

Minnich Bulkhead CMPA Permit Application

Applicant Information

The applicant for the proposed project is Martin M. Minnich and Ashley Day Minnich. The applicant is represented by Sam LaBarba of LaBarba Environmental Services for this project.

Martin M. Minnich and Ashley Day Minnich
150 Cardinal Road
Savannah, GA 31406
Email: martin.minnich@hotmail.com
Phone: (540) 903-4004

Sam LaBarba
LaBarba Environmental Services
139 Altama Connector, #161
Brunswick, GA 31525
Email: sam@labarbaenvironmentalservices.com
Phone: (912) 215-1255

Project Summary

The proposed project consists of constructing a new bulkhead immediately adjacent to the CMPA jurisdiction line in order to stabilize an eroding shoreline. An existing unserviceable bulkhead will be removed prior to constructing the new bulkhead.

Existing Conditions:

The subject parcel is a 0.28-acre developed lot with a single-family residence on the upland. The existing shoreline consists of an irreparable bulkhead along approximately 47.62 feet of the marsh/upland interface. The old bulkhead was constructed of railroad ties and appears to have had filter fabric installed on the back side. The old bulkhead and fabric will be removed as much as possible without excessively disturbing the marsh. The shoreline also contains approximately 64 feet of rip rap on the western side of the marsh/upland interface, this rip rap will be left in place as toe support for the new bulkhead.

The eastern section of the shoreline has lost the entire previous bulkhead and there is no functional rip rap still in place. This unprotected section of shoreline has experienced increased erosion that is undercutting an existing live oak tree adjacent to the marsh.

The upland property is exempt from the 25-foot marsh buffer based on the buffer encompassing greater than 18% of the upland area (Rule 391-3-7-.11(1)(j)). This exemption was verified by the Georgia Environmental Protection Division on June 20th, 2024.

Existing Marshland Component:

Bulkhead: $\approx 47.62'$ (L) x $\approx 1'$ (W) x $\approx 2'$ (T)

≈47.62 SF / ≈95.24 CF / ≈3.53 CY

Rip Rap: ≈64' (L) x ≈2' (W) x ≈1' (T)
 ≈128 SF / ≈128 CF / ≈4.74 CY

Total Existing Marshland Component: 175.62 SF (223.24 CF)(8.27 CY)

Proposed Bulkhead:

The proposed project will begin with the removal of the remnants from the existing bulkhead. A new 116 linear foot bulkhead will be constructed in the same location as the existing bulkhead, and extend eastward to the upland property line where it will terminate at the neighboring rip rap stabilization. The bulkhead will be 1 foot wide and 3 foot tall, which will allow for a stable slope from the upland structures to the marsh. The bulkhead will be constructed in a straight line to provide maximum stability and will range between 0.0' feet seaward of the CMPA line to 2.67 feet seaward of the CMPA line where the most erosion had occurred. The location of the bulkhead will result in 141.1 SF of backfill primarily around the live oak tree. Preserving this large tree will support long term stability of the shoreline. Tie backs will not be required due to the bulkhead's height.

Proposed Marshland Component:

Bulkhead: 116' (L) x 1' (W) x 3' (T)
 116 SF / 348 CF / 12.88 CY

Rip Rap: ≈64' (L) x ≈2' (W) x ≈1' (T)
 ≈128 SF / ≈128 CF / ≈4.74 CY

BACKFILL: 116' (L) x <2.67' (W) x <3' (T)
 141.1 SF / 211.65 CF / 7.84 CY

Total Existing Marshland Component: 385.1 SF (687.62 CF) (25.46CY)
0.22 CY/LF

Needs Assessment

The project location has experienced erosion from the adjacent waterway which is resulting in a loss of upland and will lead to the loss of the large oak tree onsite if the shoreline is not stabilized. It is unclear when the existing bulkhead was installed, but the rate of erosion is directly related to how much of the old bulkhead is still in place. Areas where the bulkhead is still partially functional have experienced significantly less erosion than the areas where the bulkhead has completely failed. The neighboring properties can also be used as an example of how shoreline armoring has prevented the loss of upland. The property to the right has installed rip rap which has maintained their shoreline in a stable condition, whereas the property to the left is not armored and is experiencing the greatest erosion of the

surrounding properties. Other properties on the same waterway have bulkhead which have prevented any erosion from occurring.

