

Dear Mr. Phillips:

This Letter of Permission (LOP) is in response to your request dated March 11, 2020 for maintenance to an existing commercial marina. The project consists of replacing pilings and floor structures in their existing footprint and configuration on three (3) enclosed buildings located over coastal marshlands. The project will begin no sooner than fifteen (15) days from the receipt of this letter and be completed within six (6) months.

The existing structure consists of three (3) irregular shaped, enclosed buildings totaling 4,589 square feet extending from the upland. The area to be repaired consists of portions of the floor of each building for a total of 1,980 square feet. The old concrete floor will be removed, and new concrete floors will be placed in the same footprint. Pilings will be replaced by installing new pilings through the roof of the structure, piling replacement will occur within or immediately adjacent to the original structure. Unserviceable pilings will be removed or cut off at the mud line.

The Department authorizes the maintenance of the commercial marina in the current footprint as depicted in the attached description and drawings. No unauthorized equipment, materials, or debris may be placed in, disposed of, or stored in jurisdictional areas. All material removed must be disposed of at an appropriate upland disposal area. Any visible alterations in marsh topography will be restored immediately using low-impact hand tools. Any damage to the marsh vegetation that has not recovered naturally during the next growing season will be repaired by a method acceptable to the Department.

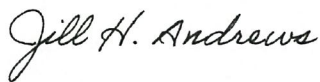
Please find enclosed a fully executed Revocable License (RL) for the project described above. This license serves as an authorization to utilize state owned tidal water bottoms for your project. Any change in the use, location, dimensions, or configuration of the approved project, without

prior notification and approval from this office could result in revocation of this permission and in the required removal of the related structures.

This authorization does not relieve you from obtaining any other required federal, state, or local permits. Tidal water bottoms and marshlands of coastal Georgia are public trust lands controlled by the State, except for such lands where a validated Crown Grant or State Grant exists.

Please contact Sam LaBarba at (912) 264-7218 should you require more information.

Sincerely,



Jill Andrews
Chief, Coastal Management Section

Enclosures: Description and Drawings, Revocable License

Cc: McIntosh County Building Department
LOP20200049

STATE OF GEORGIA

REVOCABLE LICENSE REQUEST FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANTS NAME(S): Sapelo River Marina

MAILING ADDRESS: 1418 Sapelo Ave NE Townsend GA 31331
 (Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 1418 Sapelo Ave NE

COUNTY: McIntosh WATERWAY: Sapelo River DATE: 2-14-20

LOT, BLOCK & SUBDIVISION NAME FROM DEED: Lots 1,2,3,4,6 & 7 Belleville Bluff

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: [Signature]
 (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: Jill H. Andrews
 For: Mark Williams, Commissioner-DNR

Date: APR 02 2020



T. R. Long Engineering, P.C.

114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664
(912) 368-7206 FAX



March 11, 2020

Sam LaBarba
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520

Re: Description of Regular Maintenance for
Sapelo River Marina, LLC.

Dear Mr. LaBarba,

This letter is regarding the proposed maintenance for the existing building, existing fixed decks, and associated pilings. The proposed improvements, as shown on the attached exhibit, will consist of repairing/replacing portion of the buildings, fixed decks, and pilings

T. R. Long Engineering, P.C. met on site with Mr. Noble, and Mr. Phillips to highlight the areas and discuss the estimated methods of repair. As discussed, the concrete deck will be replaced by concrete decking and the base will be stabilized. Any failing pilings under the existing fixed decks and buildings will be replaced by fiberglass pilings.

T. R. Long Engineering, P.C., on behalf of the applicant, performed an on-site survey to approximate the area of improvements. The survey was used to provide an estimation for the dilapidated areas and provide an exhibit to Department of Natural Resource to ensure the associated repairs will be within the regular maintenance of the approved dock and facilities.

We would greatly appreciate your review of the proposed maintenance improvements and look forward to a confirmation of a Letter of Permission to perform the needed repairs. Should you have any questions, comments or need additional information please contact us.

Sincerely,

Adam Wilkinson, E.I.T.

