



Figure 1

USGS MAP SHOWING SITE LOCATION

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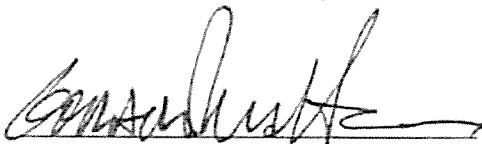
*Archaeological Survey of GDOT Proposed Widening of  
US80/SR26 from Bull River to Lazaretto Creek, Chatham  
County, Georgia*

Project STP-064-1 (41)  
P.I. No. 522490  
ARPA Permit FOPU-99-001  
SEAC Accession Number 1391

Submitted to:

Georgia Department of Transportation  
Office of Environment/Location  
3993 Aviation Circle  
Atlanta, Georgia 30336-1593

Submitted by:



Gordon P. Watts, Jr.  
Principal Investigator

Tidewater Atlantic Research, Inc.  
P. O. Box 2494  
Washington, North Carolina 27889

15 October 1999

Georgia Archaeological  
Site File  
Report No. 1902

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## Abstract

The Georgia Department of Transportation (GDOT) has proposed a project to widen US 80/SR 26 from just west of Bull River to just east of Lazaretto Creek in Chatham County, Georgia. The proposed project will widen the existing roadway to four lanes, widen the existing bridges and construct two additional bridges over Bull River and Lazaretto Creek. In order to identify potentially significant cultural resources in the proposed project area, GDOT contracted with Tidewater Atlantic Research, Inc. (TAR) of Washington, North Carolina to conduct a pedestrian and submerged remote sensing survey of those areas to be impacted by projected related activities. The work performed consisted of a background literature review, a pedestrian archaeological survey, a magnetic survey of the tidal marshes and a remote sensing survey of the two bridge crossings. Fieldwork activities were carried out between 1 - 5 June 1999. Analysis of the data collected during the field research identified no potentially significant cultural resources in the construction impact area. The remote sensing survey of the two bridge crossings revealed one target in the Bull River survey area. That target, BR-01, contained signature characteristics suggestive of modern material such as an anchor, pipe, cable or other small debris. The pedestrian and remote sensing survey of the tidal marsh between the two crossings revealed no cultural resources within that section of the project area. Subsurface testing of three hammock areas within the marshes also identified no exposed and/or buried cultural resources. The final two areas tested, the west bank of Bull River and the east bank of Lazaretto Creek, are relic landforms and have a high potential for containing significant buried cultural resources. However, testing revealed that both right-of-way areas have been highly impacted by past road improvements and other construction activities. All shovel tests revealed deep layers of fill and associated modern artifacts. Though two fragments of prehistoric ceramics were found, one Deptford check-stamped and one Refuge punctated, both were from disturbed contexts. Shovel tests excavated on 1.5m (5 foot) radials from the two prehistoric tests revealed no additional material that may have provided evidence of a prehistoric site being masked by modern intrusions. As a consequence of these results, no further investigation is recommended for the proposed project.

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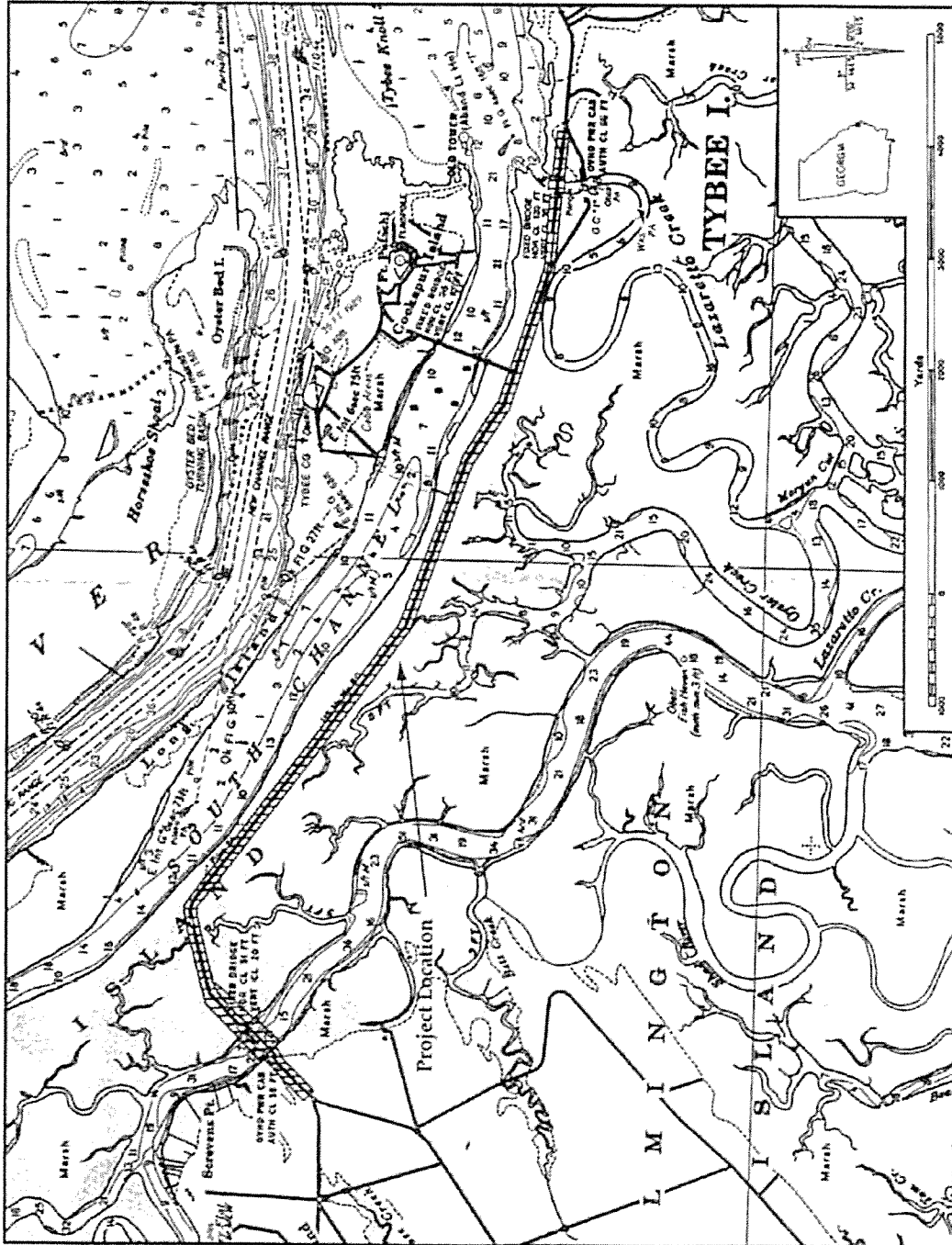


Figure 1. Project Location Map.

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HP 981201-005

Chatham

log 3 logs

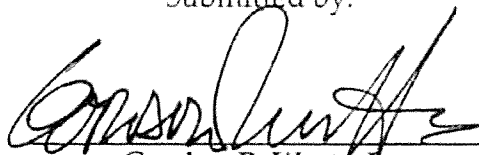
*Archaeological Survey of Additional Wideners Associated  
with the Proposed Widening of US80/SR26 from Bull River to  
Lazaretto Creek, Chatham County, Georgia*

Project STP-064-1 (41)  
P.I. No. 522490  
ARPA Permit FOPU-01-001

Submitted to:

Georgia Department of Transportation  
Office of Environment/Location  
3993 Aviation Circle  
Atlanta, Georgia 30336-1593

Submitted by:



Gordon P. Watts, Jr.  
Principal Investigator

Tidewater Atlantic Research, Inc.  
P. O. Box 2494  
Washington, North Carolina 27889

24 August 2001

UGA Laboratory  
of Archaeology  
Report No. 2150

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## Abstract

The Georgia Department of Transportation (GDOT) has proposed a project to widen US 80/SR 26 from just west of Bull River to just east of Lazaretto Creek in Chatham County, Georgia. The proposed project will widen the existing roadway to four lanes, widen the existing bridges and construct two additional bridges over Bull River and Lazaretto Creek. In order to identify potentially significant cultural resources in the project area, GDOT contracted with Tidewater Atlantic Research, Inc. (TAR) of Washington, North Carolina to conduct a pedestrian and submerged remote sensing survey of those areas to be impacted by projected related activities. That survey was conducted in June 1999 and revealed no cultural resources within the study area. In 2000, GDOT issued a modification of the right-of-way in selected portions of the US 80/SR 26 project area. In order to identify potentially significant cultural resources in the extended project area, GDOT contracted again with TAR to conduct a pedestrian and terrestrial magnetometer survey of those modified areas to be impacted by construction activities. The work performed consisted of a background literature review, a magnetic and pedestrian archaeological survey of the tidal marsh and a pedestrian archaeological survey of a relic land surface east of Lazaretto Creek. Fieldwork activities were conducted on 12 April 2001. The pedestrian and remote sensing survey of the tidal marsh between the two crossings revealed no cultural resources within the modified sections of the project area. The survey of the east bank of Lazaretto Creek on the north side of the road way revealed that the modified right-of-way is located in an area that has been highly impacted by past road improvements and other construction activities and contains no intact cultural resources. As a consequence of these results, no further investigation is recommended for the proposed project.

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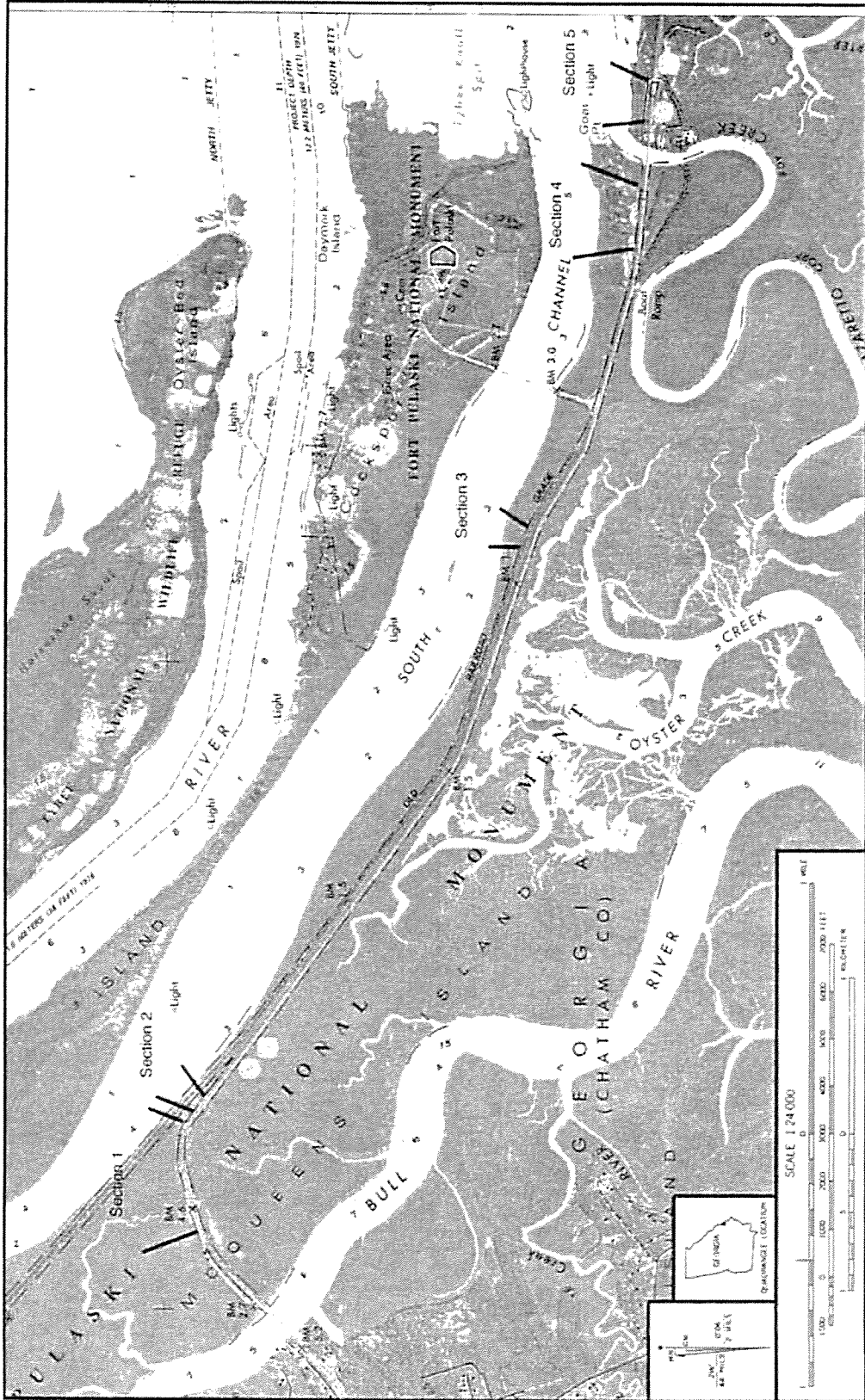


Figure 1. Project Location Map (1978, USGS Fort Pulaski, GA.-S.C./7.5").