Alternative Analyses

The alternatives to constructing a bulkhead at the project location include rip rap, living shoreline, or a no-action alternative. Rip rap or a living shoreline would require a larger footprint than a bulkhead to achieve the optimal slope. With such a narrow waterway, the extent of the impact area should be minimized as much as possible to preserve the waterway. A bulkhead will provide the smallest impact area when compared to rip rap or a living shoreline. The no-action alternative would not benefit the upland property owner or the public because it will result in the loss of upland, increased sedimentation to the waterway, and the loss of large trees on the upland.

Adjoining Landowners

Kelly Smart and Daniel
148 Cardinal Rd.
Savannah, GA 31406

Pamela Wiggins
152 Cardinal Rd.
Savannah, GA 31406

Landfill/Hazardous Waste Statement

The Georgia Environmental Protection Division Hazardous Site Inventory indicates that the project location does not contain any landfills or hazardous waste sites.

Historic/Cultural Resources

The project area does not contain any known historical or cultural resources. If any are discovered during construction the DNR will be notified and work will cease until authorized to continue.

Water Quality Certification

A 401 water quality certification has been issued for use of the requested Nationwide Permit and is included in this application.

Soil and Erosion Control Statement

The proposed project will adhere to the soil and erosion control responsibilities, if required, for the proposed project.

Turbidity Statement

The proposed project will be performed in a manner to minimize turbidity in the stream. The dock structure will be entirely pile supported with minimal impacts to sediment from driving pilings.

Oil & Pollutant Statement

BMPS will be implemented on the marina facility with instruction for preventing spills, as well as instruction for notification and cleanup protocols.

Water Use Statement

The proposed project is located seaward of upland owned by the applicant. The project will extend minimally into the waterway to prevent obstructions to navigation. The final structure will provide more opportunities for legitimate water use.

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 bulkhead will be located at the upland/marsh interface and will have a minimal extent into the channel.

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 the bulkhead is to reduce erosion at the project location and the ends of the structure will be properly transitioned into the neighboring shorelines to prevent increased erosion.

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 within the areas where the project will occur. The structures will be constructed so as to not create negative impacts to aquatic species after construction.

Sam LaBarba
LaBarba Environmental Services
June 28, 2024

From: [Sam LaBarba](#)
To: [Osborne, Cheyenne](#)
Subject: Re: GA DNR CMPA Permit Non-Violative Letter
Date: Saturday, September 7, 2024 4:47:46 AM
Attachments: [Outlook-Text Desc](#)
[EPD Buffer Exemption Email.pdf](#)
[Minnich Bulkhead Drawings Sheet 5 9.7.24.pdf](#)

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.

Cheyenne,

Please see the responses to your questions below and the attachment. I will drop a check off Monday morning.

1. Check will be dropped off Monday.
2. All work will be conducted from the high ground. All materials will be stored on the high ground as well. Some work, just as installing whalers will need workers to be on the seaward side of the bulkhead, but they will be on foot using hand tools. No heavy equipment will be used in the marsh and a barge will not be required.
3. Please see the attached email from EPD confirming the buffer exemption.
4. Attached is an additional sheet, all the other sheets are the same so you can just add this to the end of the existing set.
5. We have received the above Letter of Permission request on July 16, 2024. It has been assigned file number SAS-2024-00603 and has been assigned to Shannon Martig at (912) 652-5421. If you have any questions, please contact her. Thank you.