Labarba, Sam

From: Adam Wilkinson <AWilkinson@trlongeng.com>
Sent: Tuesday, March 31, 2020 11:16 AM
To: Labarba, Sam
Subject: RE: Phillips Seafood

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.

Yes I believe that is correct.

Should you have any questions, comments, or require additional information, please contact us.

Adam Wilkinson, E.I.T.

T. R. Long Engineering, P.C.
114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664 Office
(912) 368-7206 Fax
www.trlongeng.com

From: Labarba, Sam <sam.labarba@dnr.ga.gov>
Sent: Tuesday, March 31, 2020 11:11 AM
To: Adam Wilkinson <AWilkinson@trlongeng.com>
Subject: RE: Phillips Seafood

What is the method of replacement for the pilings? From what I understand the roof will be removed and they will be installed through the top of the building, is this correct?

Sam LaBarba
Coastal Permit Coordinator
Coastal Resources Division
(912) 262-3127 | M: (912) 266-0277
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From: Adam Wilkinson <AWilkinson@trlongeng.com>
Sent: Tuesday, March 31, 2020 10:08 AM
To: Labarba, Sam <sam.labarba@dnr.ga.gov>
Subject: RE: Phillips Seafood

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1418 Sapelo Ave
Townsend, GA 31331

From: Labarba, Sam <sam.labarba@dnr.ga.gov>
Sent: Tuesday, March 31, 2020 10:04 AM
To: Adam Wilkinson <AWilkinson@trlongeng.com>
Subject: RE: Phillips Seafood

What is the mailing address, and physical address if they are different, of the project location?

From: Adam Wilkinson <AWilkinson@trlongeng.com>
Sent: Tuesday, March 31, 2020 8:52 AM
To: Labarba, Sam <sam.labarba@dnr.ga.gov>
Subject: RE: Phillips Seafood

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.

4,589 sf. for the building cluster we are repairing
7,633 sf for all buildings near the water
11,037 sf for all buildings on parcel

From: Labarba, Sam <sam.labarba@dnr.ga.gov>
Sent: Tuesday, March 31, 2020 8:38 AM
To: Adam Wilkinson <AWilkinson@trlongeng.com>
Subject: RE: Phillips Seafood

Are you able to get me the total square feet of the buildings as well? With all the weird angles I can't just do the usual length x width.

Sam LaBarba
Coastal Permit Coordinator
Coastal Resources Division
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From: Adam Wilkinson <AWilkinson@trlongeng.com>
Sent: Tuesday, March 31, 2020 8:24 AM
To: Labarba, Sam <sam.labarba@dnr.ga.gov>
Subject: RE: Phillips Seafood

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.

I can send you an electronic copy. I mailed the full hard package for the LOP and the CMPA Friday I think. Please see the attached LOP Package.

From: Labarba, Sam <sam.labarba@dnr.ga.gov>
Sent: Tuesday, March 31, 2020 8:18 AM
To: Adam Wilkinson <AWilkinson@trlongeng.com>
Subject: Phillips Seafood