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An Archaeological Survey of a Proposed Staging Area Within Fort Pulaski National Monument,  
Chatham County, Georgia

GDOT Project STP-064-1(41)  
P.I. No. 522490

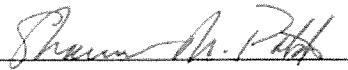
ARPA Permit No. FOPU-02-001

SEAC Accession Number 1775

Prepared for:

National Park Service, Southeast Archeological Center  
2035 East Paul Dirac Drive  
Johnson Building, Box 7  
Tallahassee, Florida 32310

By:



Shawn M. Patch  
Principal Investigator

July 23, 2002

Georgia Department of Transportation  
Office of Environment/Location  
3993 Aviation Circle  
Atlanta, Georgia 30336

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Georgia Archaeological  
Site File  
Report No. 2360

## MANAGEMENT SUMMARY

On June 7, 2002, staff archaeologists from the Georgia Department of Transportation (GDOT) conducted an archaeological survey of approximately 2.5 ha (6.19 acres) of land within the boundary of Fort Pulaski National Monument, Chatham County, Georgia. This survey was executed pursuant to the Archeological Resources Protection Act (ARPA) of 1979, permit number FOPU-02-001, and in compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended.

As part of the proposed widening of US 80, GDOT is proposing to utilize a temporary easement from Fort Pulaski National Monument for the transfer and staging of fill material that will be removed from Bird/Long Island. Previous archaeological surveys have been completed for the proposed widening and wetland mitigation activities. Although construction plans have yet to be finalized, an approximate staging area has been identified adjacent to US 80 on McQueen's Island, roughly corresponding to a roadside parking area associated with the McQueen's Island Trail.

With the exception of the McQueen's Island Trail, and its associated parking area and pedestrian access bridge, the rest of the project area is active marsh, with relatively thick vegetation. Systematic shovel testing, metal detecting, and probing failed to locate or identify any archaeological resources. Therefore, it is recommended that the proposed project proceed with no further archaeological work.

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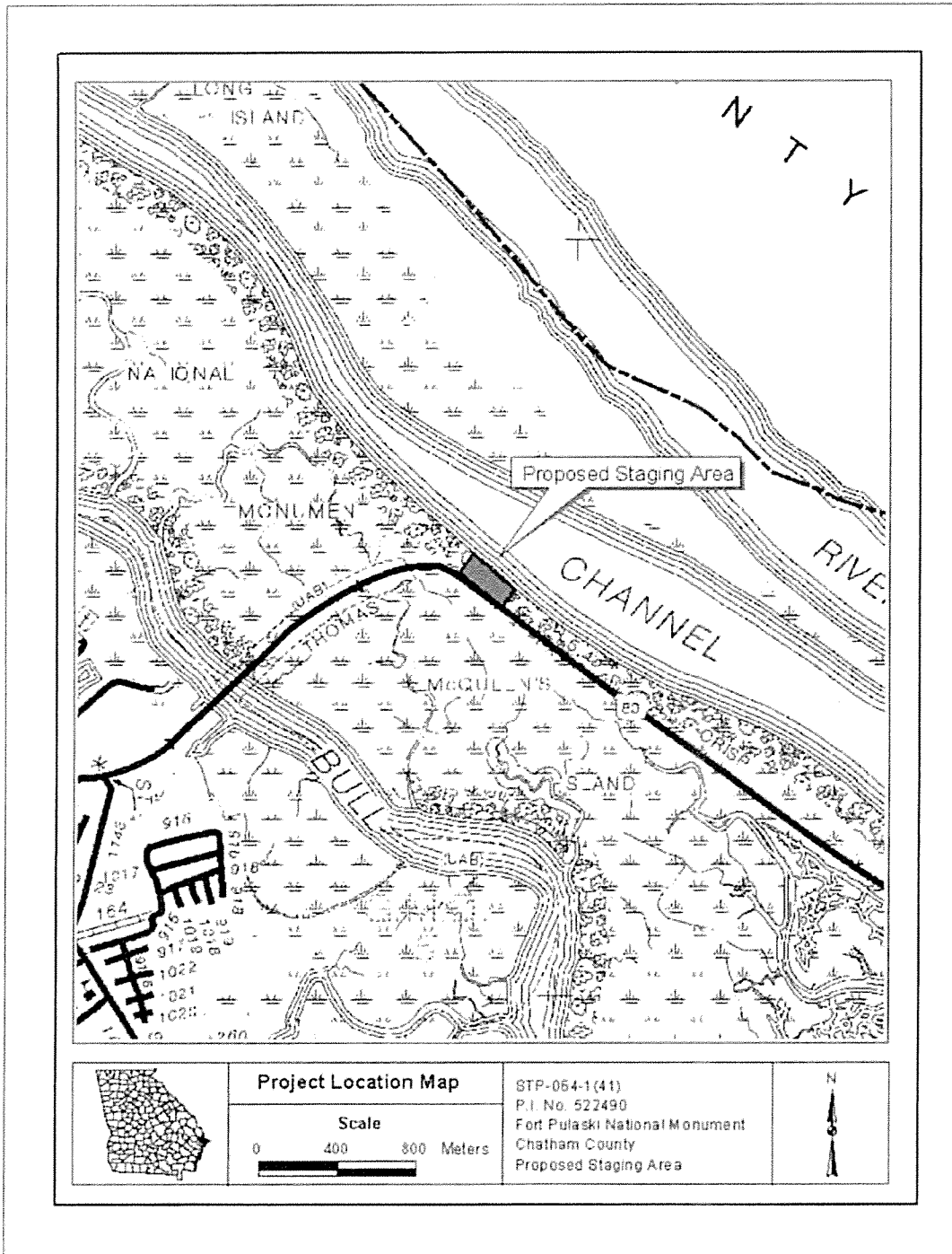


Figure 1. Map showing project area in Chatham County, Georgia.

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# Archaeological Remote Sensing Survey of South Channel, Savannah River, Chatham County, Georgia

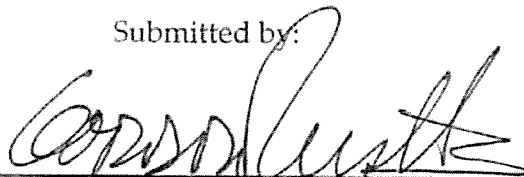
Project STP-064-1 (41)  
P.I. No. 522490

"The contents of this publication reflect the views of the author, who is responsible for the facts and accuracy of the data presented herein. The contents do not necessarily reflect the official view or policies of the DEPARTMENT or Federal Highway Administration. This publication does not constitute a standard, specification, or regulation"

Submitted to:

Georgia Department of Transportation  
Office of Environment/Location  
3993 Aviation Circle  
Atlanta, Georgia 30336-1593

Submitted by:

  
Gordon P. Watts, Jr.  
Principal Investigator

Tidewater Atlantic Research, Inc.  
P. O. Box 2494  
Washington, North Carolina 27889

5 February 2003

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Georgia Archaeological  
Site File  
Report No. 2546

## Abstract

The Georgia Department of Transportation [GDOT] has proposed a project to widen US 80/SR 26 from just west of Bull River to just east of Lazaretto Creek in Chatham County, Georgia. The proposed project will widen the existing roadway to four lanes, widen the existing bridges and construct two additional bridges over Bull River and Lazaretto Creek. The source of fill material for the new road bed will be several spoil piles on Bird/Long Island in the Savannah River. The fill material will be transported across the island and barged across South Channel to an off loading point at the parking area for the McQueens Island Trail on McQueens Island. In order to ensure that the proposed project does not impact historic or archaeological resources that are eligible for nomination to the National Register of Historic Places, GDOT contracted with Tidewater Atlantic Research, Inc. [TAR] of Washington, North Carolina to conduct a proton precession magnetometer and side scan sonar survey and low water survey of South Channel from Elba Island Cut to the Fort Pulaski Bridge. Fieldwork activities were carried out between 7 - 10 May 2002. Analysis of the remote sensing data identified a total of 117 magnetic and/or acoustic anomalies. Thirty-nine of those targets have a moderate or high potential association with shipwreck material and one other was confirmed on sonar records as a shipwreck site. Fifteen of those targets form a large cluster covering a 350,750-square-foot area suggesting a possible association with scattered vessel remains or dumped cultural material. None of the 40 targets are located within the proposed landing corridor. No additional investigation is recommended. However, if construction plans change and spoil barges are directed through South Channel then those targets that may be impacted by the increased traffic should be identified and assessed. The remaining 77 targets appear to have been generated by single ferrous objects such as wire cable, pipes, anchors or other modern debris. No additional investigation is recommended for those anomalies. The low water survey identified six sites and reconfirmed the location of Battery Hamilton (9CH953). The sites include one possible shipwreck (MI-02), a possible Civil War picket station (MI-04), two areas of wooden planks protruding from the mud (MI-01 and MI-03) and two eroding sections of the bed of the Savannah and Atlantic Railroad (MI-05 and MI-06). None of those sites are located within the proposed landing corridor. No additional investigation is recommended. However, should construction plans be altered and barge traffic threaten to impact low water sites MI-01, MI-02, MI-03 or MI-04 then additional investigation of the four sites is recommended to determine the nature and significance of the archaeological record present. Battery Hamilton (9CH953), located on the opposite bank from the possible picket station, may also face increased erosion due to potential barge traffic should construction plans change. It is recommended that the battery be monitored during construction. If it appears that erosion has increased, efforts should be made to protect the site. A plan to stabilize the site from project impacts and other future erosion is currently being developed by Southeastern Archeological Services, Inc.

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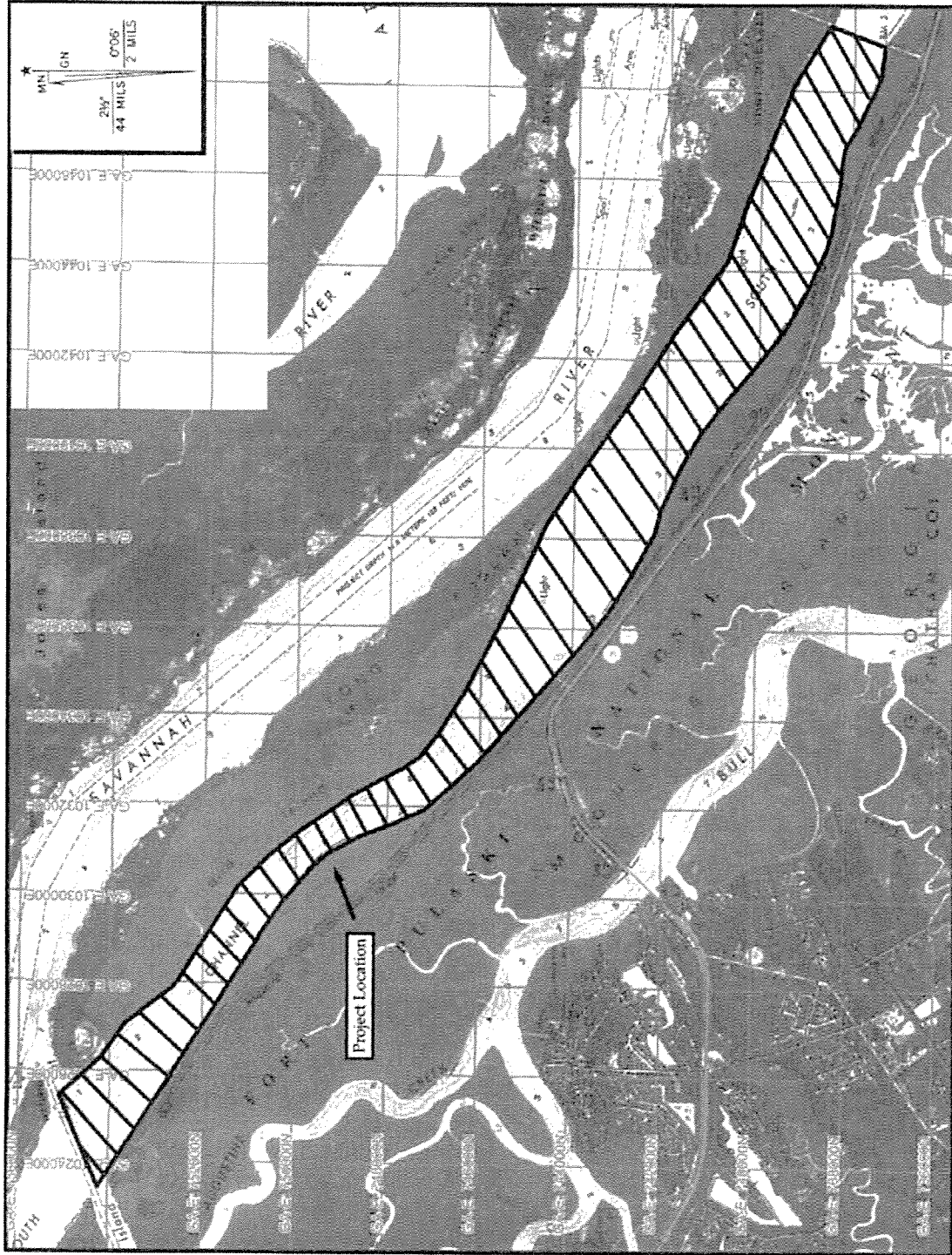


Figure 1. Project location map (7.5" USGS quadrangle, Fort Pulaski GA-S.C., 1998).