Sincerely,
Sonia Thomas, RPT

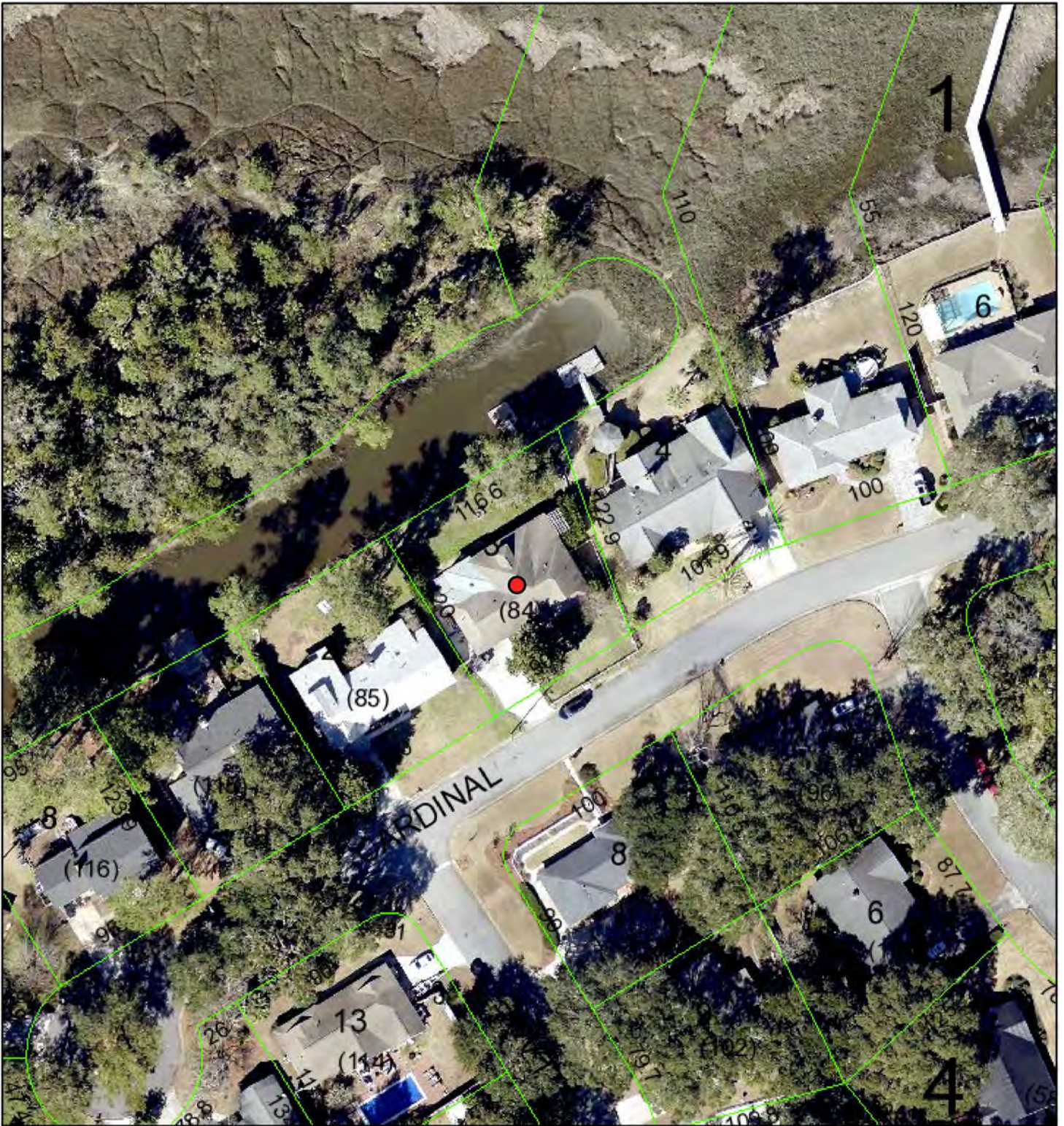
Sincerely,

Sam LaBarba
Owner
P: (912) 215-1255
E: sam@labarbaenvironmentalservices.com
A: Brunswick, Georgia