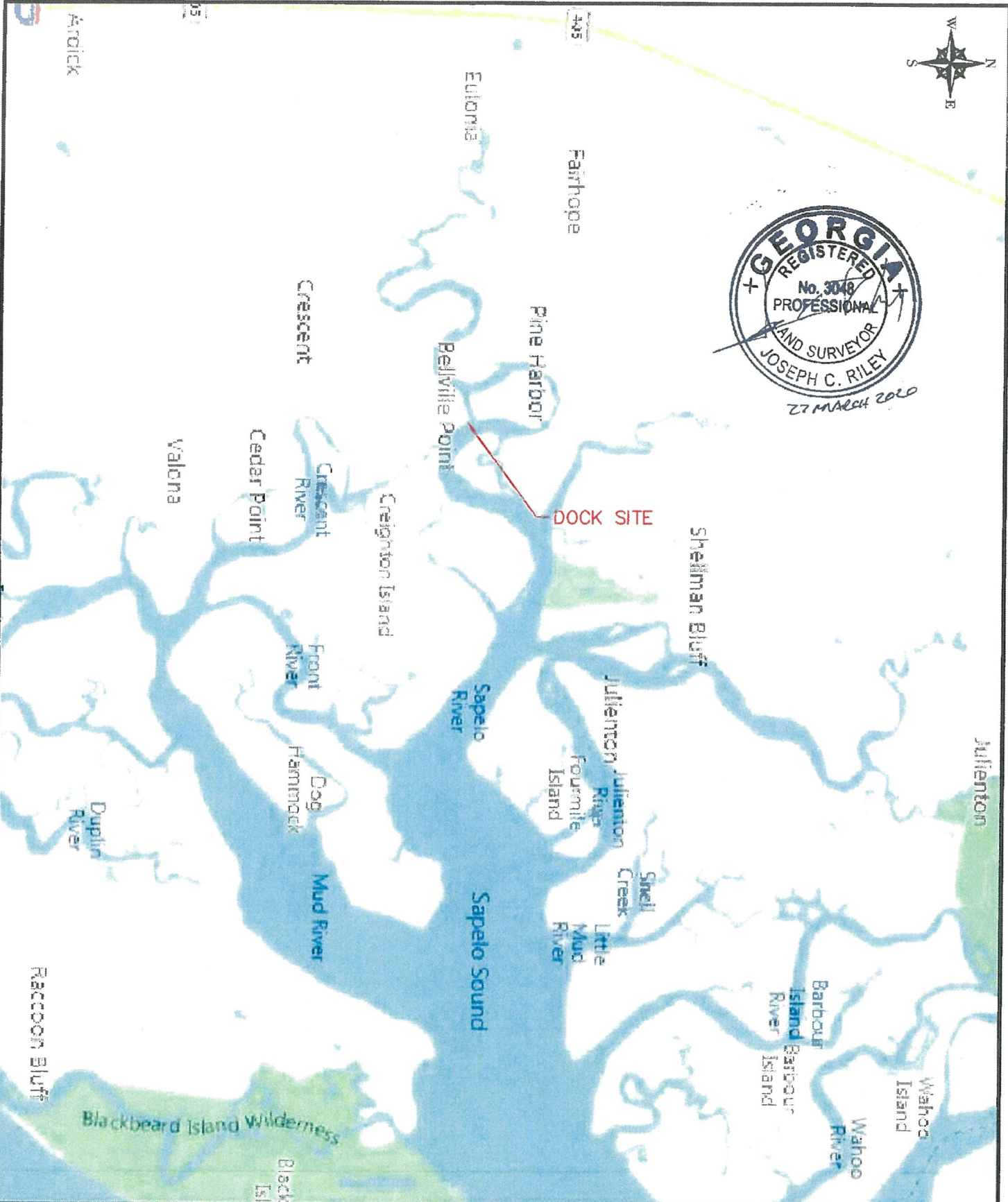
Adam,

How are we doing on the drawings for Phillips Seafood? Last time we spoke you were going to be adding the dimensions of the buildings. I've got some time to write the LOP today if you can get me those drawings.

Sincerely,

Sam LaBarba
Coastal Permit Coordinator
Coastal Resources Division
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Buy a hunting or fishing license today!