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Site FILE  
HP-981201-005

An Archaeological Assessment of Changes to the Proposed Widening and Improvement of US  
80, Including Portions of Fort Pulaski National Monument, Chatham County, Georgia

GDOT Project STP-064-1(41)  
P.I. No. 522490

ARPA Permit No. FOPU-04-001

SEAC Accession Number 1935

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JUN 08 2004  
GEORGIA DEPARTMENT OF TRANSPORTATION

Prepared for:

National Park Service, Southeast Archeological Center  
2035 East Paul Dirac Drive  
Johnson Building, Box 7  
Tallahassee, Florida 32310

By:

Shawn M. Patch  
Shawn M. Patch  
Principal Investigator

December 21, 2004

Georgia Department of Transportation  
Office of Environment/Location  
3993 Aviation Circle  
Atlanta, Georgia 30336

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Georgia Archaeological  
Site File  
Report No. 3035

## MANAGEMENT SUMMARY

In compliance with the National Historic Preservation Act (NHPA) of 1966, as amended, staff archaeologists from the Georgia Department of Transportation (GDOT) conducted an archaeological assessment of changes to the proposed improvements to US 80, in Chatham County, Georgia (Figure 1).

Since the time of the original archaeological assessments, the project has been revised to incorporate minor changes in required right-of-way. The changes are limited to narrow areas adjacent to Lazaretto Creek and the entrance to Fort Pulaski National Monument (FOPU). Because the changes impact portions of FOPU, federally owned property, a permit was issued to GDOT by the Southeast Archeological Center (FOPU-04-001).

Most of the project area covered under the current assessment consists of tidal marsh that is inundated on a daily basis. A few micro-landforms are present on the east side of Lazaretto Creek, and the remaining terrain consists of limited commercial development and substantial accumulations of construction fill. No new archaeological resources were located or identified within the proposed project's area of potential effect (APE), and no further archaeological work is recommended.

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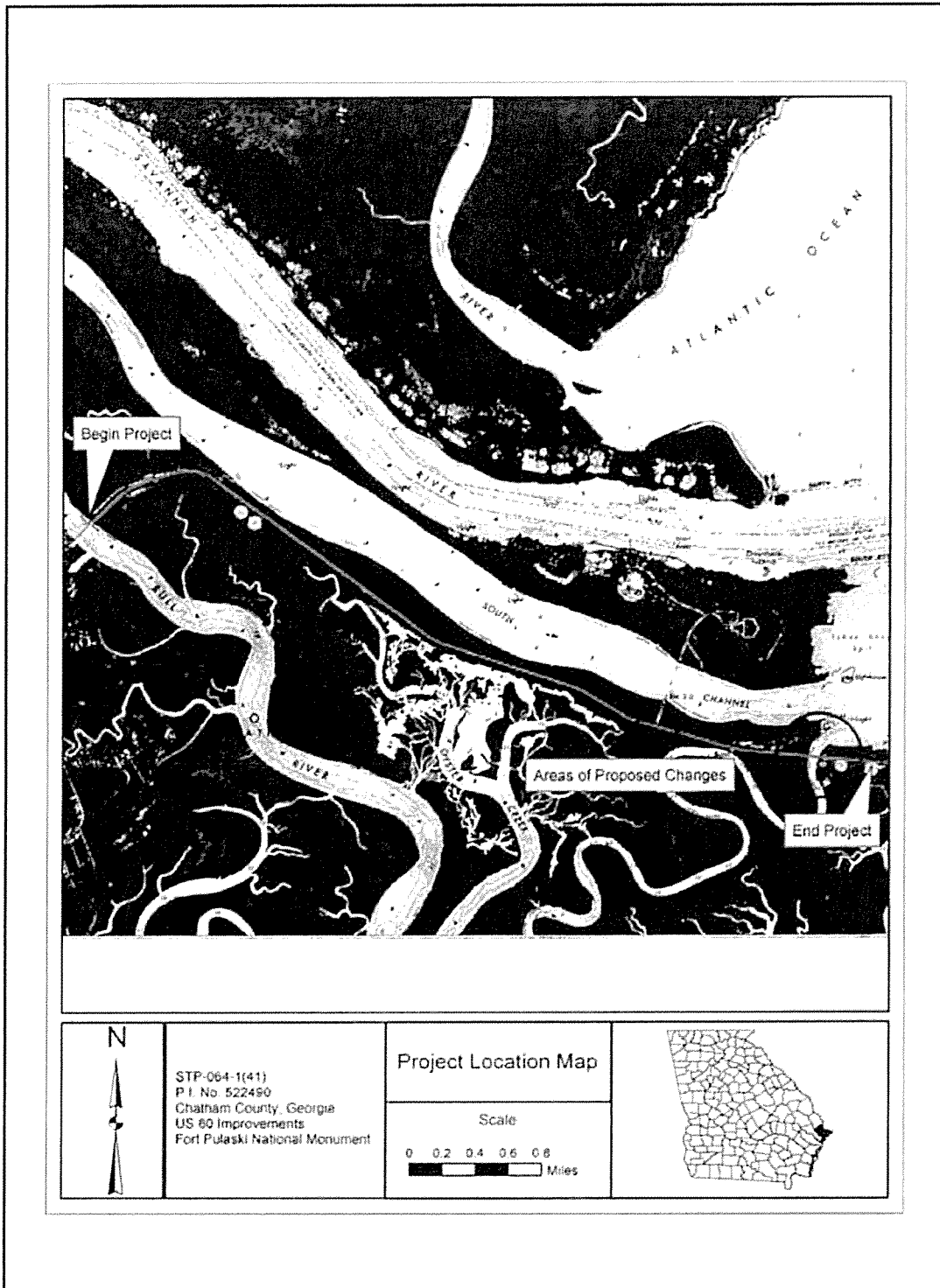


Figure 1. Location of project area in Chatham County, Georgia (source: USGS 7.5' Fort Pulaski, GA, 1971).

DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA

INTERDEPARTMENT CORRESPONDENCE

**FILE** P.I. NO. 521770 & 521775 **OFFICE** Environment/Location  
**DATE** January 19, 1994  
**FROM** Robert F. Entorf, Archaeologist  
**TO** Kathy Norton, Project Planner  
**SUBJECT** Archaeological Assessment of Projects STP-064-1(38) and  
BHF-064-1(39), Chatham County

The following is being furnished to you for inclusion as written, in the appropriate environmental document:

"In compliance with Section 106 of the National Historic Preservation Act of 1966 and amendments thereto, the proposed project has been surveyed with respect to archaeological resources, especially those on or eligible for inclusion in the National Register of Historic Places (NRHP). The purpose of the survey was to locate, identify and evaluate the significance of any archaeological resources within the project's area of potential environmental effect.

The proposed project would widen U.S. 80 east of Savannah. As proposed the project would begin at the intersection of U.S. 80 and Bryanwood Road then would extend easterly along U.S. 80 to a point just past the intersection of U.S. 80 and Johnny Mercer Boulevard. In addition, the bridge over Turner Creek would be widened. Existing right of way varies from 150 to 300 feet. No additional right of way would be required. An archaeological survey was conducted for the entire 1.9 mile length of the proposed project corridor.

An archaeological survey (Level II) was conducted in accordance with "GDOT/FHWA Cultural Resource Survey Guidelines" developed by the GDOT Staff Archaeologists in consultation with DNR Historic Preservation Section Staff and concurred in by the Federal Highway Administration and State Historic Preservation Officer. These guidelines provide general survey boundaries and methodological approaches to archaeological surveys based on the type/scope of proposed highway projects and are followed during the initial identification of archaeological resources.

No existing or potentially eligible National Register archaeological resources were located within the proposed project's area of potential environmental effect as described

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Georgia Archaeological  
Site File  
Report No. 5131

in paragraph two above. It is concluded, therefore, that the project will have no effect upon archaeological resources on or eligible for inclusion in the NRHP provided that the project conforms to that described above."

cc: Dr. Elizabeth A. Lyon, State Historic Preservation  
Officer (w/attachment)

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UNIVERSITY OF GEORGIA

Franklin College of Arts and Sciences
Department of Anthropology
Laboratory of Archaeology

Invoice #: 8726

INVOICE

GEORGIA ARCHAEOLOGICAL SITE FILE

DATE: May 31, 2019

FIRM: Environmental Services, Inc
AGENT: Joshua Newman
ADDRESS: 7220 Financial Way, Suite 100
Jacksonville, FL 32256

PROJECT FEE (first time only) \$ 275.00

PROJECT NAME: Savannah Boathouse

(check box for tower search)

QUAD NAMES: Fort Pulaski

COUNTY: Chatham

STAFF FEE (first hour free; \$6 per additional half hour)
NUMBER OF HOURS: \$ -

COPY FEE (\$.10 per page)
NUMBER OF PAGES: \$ -

EXTRA FEE (mailing, binding, materials, parking pass, etc.) \$ -

TOTAL FEE \$ 275.00

PLEASE MAKE ALL CHECKS PAYABLE TO
THE UGA DEPARTMENT OF ANTHROPOLOGY, GEORGIA ARCHAEOLOGICAL SITE FILE
AND INDICATE WHAT INVOICE(S) THE CHECKS PAY FOR
MAIL PAYMENT TO THE GASF ADDRESS AT THE BOTTOM OF THIS INVOICE

PAYMENT IS EXPECTED WITHIN 30 DAYS

Invoice Created By: Kieya Kelly

Payment Processed By:

Thank You,
Victor D. Thompson, Ph.D.
Director

UGA Laboratory of Archaeology • 1125 E. Whitehall Rd. • Athens, GA 30602-4702
PHONE 706.542.8737 • gasf@uga.edu

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UNIVERSITY OF  
**GEORGIA**

Franklin College of  
Arts and Sciences

*Department of Anthropology*

*Laboratory of Archaeology*

May 31, 2019

## CORRESPONDENCE

### GEORGIA ARCHAEOLOGICAL SITE FILE

Environmental Services, Inc.  
7220 Financial Way, Suite 100  
Jacksonville, FL 32256

Greetings:

As per your request, a search of the Site File records was completed in order to determine if there are any previously recorded archaeological sites within a **1-mile** radius of the following project area:

**PROJECT NAME – Savannah Boat House**  
**TOPOGRAPHIC QUADRANGLE – Fort Pulaski**  
**COUNTY – Chatham**

There are **2** sites (**9CH763, 9CH1509**) located within a **1-mile** radius of your project area. There are **11** projects (**683, 1902, 2156, 2360, 2546, 3035, 5131, 5156, 5655, 8881, 9597**) located within this area.

Please be aware that there could possibly be sites that have not been detected in these areas. The limitations of a site search done at the Georgia Archaeological Site File are more completely explained in our Paragraph of Disclaimer. Please know that this search does not fulfill the requirements of the Section 106 laws in the National Historic Preservation Act. If you have questions on the Section 106 law, please contact the Environmental Review Coordinator at the Georgia State Historic Preservation office at (770) 389-7851. If you have any questions or need additional information from the Georgia Archaeological Site Files, do not hesitate to call us at (706) 542-8737.