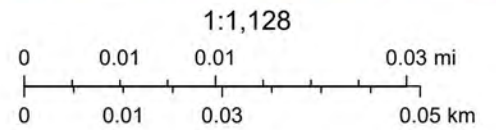
From: Osborne, Cheyenne <cheyenne.osborne1@dnr.ga.gov>
Sent: Thursday, August 15, 2024 8:45 AM

SAGIS Map Viewer



6/13/2024, 3:35:21 PM

 Property Boundaries (Parcels)



SAGIS



CHATHAM COUNTY DEPARTMENT OF BUILDING SAFETY AND REGULATORY SERVICES

1117 EISENHOWER DRIVE, SAVANNAH, GA 31406

P.O. Box 8161, Savannah, GA. 31412-8161

912 201 4300 – Fax 912 201 4301

July 19, 2024

Sam LaBarba
LaBarba Environmental Consultants
Brunswick, Georgia

RE: Minnich Bulkhead, 150 Cardinal Road
CMPA Permit Application

Dear Mr. LaBarba,

The above referenced improvements and those identified on the attached documents do not represent a violation of the Chatham County Zoning Ordinance.

If there are questions, I can be reached at 912 201 4315.

Sincerely,

Marcus Lotson, Office of Zoning Administration
Assistant Director, Building Safety and Regulatory Services.

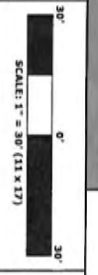
Attachments

This exhibit should be used for permitting purposes only and is not intended to be construction drawings. All quantities and measurements should be verified by a licensed contractor.

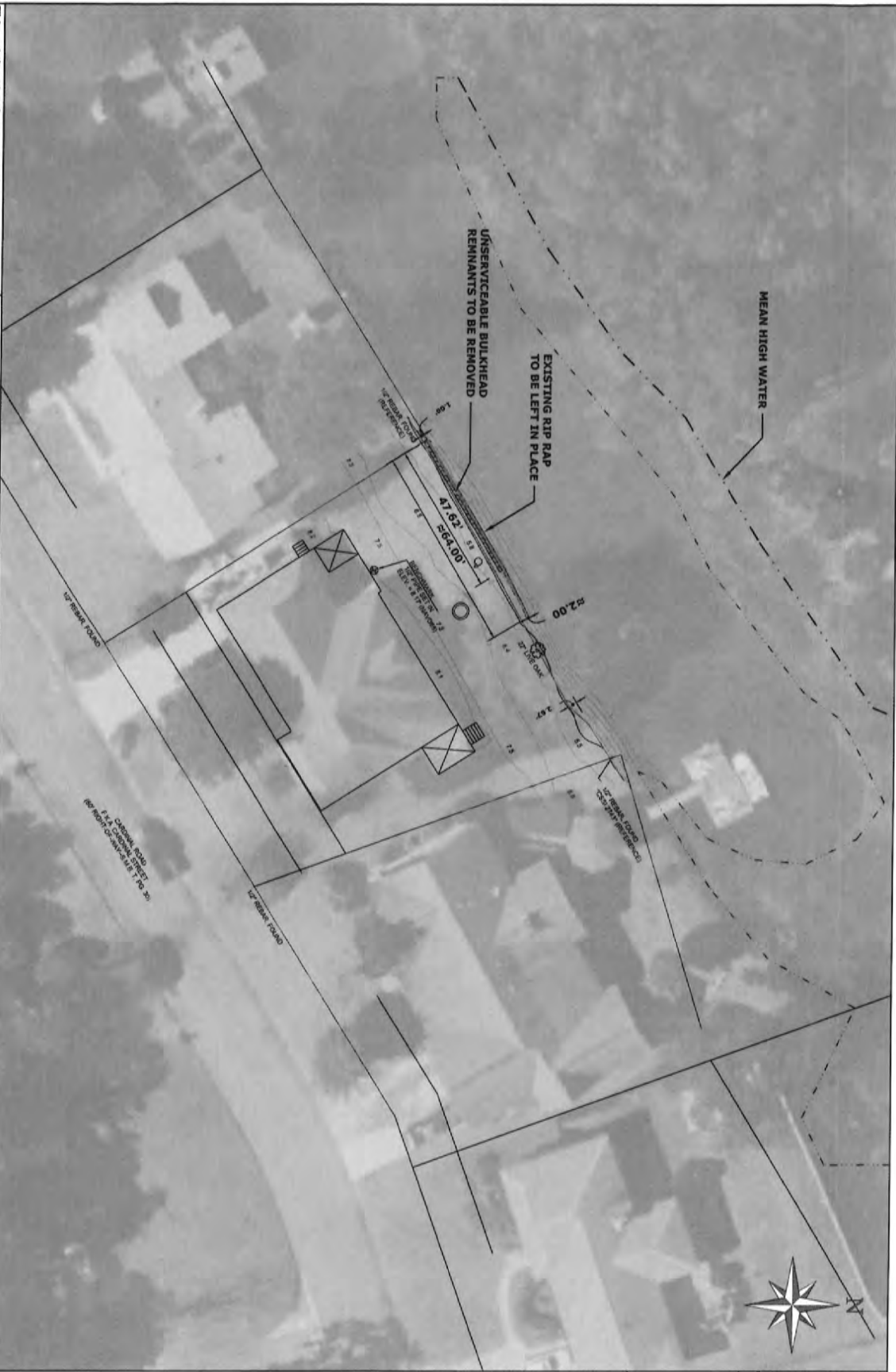
Prepared For:
 Martin & Ashley Minnich
 159 Cardinal Road
 Savannah, GA 31406