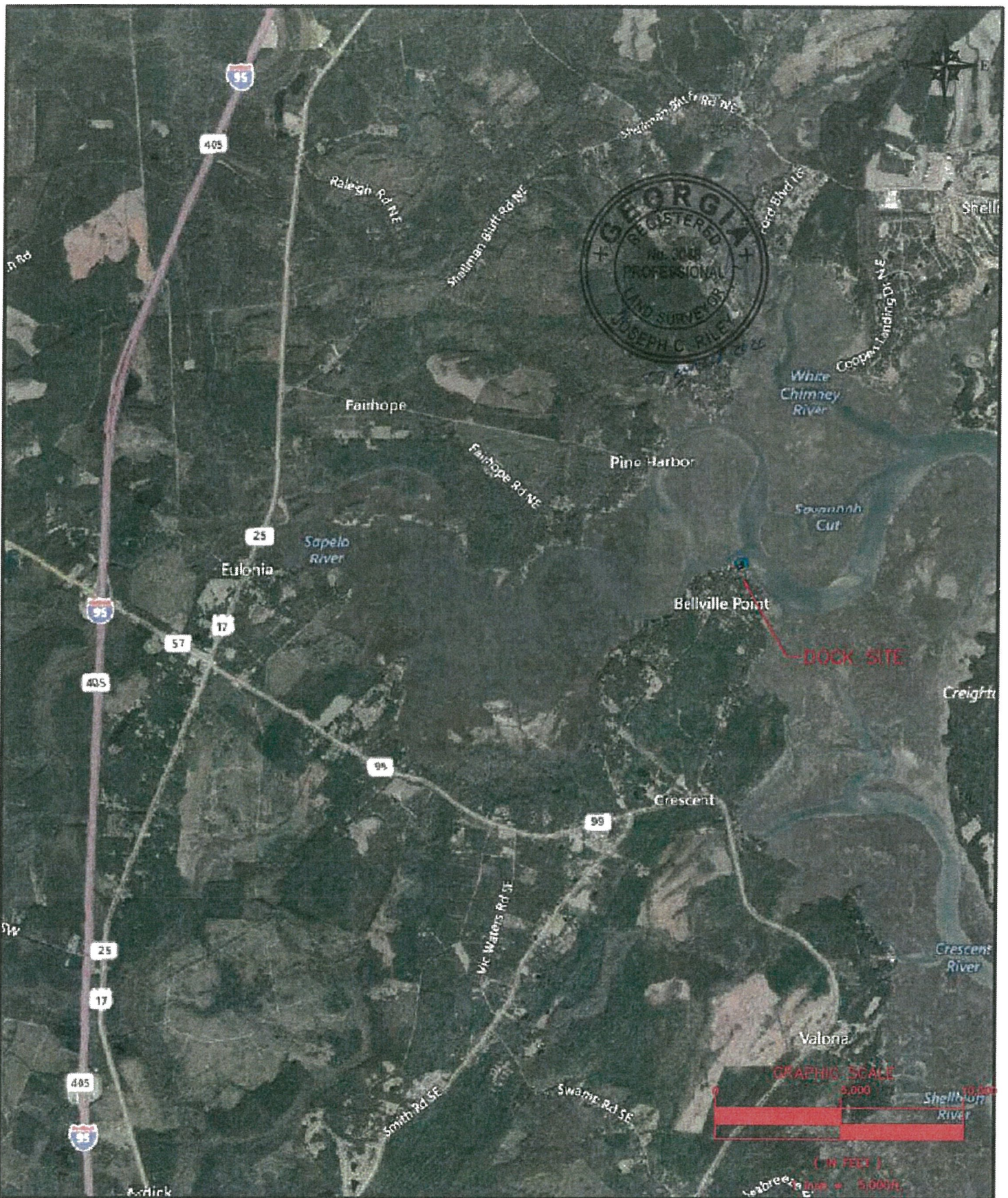
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T. R. Long Engineering, P.C.
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**Proposed Repairs
 for Sapelo Sea Farms**

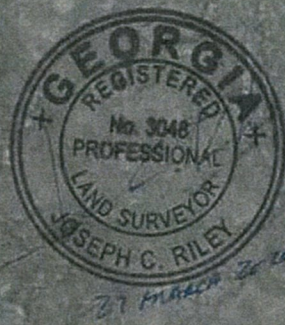
Sheet Name: County Level Vicinity Map
 Sheet Number: C-01
 Initial Date: 12/05/2019
 Drawn By: AGW
 Project Number: 2019-127