**PLEASE NOTE THAT SITE FORMS, PROJECT REPORTS, THE SITE FILE MAPS OR ANY OTHER INFORMATION REGARDING SITE LOCATIONS ARE NOT FOR PUBLIC RELEASE.**

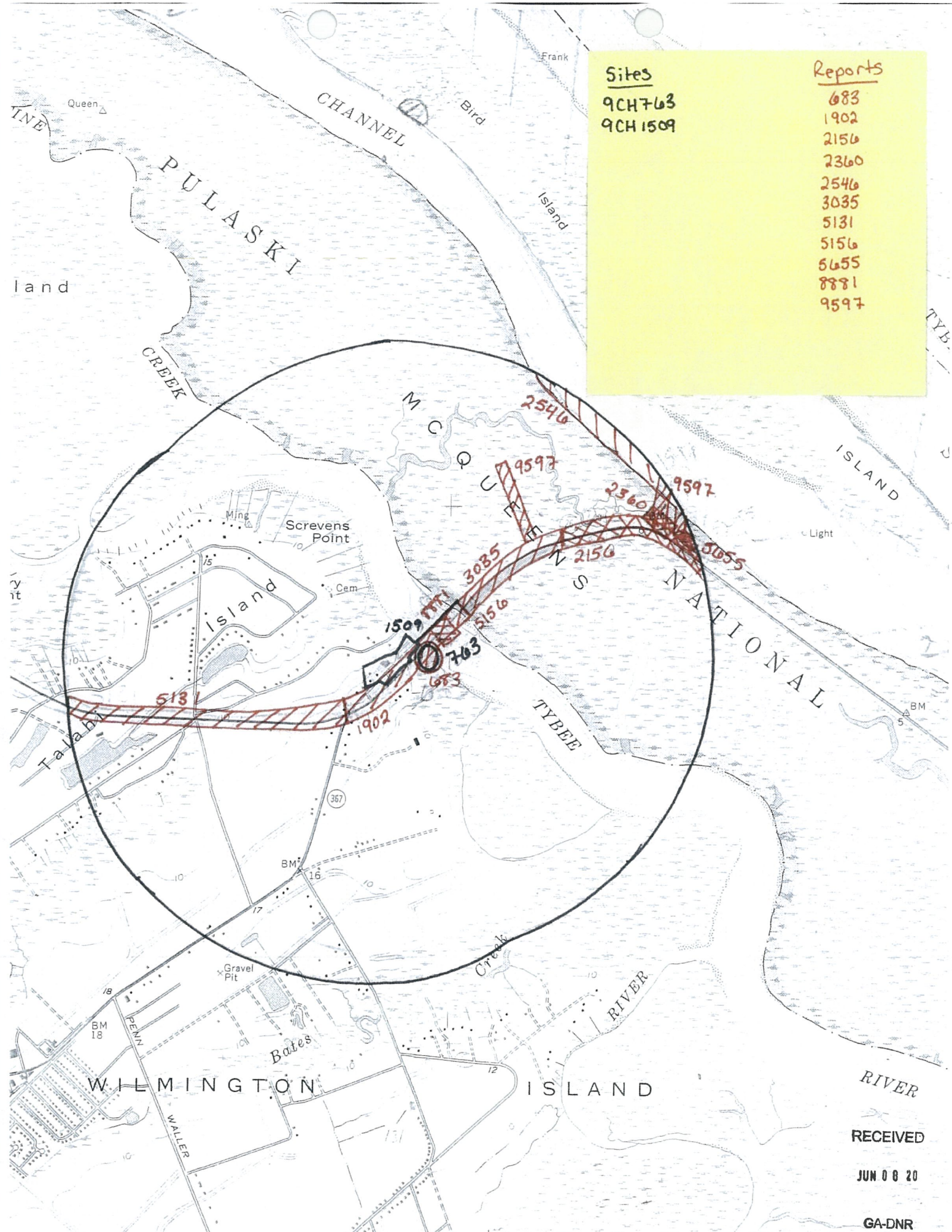
Sincerely,

Kieya Kelly  
GASF

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Sites	Reports
9CH763	683
9CH1509	1902
	2156
	2360
	2546
	3035
	5131
	5156
	5655
	8881
	9597

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GEORGIA ARCHAEOLOGICAL SURVEY

Official State

**FIELD COPY**

Site No.

State Site No. 263

Site Name Bull River Site

Fed. Site No. 09CHAS861

Site Photos

Location (County Chatham Lat. \_\_\_\_\_ Long. \_\_\_\_\_)

UTM References

A <u>17</u>	<u>560,368,0</u>	<u>3,574,390,0</u>	B		
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
C			D		

Owner Ben Portman Address Savannah  
 Description (Acreage 2.9; Site Elevation, above sea level 5.2; Soil Type(s); Present Condition and Use; Intrusions; Topography; Vegetation; Erosion, Etc.)

Chipley Sand; sparse vegetation-loblolly pine and laurel oak with an understory of palmetto and yaupon. It is the location of several residential structures. The site is slated for development as a public marina.

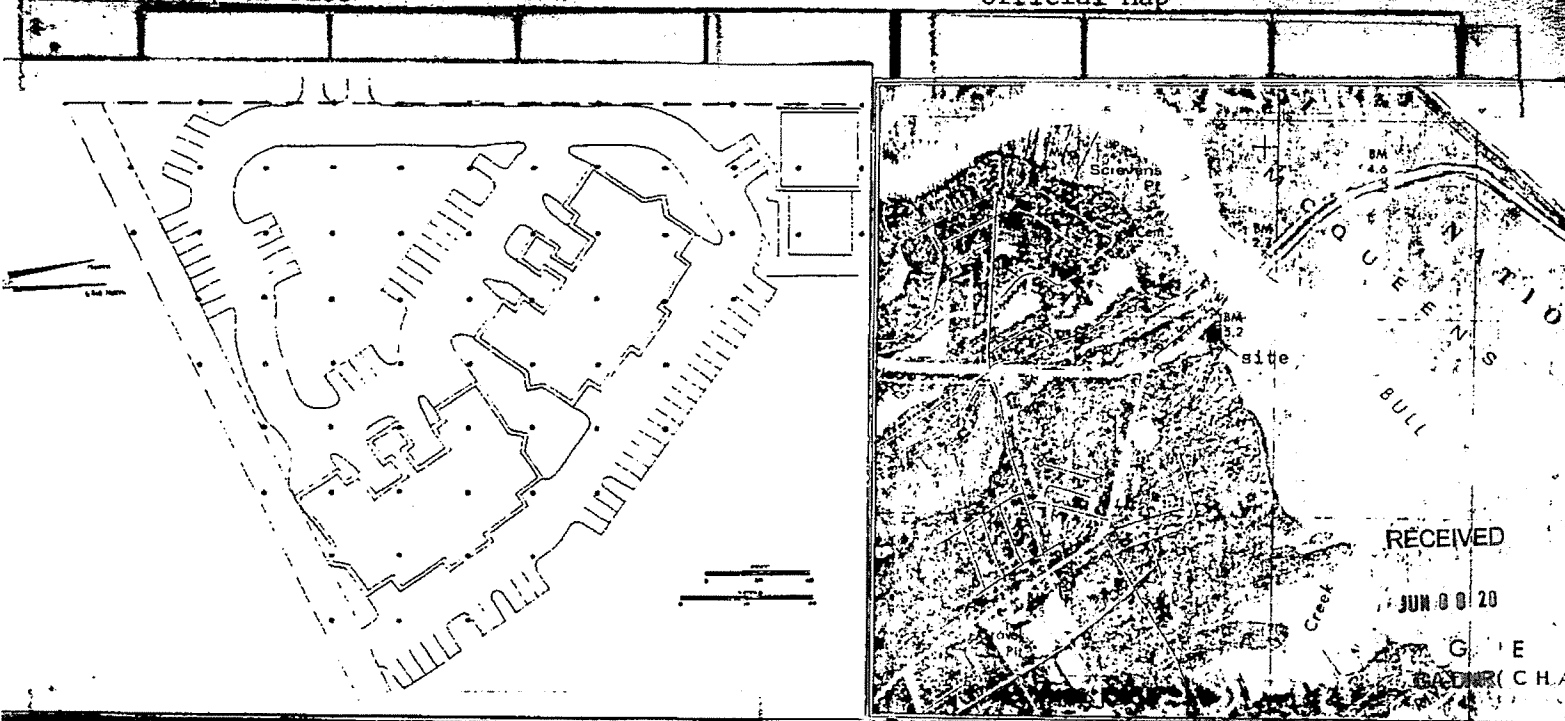
Remarks and Recommendations Preservation is not recommended.

Map Reference Fr. DuSaski Quadrangle

Aerial Photo Reference

Sketch Map of Site\*\*

Official Map



Show the location of nearby sites, access roads, streams, and major landmarks, and indicate scale.

\*Complete all categories even if unknown (U/K), unavailable (U/A), incomplete (I/C), or not applicable (N/A), except where necessary.

State Site No. 9CH763

Inst. Site No. 09CHAS861

RECORD OF MATERIALS

Collected by Survey Architectural debris, historic ceramic, aboriginal ceramic, glass, and bone.

Acc. No./Storage

Subsequent Collections	Date	Acc.No./Storage
Collector _____	_____	_____
Collector _____	_____	_____
Collector _____	_____	_____

Private Collections  
 Collector \_\_\_\_\_ Address \_\_\_\_\_  
 Type of Material \_\_\_\_\_

Collector \_\_\_\_\_ Address \_\_\_\_\_  
 Type of Material \_\_\_\_\_

Excavation Record	Date	Acc.No./Storage
Supervisor _____	_____	_____
Supervisor _____	_____	_____

Published Record \_\_\_\_\_

Georgia Archaeological  
Site File  
Report No. 683

CULTURAL AFFINITY

Preliminary Classification Aboriginal components - Savannah and Deptford. Historic material from the twentieth century with minimal material from the late nineteenth century.

Subsequent Classification \_\_\_\_\_

NATIONAL REGISTER OF HISTORIC PLACES

Eligible for Nomination (circle appropriate response): Yes   No Nominated Registered Justification \_\_\_\_\_

Cultural Significance (circle appropriate evaluation):  Local  State  National Justification \_\_\_\_\_

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FORM COMPLETION/UPDATE

Date	Name	Prof. Status/Inst. Affil.	Contract/Proj.	Punch Card Submitted (Circle Response)	
<u>3/86</u>	<u>L. Babits</u>	<u>Armstrong College</u>	_____	Yes	<input checked="" type="radio"/> No
_____	_____	_____	_____	Yes	No
_____	_____	_____	_____	Yes	No
_____	_____	_____	_____	Yes	No
_____	_____	_____	_____	Yes	No
_____	_____	_____	_____	Yes	No

GA-DNR





## CHATHAM COUNTY DEPARTMENT OF ENGINEERING

124 Bull Street, Room 430

P.O. Box 8161

Savannah, Georgia 31412-8161

FAX 912-652-7818

912-652-7800

*Leon Davenport, P.E.*  
*County Engineer*

*Suzanne Cooler, P.E.*  
*Assistant County Engineer*

June 14, 2019

Mr. Michael J. DeMell  
Environmental Services, Inc.  
101 B Estus Drive  
Savannah, GA 31404

**Re: Savannah Boathouse - Landfill Certification**

Dear Mr. DeMell,

This office has investigated the photo-history of the site looking for any signs of previous landfill activities. We found that the eastern half of the property was "made land" and the quality and contents of the fill brought to the parcel are unknown to us. A casino boat operation occupied portions of the site for several years and left behind scrap, junk, garbage and significant amounts of petroleum products, oils and lubricants (POLs) in 55-gallon drums. We encourage a subsurface survey of the area of "made land" to the east of the former building site of William's Seafood restaurant.

If you need additional information, or if you have any questions or comments, please let us know.

Respectfully,

Nick Milionis, MS, P.E.