Labarba Environmental
 Services

EXISTING
 SHORELINE



2



PROJECT LOCATION
 31.986423° /
 -81.082254°

VICINITY MAP (NTS)

- LEGEND**
- ▭ ALIENATED BULKHEAD
 - ▭ WOOD STRUCTURE
 - ▭ EXISTING PROPERTY
 - ▭ WATER LOT BOUNDARY
 - ▭ RIGHT-OF-WAY BOUNDARY
 - ▭ BOUNDARY OF MARSH RESTORATION

PROPOSED SHORELINE

BULKHEAD - UNSERVICEABLE (TO BE REMOVED)

RIP RAP - 56' (L) x 42' (W) x 3.1' (T)
 = 128 SF / = 128 CF / 44.74 CF

* DEVIATION FROM THE 35-FOOT SPD MARSHLANDS BUFFER WAS OBTAINED ON 6/20/24 AND IS INCLUDED IN THE APPLICATION.

WATERWAY

MLSR-MLN: -0'

MASSA-MARSH: -6'

MHW-MHN: +7.2'

This exhibit should be used for permitting purposes only and is not intended to be construction drawings. All quantities and measurements should be verified by a licensed contractor.

Prepared For:
 Martin & Ashley Minnich
 150 Cardinal Road
 Savannah, GA 31406

Labarba Environmental
 Services

PROPOSED
 BULKHEAD



3



PROJECT LOCATION
 31.984423° /
 -81.065254°

VICINITY MAP (NTS)

- LEGEND**
- EXISTING RIP RAP
 - PROPOSED RIP RAP
 - PROPOSED BULKHEAD
 - PROPOSED BACKFILL
 - MEAN HIGH WATER
 - EDGE OF MARSH VEGETATION

PROPOSED SHORELINE

BULKHEAD: 116' (L) x 2' (W) x 3' (D)
 116 SF / 248 CF / 12.88 CV

RIP RAP: 64' (L) x 2' (W) x 1' (D)
 64 SF / 128 CF / 6.434 CV

BACKFILL: 116' (L) x 2.67' (W) x 4.3' (D)
 141.1 SF / 211.65 CF / 7.94 CV

* EXEMPTION FROM THE 25-FOOT EPD
 MARSHLANDS BUFFER WAS OBTAINED ON
 06/14/2011 AND IS INCLUDED IN THE
 APPLICATION.

WATERWAY

MLW-MHW: -0'
 MASH-MARSH: -60'
 MHW-MHW: +7'2"