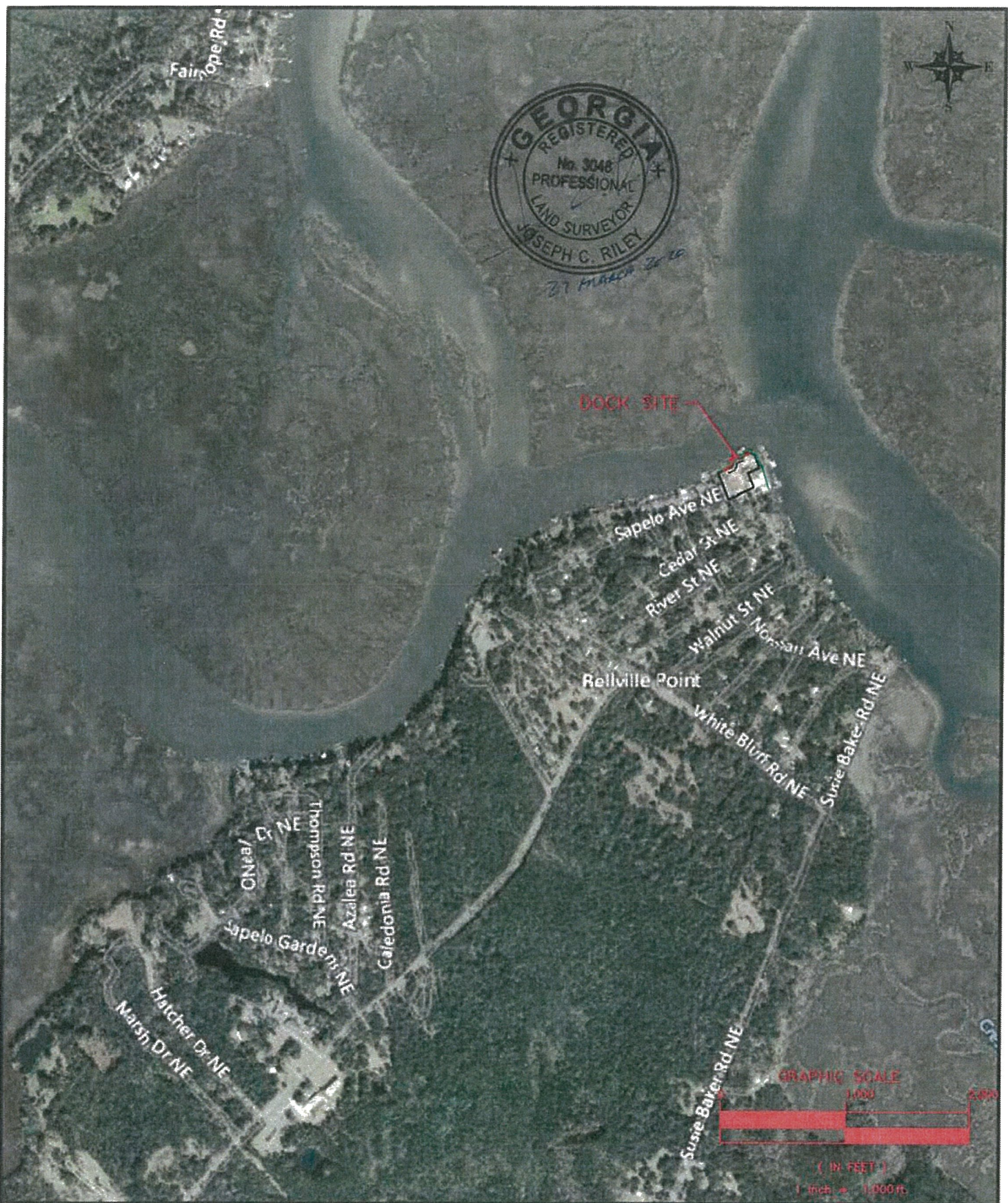
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 (912) 368-7206 Fax

Proposed Repairs
 for Sapelo Sea Farms

Sheet Name: Vicinity Map
 Sheet Number: C-02
 Initial Date: 12/05/2019
 Drawn By: AGW
 Project Number: 2019-127