Senior Development Services Engineer

SAVANNAH BOATHOUSE  
List of Adjacent Owners

Parcel ID	Land Use	Property Address	Property Owner	Owner Address
1-0047-03-001	Residential	229 E Point Dr.	North William Wesley III	229 E Point Dr. Savannah, GA 31410
1-0047-03-026	Residential	225 E Point Dr.	TCC Properties, LLC.	26 Stillwater Ter. Griffin, GA 30223
1-0047-03-027	Residential	E Point Dr.	Ducey James	221 E Point Dr. Savannah, GA 31410
1-0047-03-002	Residential	E Point Dr.	Steele Samuel M III & Cecile A	213 East Point Dr. Savannah, GA 31410
1-0047-02-005	Residential	E Point Dr.	TCC Properties, LLC.	28 Stillwater Ter. Griffin, GA 30223

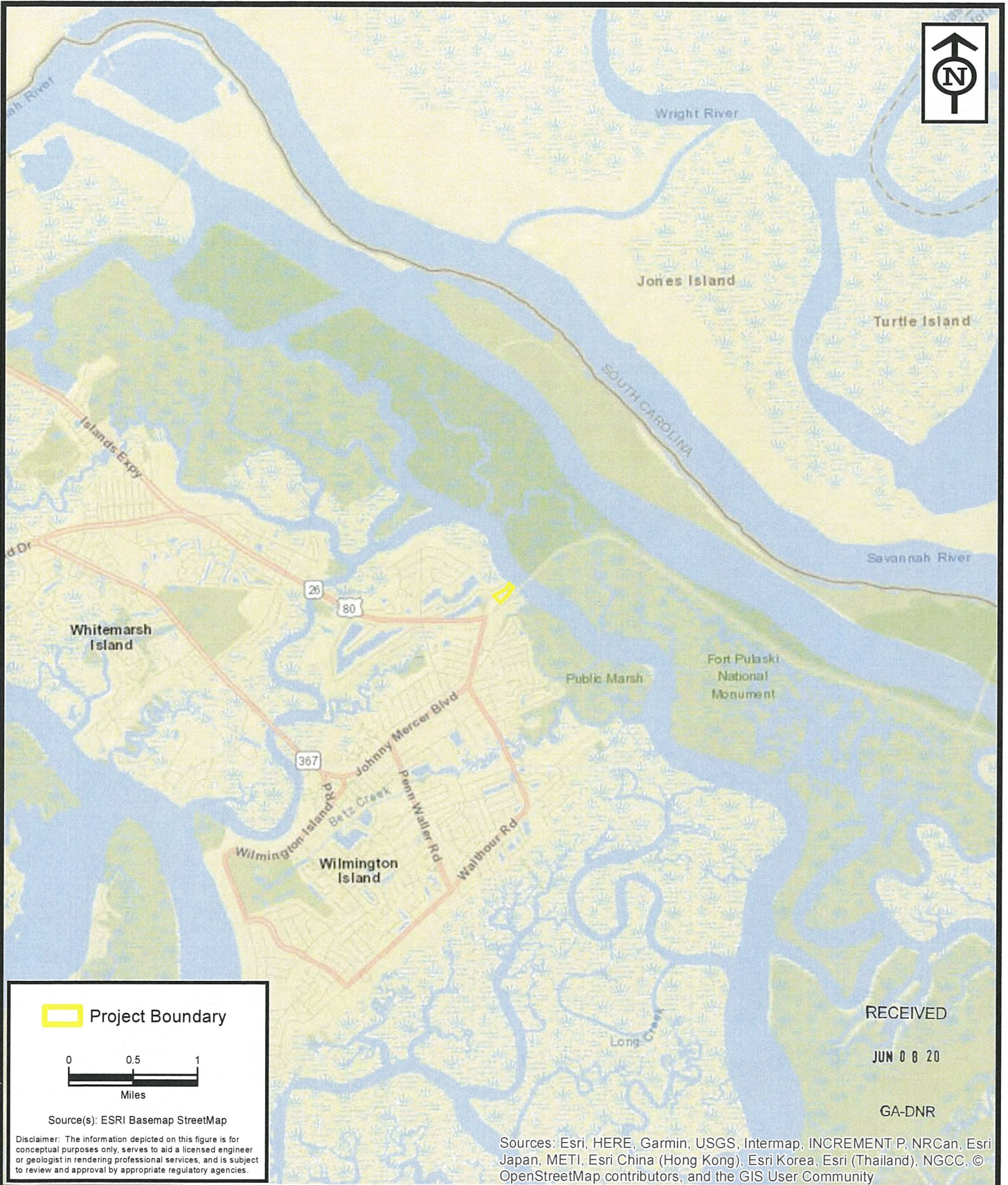
Source: SAGIS

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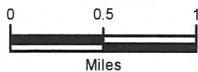
JUN 08 20

GA-DNR





 Project Boundary



Source(s): ESRI Basemap StreetMap

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



**ENVIRONMENTAL SERVICES, INC.**

101 B Estus Drive  
Savannah, GA 31404  
(912) 236-4711  
(904)-470-2112 Fax

[www.environmentalservicesinc.com](http://www.environmentalservicesinc.com)

Vicinity Map  
**SAVANNAH BOATHOUSE**  
Chatham County, Georgia

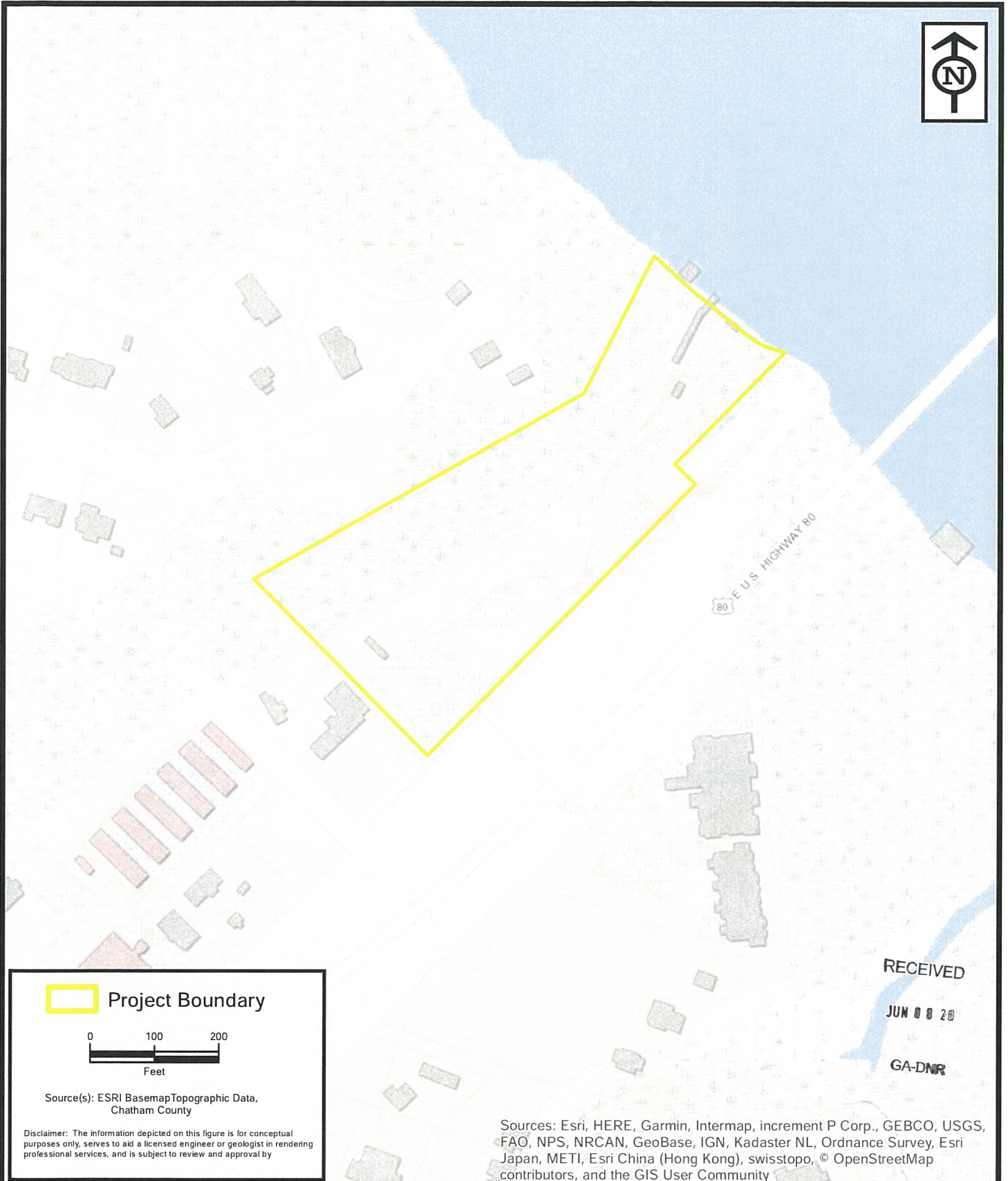
Project: ES16063.00

Date: Nov. 2016

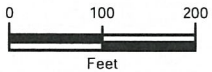
Drwn/Chkd: KHS/MJD

Figure: 1





 Project Boundary



Source(s): ESRI Basemap/Topographic Data,  
Chatham County

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

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USGS Topographic Images  
**SAVANNAH BOATHOUSE**  
Chatham County, Georgia

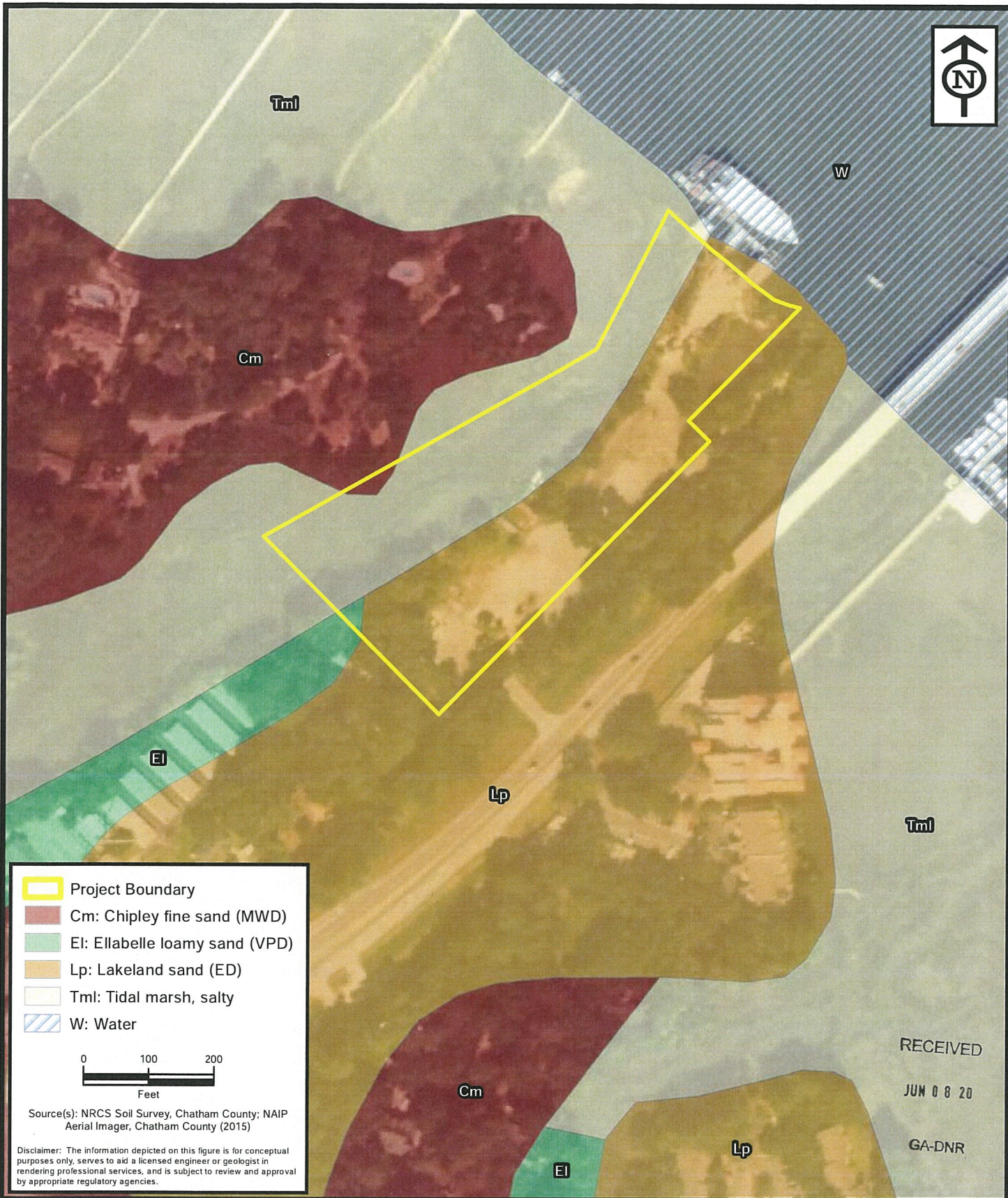
Project: ES16063.00

Date: Jan. 2019

Drwn/Chkd: TLV/KHD

Figure: 2





**Legend**

- Project Boundary
- Cm: Chipley fine sand (MWD)
- EI: Ellabelle loamy sand (VPD)
- Lp: Lakeland sand (ED)
- Tml: Tidal marsh, salty
- W: Water

0 100 200  
Feet

Source(s): NRCS Soil Survey, Chatham County; NAIP Aerial Imager, Chatham County (2015)

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NRCS Soil Survey  
**SAVANNAH BOATHOUSE**  
 Chatham County, Georgia

Project:	ES16063.00
Date:	Nov. 2016
Drwn/Chkd:	KHS/MJD
Figure:	3








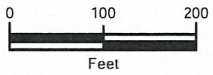
E2EM1N

E1UBL

E2EM1N

E2EM1N

-  Project Boundary
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland



Source(s): USFWS NWI Data, Georgia; NAIP Aerial Imager, Chatham County (2015)