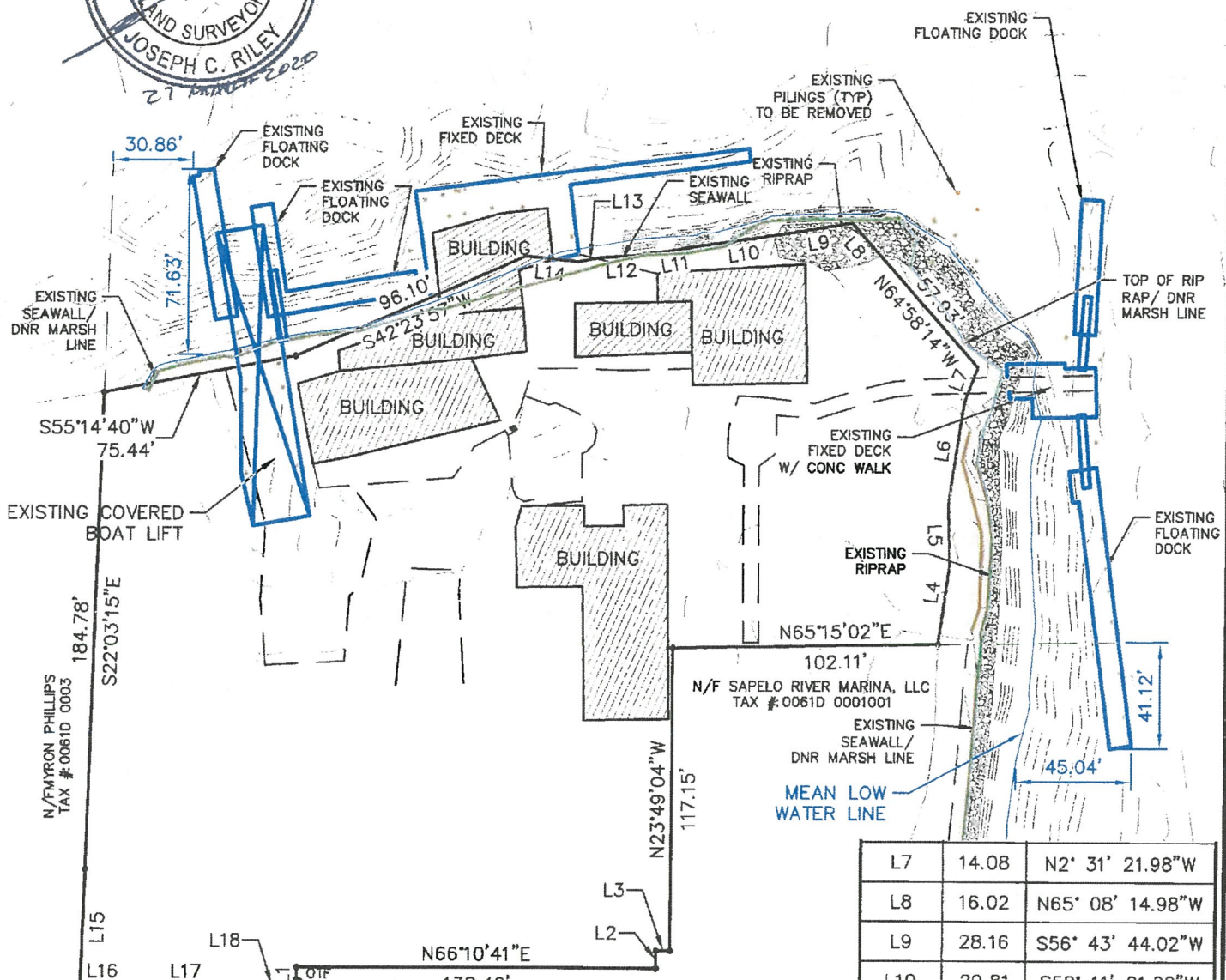
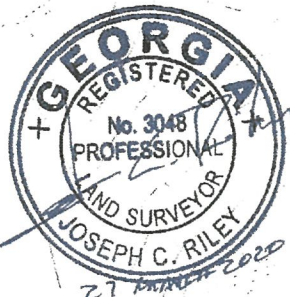
DOCK SITE



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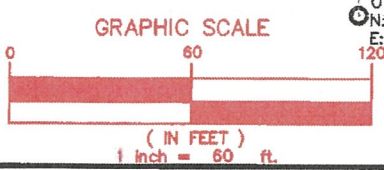
Proposed Repairs for Sapelo Sea Farms

Sheet Name: Vicinity Map Enlarged
Sheet Number: C-03
Initial Date: 12/05/2019
Drawn By: AGW
Project Number: 2019-127



Parcel Line Table		
Line #	Length	Direction
L1	7.20	N23° 49' 18.98"W
L2	6.82	N23° 49' 18.98"W
L3	5.55	N66° 03' 26.02"E
L4	30.56	N15° 46' 17.98"W
L5	24.25	N25° 23' 27.98"W
L6	39.99	N15° 38' 29.98"W

L7	14.08	N2° 31' 21.98"W
L8	16.02	N65° 08' 14.98"W
L9	28.16	S56° 43' 44.02"W
L10	29.81	S58° 11' 21.02"W
L11	25.13	S56° 49' 49.02"W
L12	14.60	S63° 05' 37.02"W
L13	9.32	S55° 41' 25.02"W
L14	20.57	S71° 53' 14.02"W
L15	44.57	S21° 54' 55.98"E
L16	17.12	N66° 15' 41.02"E
L17	47.49	N66° 15' 41.02"E
L18	19.01	N66° 15' 41.02"E



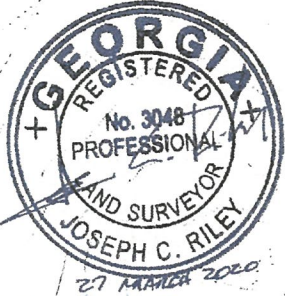
OTF
N: 559160.4250
E: 906669.8470

OTF
N: 559142.4450
E: 906677.8310

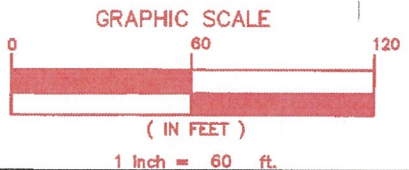
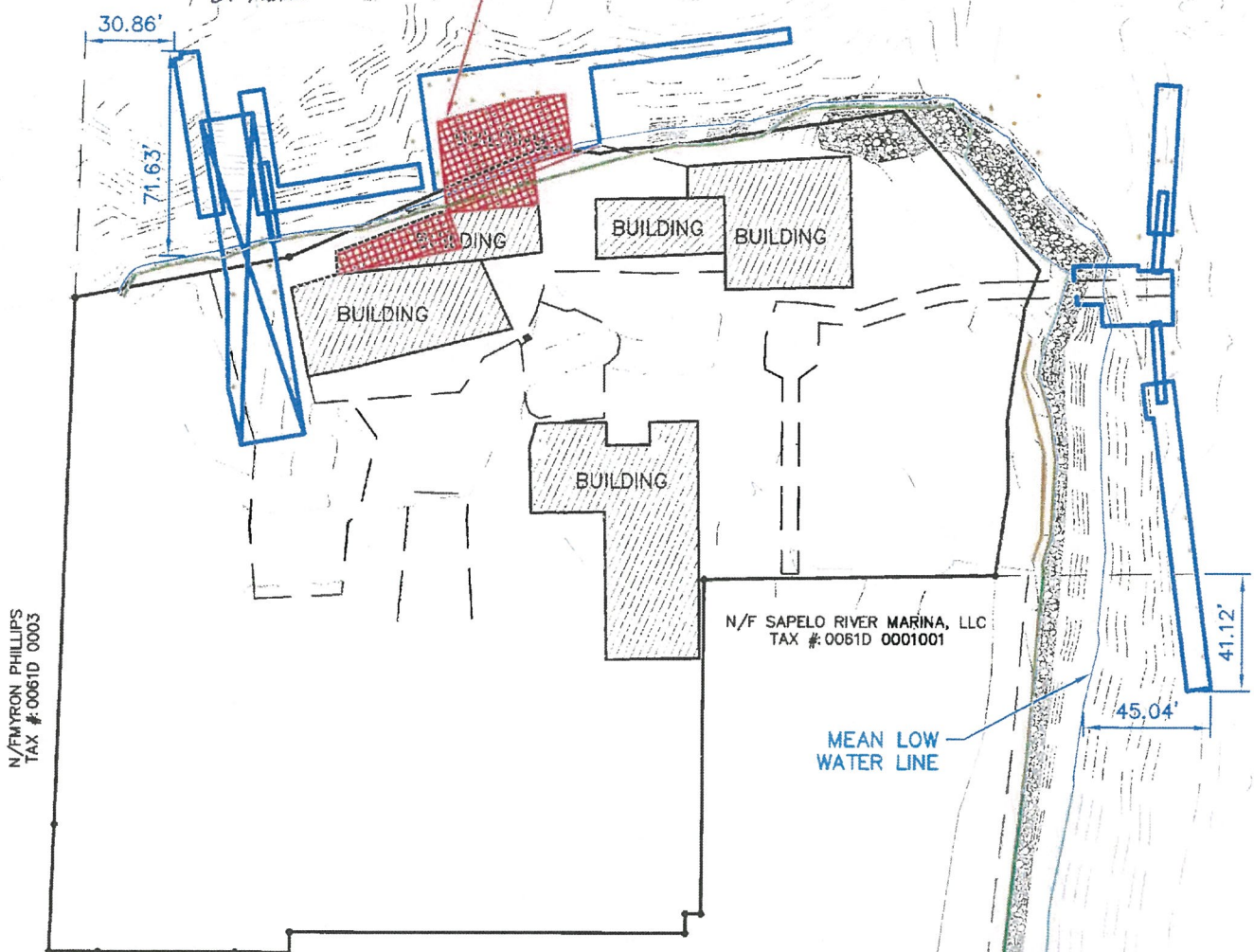
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**Proposed Repairs
for Sapelo Sea Farms**