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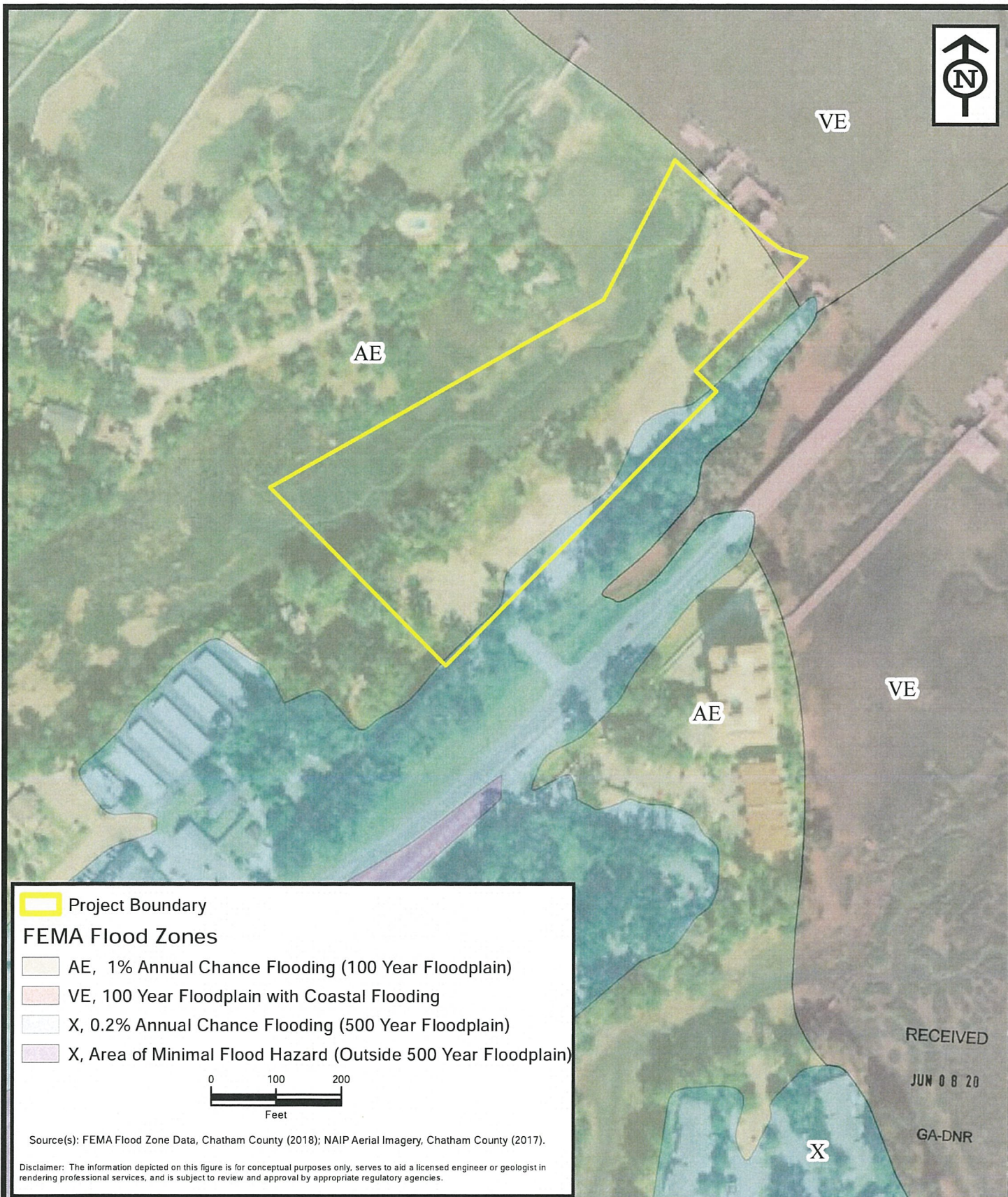


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National Wetland Inventory (NWI) Data  
**SAVANNAH BOATHOUSE**  
Chatham County, Georgia

Project:	ES16063.00
Date:	Jan. 2019
Drwn/Chkd:	KHS/MJD
Figure:	4



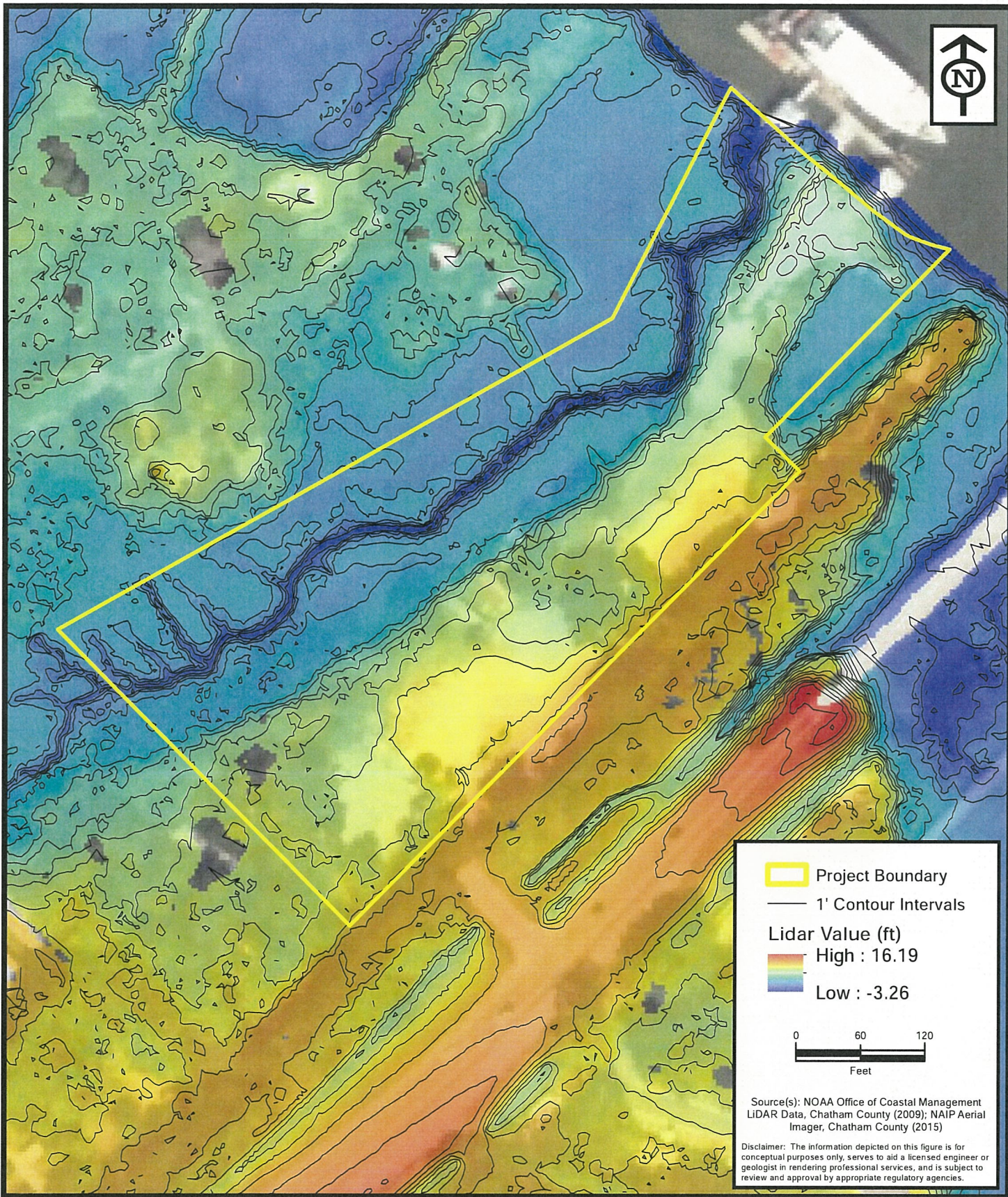


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FEMA Flood Zone Data  
**SAVANNAH BOATHOUSE**  
Chatham County, Georgia

Project:	ES16063.00
Date:	Jan. 2019
Drwn/Chkd:	TLV/KHD
Figure:	5





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LiDAR Digital Elevation Model (DEM) & Contour Data  
**SAVANNAH BOATHOUSE**  
 Chatham County, Georgia

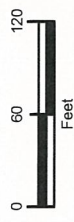
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Project:	ES16063.00
Date:	Nov. 2016
Drwn/Chkd:	KHS/MJD
Figure:	6





-  Project Boundary
-  Marshland Component (+/- 1.33 acres)
-  Upland Component (+/- 2.38 acres)



Source(s): NOAA Office of Coastal Management 4Band Aerial Imagery (2012)

Disclaimer: The information depicted on this figure is for conceptual purposes only. It does not constitute a final engineering or architectural drawing. It is subject to review and approval by appropriate regulatory agencies.

Project:	ES16063.00
Date:	June 2019
Drwn/Chkd:	KHD/MJD
Figure:	1

Upland & Marshland Component Exhibit  
**SAVANNAH BOATHOUSE**  
 Chatham County, Georgia

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## Savannah Boathouse

### Needs Assessment

The former site of Williams Seafood Restaurant was a once thriving restaurant and community hub. For many decades families from the Savannah area would visit this location for its beautiful views of the Bull River and the ships passing by in the Savannah River. The memories are just that, the property has fallen on bad times and has become an eye sore of overgrown shrubs. It has recently been used in a lesser capacity as a Casino boat departure point, bait house, and vehicle parking lot, but has not been able to reclaim its former glory as a Savannah landmark.

The need for marinas in the Savannah area is certain, as there are only three public facilities that offer dry storage; Hogan's Marina, Bahia Bleu Marina, and Savannah Bend Marina. They are exceeding 95%+ capacity and only have space left for a defined group of smaller boats without T-tops. Chatham County has approximately 10,500 DNR registered boats not including federally documented vessels. There are approximately 6500 in the 16-25ft category which are all potential storage customers with no current available space. The economy and population are growing significantly creating an influx of additional boats to the local market. There is a waitlist for dry storage at all three dry storage locations as the demand has risen over time, but no new facilities have been built since 2002. The trend in the housing market also leans toward new HOA associations that prohibit homeowners from storing boats in their neighborhoods. As demand rises so do the prices for the limited capacity of storage, forcing some out of the market or into a trailering situation. Nearby boat ramps have been upgraded over the past few years and are already above full capacity on the weekends. For example; near the Chatham County public boat ramp at Turners Creek, any time you drive down Johnny Mercer Boulevard on a spring or summer weekend you will see trucks and trailers lining the roadway because parking capacity for the ramp is in overflow by 9am (pictures attached taken 4/27/2019). Savannah is also the nearest access to water for adjoining counties all the way through central Georgia and routinely has boaters from Statesboro to Macon utilizing our storage facilities and boat ramps to access the coastal waters.

The Savannah Boathouse plan is to turn the land that was formerly Williams Seafood Restaurant into a full-service public-access marina which will

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accommodate dry storage, in-water locals and transients passing through the Savannah area heading north or south. The dry stack storage facility will accommodate vessels up to 35' in length with a multitude of different configurations for all size and shapes of vessels. The in-water storage has capacity for monthly rental of slips up to 60 feet and outer docks available for transient and day trippers up to 120 feet. We will have bathrooms, showers, and laundry facilities for locals and transients, as well as, provide pump out for their marine toilets and fuel services to accommodate their travels.

The property which exceeds 25,000 passenger car views every day will be returned to a community hub with clean, safe, and accessible amenities for all to use. The in-water portion of the marina will serve customers with access to the Barrier Islands including Tybee, Little Tybee, and Wassaw, as well as be a quick trip to Daufuskie and Hilton Head island. As the location sits just off the Intracoastal Waterway, we plan to encourage transients from Northern States to stop in and plan to service the Caribbean traffic heading north for the summer. There is an immediate need for additional transient space and services as the in-water marinas are frequently full. This location is convenient to the ocean and intracoastal waterway for transient traffic, this creates additional demand for local businesses including nearby restaurants and suppliers.

The demand for wet and dry storage is reaching highs that have never been seen in the low country. The dry-stack envisioned for this site, is planned to utilize the latest technology and improvements for security from Hurricanes and the harsh marine environment. Savannah needs more access to the water and this property needs to be restored as a focal point on the main drive rather than an eyesore. Competition helps the consumer as marinas will be encouraged to provide better customer service at reasonable prices rather than a guaranteed flow of customers as there is no viable alternative as waitlists continue to grow.