Sheet Name: Existing Conditions
Sheet Number: C-04
Initial Date: 12/05/2019
Drawn By: AGW
Project Number: 2019-127



REPLACE/REPAIR EXISTING CONCRETE DECKS UNDER BUILDINGS. REPLACE EXISTING PILING AS NECESSARY.



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Proposed Repairs
for Sapelo Sea Farms

Sheet Name: Proposed Repairs
Sheet Number: C-07
Initial Date: 12/05/2019
Drawn By: AGW
Project Number: 2019-127

ALL BUILDING DIMENSIONS ARE ROUGH MEASUREMENTS

REPLACE/REPAIR EXISTING CONCRETE DECK UNDER BUILDINGS. REPLACE EXISTING PILINGS AS NECESSARY. APPROX 1500 SQ FT OF REPAIR.

EXISTING FIXED DECK



EXISTING FLOATING DOCK

EXISTING FLOATING DOCK



NOTE

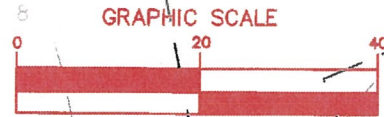
1. ALL ACTIVITIES SHOULD BE PERFORMED IN A MANNER TO MINIMIZE TURBIDITY IN THE STREAM.
2. THERE SHOULD BE NO OILS OR OTHER POLLUTANTS RELEASED FROM THE PROPOSED ACTIVITIES WHICH WILL REACH THE STREAM.
3. ALL WORK PERFORMED DURING CONSTRUCTION SHOULD BE DONE IN A MANNER TO PREVENT INTERFERENCE WITH ANY LEGITIMATE WATER USE.

REPLACE/REPAIR EXISTING CONCRETE DECK UNDER BUILDINGS. REPLACE EXISTING PILINGS AS NECESSARY. APPROX 480 SQ FT OF REPAIR.

N. PHAYRON PHILLIPS
TAX # 00610 0003

MEAN LOW WATER LINE

EXISTING SEAWALL/
DNR MARSH LINE



(IN FEET)
1 Inch = 20 ft.

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Proposed Repairs
for Sapelo Sea Farms

Sheet Name: Proposed Repairs
Sheet Number: C-06
Initial Date: 12/05/2019
Drawn By: AGW
Project Number: 2019-127