Included are pictures of the three public dry stacks located in the area (3/27/19). Each facility is at or near capacity as evident in these pictures. There are currently waitlists to store your boat if you have anything over 25 feet, or any boat with a T-top, or fixed hard top. The current capacity for public dry storage in the Savannah area is approximately 725 boats or less than 7% of the 10,500 estimated boats in Chatham County. The Savannah Boathouse would include an additional 108-144 dry storage slips depending on configuration for width and height.

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Hogan's Marina-left side-photo taken 3/27/19  
36 Wilmington Island Road, Savannah, GA 31410



Hogans Marina- Complete View 3/27/19



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Bahia Bleu-Left Side 3/27/19

2812 River Drive, Thunderbolt, GA 31404 Bahia Bleu-Left Side



Bahia Bleu-Right Side 3/27/19



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Savannah Bend Marina-Isle of Armstrong-Thunderbolt 3/27/19  
188 Old Tybee Road, Savannah, GA 31410



Savannah Bend-Left Side 3/27/19



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Johnny Mercer Boat Landing-Main Lot 4/27/19



Johnny Mercer Boat Landing -Overflow Lot 4/27/19



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Johnny Mercer Boat Ramp Entrance-Excess Parking at entrance and shoulder  
4/27/2019



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In closing the Savannah Boathouse will help fill a need for Savannah by providing a much-needed service by a local family run business that has a reputation for strong customer service and has been on the water our entire lives. In addition, it would greatly improve the view of the 25,000 plus locals and tourists traveling this road daily and returning a small piece of Savannah back into what it once was.


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Recorded: 10/31/2018 at 04:21:05 PM  
Fee Amt: \$1,137.00 Page 1 of 2  
Transfer Tax: \$1,125.00  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court  
BK **1481** PG **254-255**

STATE OF GEORGIA        )  
  )  
CHATHAM COUNTY        )

QUIT CLAIM DEED

THIS INDENTURE, made this 30th day of October, 2018, between **Williams Seafood Restaurant, Inc.**, as party of the first part, and **3 Sea Sons, LLC**, as party of the second part,

- W I T N E S S E T H -

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, all of its right, title and interest in and to the following described property, to-wit:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATE, LYING, AND BEING IN THE WILMINGTON ISLAND, CHATHAM COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NGS MONUMENT NAMED SEAFOOD HAVING A COORDINATE OF N741693.69 E1029551.85 BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD83 EAST ZONE; THENCE N 44°44'19" W A DISTANCE OF 99.57' TO AN IRON REBAR SET, SAID POINT BEING THE POINT OF BEGINNING HAVING A COORDINATE OF N741764.42 E1029481.76; THENCE N 45°54'05" W A DISTANCE OF 222.93' TO AN IRON REBAR SET AT THE MARSH LINE; THENCE N 45°54'05" W A DISTANCE OF 154.16' TO A POINT; THENCE N 61°26'10" E A DISTANCE OF 318.44' TO A POINT; THENCE N 58°40'40" E A DISTANCE OF 43.01' TO A

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POINT; THENCE N 57°47'13" E A DISTANCE OF 212.87' TO A POINT; THENCE N 24°52'00" E A DISTANCE OF 234.28' TO A POINT; THENCE S 53°39'04" E A DISTANCE OF 252.83' TO A POINT; THENCE S 43°54'39" W A DISTANCE OF 245.00' TO AN IRON REBAR SET; THENCE S 46°02'21" E A DISTANCE OF 45.00' TO AN IRON REBAR SET; THENCE S 43°54'39" W A DISTANCE OF 562.83' TO AN IRON REBAR WHICH IS THE POINT OF BEGINNING.

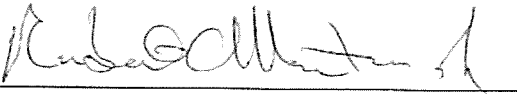
SAID TRACT OR PARCEL OF LAND SHOWN AS LOT A, WILMINGTON ISLAND, GEORGIA, SAID TRACT OR PARCEL BOUNDED ON THE SOUTHWEST BY HIGHWAY 80, ON THE WEST BY LOT B, ON THE NORTHWEST BY MARSH CONSERVATION, AND ON THE EAST BY BULL RIVER CONTAINING 4.91 ACRES. AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN SUBDIVISION MAP PREPARED BY GAMMON SURVEYING AND ASSOCIATES, LLC ON OCTOBER 25, 2018 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN PLAT RECORD BOOK 51, PAGE 588, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs, successors and assigns, forever in fee simple.


IN WITNESS WHEREOF, the said party of the first part has hereunto set its hands and seal on the day and year first above written as the date hereof.


Signed, sealed and delivered  
in the presence of:

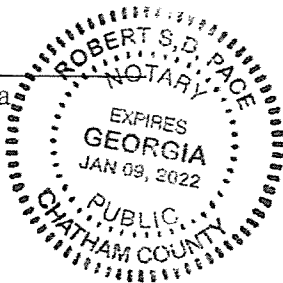
Williams Seafood Restaurant, Inc.



(Witness)

By:  (L.S.)  
Carol W. Schwalbe, President

  
Notary Public, State of Georgia  
Jrprwau



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## 2018 sales of new fiberglass outboard boats hit 11-year high

REAGAN HAYNES · UPDATED ON MAY 29, 2019

Sales of new fiberglass outboard boats reached an 11-year high in 2018, reaching 177,600 units and \$7 billion.

Consumers bought 2.9 percent more fiberglass outboard boats in 2018 than the year prior — 56,000 units — according to the National Marine Manufacturers Association's third installation of its [Statistical Abstract](#).

The average retail price of a fiberglass outboard boat rose 9.4 percent to \$74,605 in 2018, reflecting demand for larger boats.

Fiberglass outboard boats in the 21-foot-and-larger segment accounted for 56.1 percent of those sold in 2018, up 1.9 percent compared to 2017, according to the [NMMA](#). Sales in this segment grew 54.3 percent in 2018, the highest growth rate since before 2006. The gain in the 21-foot-and-larger segment was offset by declines in the other segments.

The growth occurred despite rising prices in that category; the average price of 21-foot and larger fiberglass outboard boats was \$124,638, more than double the average cost of the same boat in 2010 (\$58,727). The average price was 32.4 percent higher than the year prior (\$94,109).

Sales of new powerboats were an estimated \$10.5 billion in 2018. Outboard boats, which includes fishing and pontoon boats, account for the majority, or 63 percent, of new boats sold.

Inboard towboats continued to be growth leader, with sales up 11 percent in 2018, compared to 4 percent growth in new boat unit sales overall.

New inboard ski/towboat retail sales totaled \$1.1 billion in 2018, reflecting 10.5 percent growth in unit sales to 10,500 boats and a 7.4 percent increase in the average retail price to \$104,340.

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Phone: (912) 232-6533  
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## **SAVANNAH BOATHOUSE – STORMWATER MANAGEMENT SUMMARY**

CHATHAM COUNTY, GEORGIA

MAY 31, 2019

This summary is presented to provide an explanation of the existing and proposed stormwater management for the proposed project site.

The project site has been utilized for commercial development for the last 90 years. The site was home to Williams Seafood Restaurant for 80 of those years, which was located on the western end of the upland portion of the site. The existing piers, docks, boat hoist, etc. were privately owned, used as shrimp boat docks, and maintained by the property owners. In 2005, the restaurant partially burned down and was completely demolished. For about twelve years after that, the site was utilized by a casino cruise ship company. The piers and docks were used to board passengers onto the cruise ship. The site has been vacant and has not been utilized for the past two years.

### **Existing Site Conditions**

The overall property boundary for the project is a 4.91-acre tract. Of that, the upland area for the proposed marina facility is equal to 2.38 acres and the marshland area is equal to 2.53 acres.

After the Williams Seafood restaurant partially burned down, the owners decided to demolish the existing structure instead of rebuilding. The building and concrete slab were completely removed, however the asphalt pavement that served as the parking lot that surrounded the restaurant was not removed and is still in place today. Loose and compacted gravel covers the majority of the area where the building stood. Most of the remaining upland area between where the restaurant was located and the Bull River is also covered with loose and compacted graded aggregate base. This area was mostly utilized for parking by the casino boat business.

As stated above, the impervious coverage observed during the site assessment consisted of asphalt pavement, loose and compacted gravel, and loose and compacted graded aggregate base. There is a portion of the site between where the restaurant and parking lot were located and the marsh northwest of the site that is pervious. Although this area is pervious, there has been disturbance due to operations of the restaurant. Several sanitary sewer structures exist in this area and several abandoned and existing potable water structures also exist. The remaining of the site is marshland.

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The percentages of each surface type are as follows:

Impervious (Total = 74%)		
Asphalt Pavement	Gravel	GAB
22%	13%	39%
Pervious (Total = 26%)		
Woods with understory	Grass / Dirt	
16%	10%	

Currently, stormwater runoff sheet flows across the majority of the site from southeast to northwest and outfalls into the marsh that is north of the site. Since most of the site is currently impervious, a high percentage of the stormwater runoff is released from the site and is untreated prior to discharge. There are not any existing storm drainage systems located on the site.

### **Proposed Stormwater Management**

The Georgia Department of Natural Resources requires all projects seeking a Coastal Marshlands Protection Act Permit to provide stormwater management within the upland component of the project. Stormwater management includes methods to collect and treat stormwater runoff prior to discharge into marshlands, rivers, wetland or other environmentally sensitive areas.

In an attempt to meet the requirements, to the extent possible with the property boundary and functional restraints, the Savannah Boathouse proposed stormwater management system includes:

- Pervious Gravel
- Landscaped areas and Greenspace
- Pervious Pavers
- Storm Drainage System, including piping and structures
- Infiltration Trench

The preliminary design of the stormwater management components are shown on the permit drawings.

A more detailed description of the components is as follows:

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### **Pervious Gravel**

Pervious Gravel shall be installed along the Old Tybee Road bed on the south side of the site in the areas to be utilized as parking spaces. Stormwater runoff will sheet flow off of the old road and come onto the site. Small storm events will infiltrate into the pervious gravel. Inlets will be installed along the proposed sidewalk to catch larger storm events. Underground storm piping will be utilized to convey the runoff collected by the inlets to the marsh northwest of the site.

### **Landscaped Areas and Greenspace**

Landscaping and trees will be planted on the site to meet Chatham County Development standards. All of the asphalt pavement, gravel, or graded aggregate base in the existing impervious areas that are proposed to be greenspace for post development conditions shall be removed and either landscaped or grassed. The pervious area shall be increased by 7% from pre to post development conditions.

### **Pervious Pavers**

Pervious Pavers shall be installed in interior parking areas. Stormwater runoff for small storm events shall sheet flow across these areas and infiltrate into the pavers. Inlets will be installed to catch runoff from the larger storm events. Underground storm piping will be utilized to convey the runoff collected by the inlets to the marsh northwest of the site.

### **Infiltration Trenches**

Infiltration trenches shall be installed along the north side of the property to treat runoff from the proposed impervious concrete pavement and buildings. Runoff from small storm events will sheet flow and infiltrate into these trenches. Runoff from larger storm events shall overflow the trenches and flow directly into the marshes. There will be several feet of fill needed in areas where the trenches are to be installed. Also, some of the natural soils have sufficient percolation rates and the water table is sufficiently below the existing grade so that proper infiltration will be able to be achieved.

The proposed use of the site as a marina facility including wet and dry stack boat storage, haul out capability, fueling and sewage pump out capabilities and other necessary components require areas with structurally sound surfaces, such as asphalt, concrete and gravel surfaces, to facilitate the day to day operation of the marina. These functions include parking areas, access drives and aisles, and boat storage and travel lift operations. Due to the nature of the necessary uses, these surfaces are impervious in nature. The proposed pervious surfaces include pervious pavers, pervious gravel, infiltration trenches, and greenspace areas.

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The proposed percentages of each surface type in the post developed condition are as follows:

Impervious (Total = 52%)			
Building	Concrete Pavement	Asphalt Pavement	Concrete Sidewalk
26%	19%	6%	1%
Pervious (Total = 48%)			
Pervious Gravel	Pervious Pavers	Infiltration Trench	Greenspace
6%	5%	4%	33%

To summarize, the impervious areas were reduced from 74% to 52% of the site from pre to post development conditions. The pervious areas were increased from 26% to 48%.

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Searched: **All Parties in CHATHAM County for All Instruments**

County good from 1/1/1990 through 5/27/2020 3:12:00 PM

Query Made: **5/29/2020 12:02:33 PM**

County	Instrument Type	Date Filed	Time	Book	Page
CHATHAM	QUIT CLAIM DEED	10/31/2018	4:21 PM	1481	254

Description not warranted

Sec/GMD	District	Land Lot	Subdivision	Unit	Block	Lot	Comment
			WILMINGTON ISLAND			A	

Grantor  
WILLIAMS SEAFOOD RESTAURANT INC

Grantee

3 SEA SONS LLC

**Cross-Referenced Instruments**

PT61 E-FILING PT-61 025-2018-011094

This record was added to the statewide Deed database index on 11/9/2018 2:00:02 AM

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Fee Amt: \$1,137.00 Page 1 of 2  
Transfer Tax: \$1,125.00  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court

BK **1481** PG **254-255**

STATE OF GEORGIA     )  
  )  
CHATHAM COUNTY     )

QUIT CLAIM DEED

THIS INDENTURE, made this 30th day of October, 2018, between **Williams Seafood Restaurant, Inc.**, as party of the first part, and **3 Sea Sons, LLC**, as party of the second part,

- W I T N E S S E T H -

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, all of its right, title and interest in and to the following described property, to-wit:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATE, LYING, AND BEING IN THE WILMINGTON ISLAND, CHATHAM COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NGS MONUMENT NAMED SEAFOOD HAVING A COORDINATE OF N741693.69 E1029551.85 BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM NAD83 EAST ZONE; THENCE N 44°44'19" W A DISTANCE OF 99.57' TO AN IRON REBAR SET, SAID POINT BEING THE POINT OF BEGINNING HAVING A COORDINATE OF N741764.42 E1029481.76; THENCE N 45°54'05" W A DISTANCE OF 222.93' TO AN IRON REBAR SET AT THE MARSH LINE; THENCE N 45°54'05" W A DISTANCE OF 154.16' TO A POINT; THENCE N 61°26'10" E A DISTANCE OF 318.44' TO A POINT; THENCE N 58°40'40" E A DISTANCE OF 43.01' TO A



POINT; THENCE N 57°47'13" E A DISTANCE OF 212.87' TO A POINT; THENCE N 24°52'00" E A DISTANCE OF 234.28' TO A POINT; THENCE S 53°39'04" E A DISTANCE OF 252.83' TO A POINT; THENCE S 43°54'39" W A DISTANCE OF 245.00' TO AN IRON REBAR SET; THENCE S 46°02'21" E A DISTANCE OF 45.00' TO AN IRON REBAR SET; THENCE S 43°54'39" W A DISTANCE OF 562.83' TO AN IRON REBAR WHICH IS THE POINT OF BEGINNING.


SAID TRACT OR PARCEL OF LAND SHOWN AS LOT A, WILMINGTON ISLAND, GEORGIA, SAID TRACT OR PARCEL BOUNDED ON THE SOUTHWEST BY HIGHWAY 80, ON THE WEST BY LOT B, ON THE NORTHWEST BY MARSH CONSERVATION, AND ON THE EAST BY BULL RIVER CONTAINING 4.91 ACRES. AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN SUBDIVISION MAP PREPARED BY GAMMON SURVEYING AND ASSOCIATES, LLC ON OCTOBER 25, 2018 AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA IN PLAT RECORD BOOK 51, PAGE 588, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs, successors and assigns, forever in fee simple.


IN WITNESS WHEREOF, the said party of the first part has hereunto set its hands and seal on the day and year first above written as the date hereof.

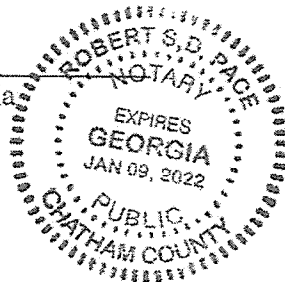
Signed, sealed and delivered  
in the presence of:

Williams Seafood Restaurant, Inc.

  
\_\_\_\_\_  
(Witness)

By:  (L.S.)  
Carol W. Schwalbe, President

  
\_\_\_\_\_  
Notary Public, State of Georgia  
(Notary Seal)





**Brady, Kevin**

---

**From:** DeMell, Mike J <mdemell@ESINC.CC>  
**Sent:** Tuesday, May 26, 2020 6:06 PM  
**To:** Labarba, Sam  
**Cc:** Bennett, Buck; Brady, Kevin; Amanda Lewis  
**Subject:** Savannah Boathouse - Permit Modification CMPA Permit #760 Issued Sept 2019  
**Attachments:** 3 Sea Sons LLC Deed Lot A - 8020 Hwy 80 E Wilmington Island.pdf; Recorded 00441R9-13-18-22x34 Plat Survey of 8010 Hwy 80 E.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.

Good evening all:

During a call with Sam earlier today, he requested that I check and confirm the ownership of the Savannah Boathouse project while we proceed with pursuit of a permit modification to accommodate transformer floats, reduction of a forklift pier, and inclusion of ADA and fire access to the office in the upland component.

Sam, I have confirmed with Mr. McCarthy that the ownership remains the same as that when the Permit #760 was reviewed and issued.

I have attached the same legal documents as used and reviewed in the aforementioned permit.

Buck & Kevin, Sam asked that I provide you with these materials to initiate the legal review once again. As noted above, nothing has changed since the original review.

I appreciate your time and attention.

Mike

**Michael J. DeMell**  
**Department Manager | Savannah**  
**Environmental Services, Inc., A Terracon Company**  
2201 Rowland Avenue | Savannah, Georgia 31404  
D (912) 236 4711 | F (904) 470 2112 | M (912) 596 3746  
[mdemell@esinc.cc](mailto:mdemell@esinc.cc) | [www.esinc.cc](http://www.esinc.cc) | [terracon.com](http://terracon.com)




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RETURN TO:  
GANNAM, GNANN  
& STEINMETZ LLC  
P.O. BOX 10085  
SAVANNAH, GA 31412

  
Doc ID: 031629780002 Type: QCD  
Recorded: 04/16/2019 at 04:05:55 PM  
Fee Amt: \$12.00 Page 1 of 2  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court  
BK 1596 PG 556-557

STATE OF GEORGIA  
COUNTY OF CHATHAM

QUIT CLAIM DEED

THIS INDENTURE, made on this 16<sup>th</sup> day of ~~March~~<sup>April</sup>, 2019 by and between

WANDA WILLIAMS and THOMAS WILLIAMS  
of the First Part, and

3 SEA SONS, LLC, A Georgia Limited Liability Company, of the Second Part,

W-I-T-N-E-S-S-E-T-H :

THAT First Party, for and in consideration of payment of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration including compliance with the provisions of a Boundary Line Agreement previously entered into between the parties, the receipt and sufficiency of which is hereby acknowledged, hereby conveys unto the said Party of the Second Part, and its successors and/or assigns, the following described property, to-wit:

ALL THAT CERTAIN PORTION OF LOT, tract or parcel situate, lying and being on Wilmington Island in Chatham County, Georgia known and described as Lot A which is shown and more particularly described on that certain Plat entitled "A Recombination Plat of Lot "A" and "B" of a Recombination of Lots 142-153, Mayer Plantation, and Approximate 4 acre portion of the former Mayer Plantation Containing High Ground and Marshland" prepared for Williams Seafood Restaurant, Inc. by Gammon Surveying & Asso., LLC, dated October 27, 2017, and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Book 51, Page 588 to which reference is made for a more particular description of the property herein conveyed.

IT BEING THE INTENTION OF the Grantors herein to convey any interest which they may have in any portion of Lt "A" shown and described on the referenced plat.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining unto the said Party of the Second Part, and its successors and assigns so that neither first party nor its successors and assigns, nor any person or persons claiming under it shall have, claim or demand any right to the above-described property, or its appurtenances.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto caused this instrument to be executed under their hands and seal on the date first above written.

SIGNED, SEALED AND DELIVERED

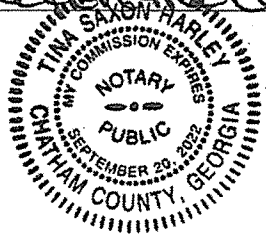
IN THE PRESENCE OF:

Wanda Williams  
Wanda Williams

Thomas Williams  
Thomas Williams

Jennifer Smith  
Witness

Tina Saxon Harley  
Notary Public



GANNAM, GNANN & STEINMETZ LLC  
425-A East President Street, Savannah, Georgia 31401

To be filed in **CHATHAM COUNTY** PT-61 025-2019-003801

PT-61 (Rev. 2/18)		<b>SECTION A - SELLER'S INFORMATION (Do not use agent's information)</b>		<b>SECTION C - TAX COMPUTATION</b>	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Wanda Williams and Thomas Williams		Exempt Code If no exempt code enter NONE		NONE	
MAILING ADDRESS (STREET & NUMBER) 8010 Tybee Rd		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$1.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Savannah, GA 31410 USA		DATE OF SALE 4/16/2019		1A. Estimated fair market value of Real and Personal property	
<b>SECTION B - BUYER'S INFORMATION (Do not use agent's information)</b>		2. Fair market value of Personal Property only		\$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME 3 Sea Sons, LLC, a Georgia Limited Liability Company		3. Amount of liens and encumbrances not removed by transfer		\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 19 Herons Nest		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$1.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Savannah, GA 31410 USA		Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	
				\$0.00	
<b>SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))</b>					
HOUSE NUMBER & EXTENSION (ex 255A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHATHAM		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 1-0047-03-00B	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
<b>SECTION E - RECORDING INFORMATION (Official Use Only)</b>					
DATE	DEED SOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS  
None



Doc ID: 032131180001 Type: GCD  
 Recorded: 01/27/2020 at 04:36:58 PM  
 Fee Amt: \$25.00 Page 1 of 1  
 Chatham, Ga. Clerk Superior Court  
 Tammie Mosley Clerk Superior Court  
 BK **1833** PG **343**

[ SPACE ABOVE THIS LINE FOR RECORDING DATA ]

Return Recorded Document to:  
**WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP**  
 Attn: Edwin R. Byck (File No: 20-0046-16)  
 14 E. State Street  
 Savannah, Georgia 31401

STATE OF GEORGIA

COUNTY OF CHATHAM

**QUIT CLAIM DEED**

THIS INDENTURE, effective this 4<sup>th</sup> day of May, 2017, between Brian McCarthy party or parties of the first part, hereinafter called Grantor, and 3 Sea Sons, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:**

WHEREAS that first party, for and in consideration of the sum of One and No/100's (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto second party, its heirs, successors and assigns, the following described property, to-wit;

All those certain lots, tracts or parcels of land situate, lying and being on Wilmington Island, Chatham County, Georgia and being known and designated as Lot "A", containing 4.91 acres, as more particularly described on that certain *Recombination Plat of Lot "A" and Lot "B" of a Recombination of lots 142-153, Mayer Plantation Subdivision, and approximate 4 acre portion of the Former Mayer Plantation containing High Ground and Marshland*, prepared by Gammon Surveying and Associates, LLC, dated October 25, 2018, filed of record in Plat Book 51, Page 588, in the Office of the Clerk of Superior Court, Chatham County, Georgia.

This property is more commonly known as 8020 U. S. Highway 80 East, Savannah, Chatham County, Georgia with a current Property Identification No. 10047 03008.

This Deed is intended to release and quit claim the above described property from any and all rights and interests of the Grantor in said property, including that certain Security Deed from the Grantee, recorded in Deed Book 935, Page 103, recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia.

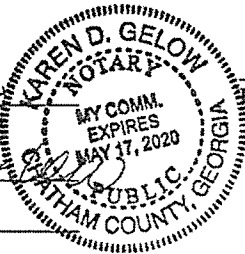
TO HAVE AND TO HOLD the said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto second party, its heirs, successors and assigns, so that either first party nor any person or persons claiming under them shall have, claim or demand any right to the above described property, or its appurtenances.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
 in the presence of:

*[Handwritten signature]*  
 Witness

*[Handwritten signature]*  
 Notary Public  
 My commission expires: \_\_\_\_\_



*[Handwritten signature]*  
 Brian McCarthy



GEORGIA  
CORPORATIONS  
DIVISION

GEORGIA SECRETARY OF STATE  
**BRAD  
RAFFENSPERGER**

[HOME \(/\)](#)

**BUSINESS SEARCH**

BUSINESS INFORMATION

Business Name:	<b>3 Sea Sons, LLC</b>	Control Number:	<b>16088590</b>
Business Type:	<b>Domestic Limited Liability Company</b>	Business Status:	<b>Active/Compliance</b>
NAICS Code:	<b>Real Estate and Rental and Leasing</b>	NAICS Sub Code:	<b>Lessors of Other Real Estate Property</b>
Principal Office Address:	<b>19 Herons Nest, Savannah, GA, 31410, USA</b>	Date of Formation / Registration Date:	<b>9/14/2016</b>
State of Formation:	<b>Georgia</b>	Last Annual Registration Year:	<b>2022</b>

REGISTERED AGENT INFORMATION

Registered Agent Name: **Thomas McCarthy**

Physical Address: **19 Herons Nest, Savannah, GA, 31410, USA**

County: **Chatham**

[Back](#)

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