



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

FEB 08 2024

Deborah Gilkey
Director, Dairen Downtown Development Authority
P.O. Box 452
Darien, GA 31305

**RE: Coastal Marshlands Protection Act Permit #830, Darien Downtown Development Authority,
Darien River, McIntosh County, Georgia. (SAS-2003-09590)**

Dear Ms. Gilkey:

The Coastal Marshlands Protection Committee considered and approved permit #830 referenced above under the Coastal Marshlands Protection Act (CMPA) O.C.G.A. 12-5-280 *et seq.* on February 8, 2024. The permit and permit conditions are included in this letter. All decision documents, as well as all other plans, documents, and materials submitted during the application process become terms of this permit and are now enforceable conditions.

This letter is to be held by you for your files and for inspection by any authorized persons. The expiration date for the permit is five (5) years from the date of issuance. However, no construction may commence within the area of jurisdiction of the Act until the expiration of thirty (30) days following the date of issuance, provided there is no legal appeal of this permit, you have all other necessary Federal, state, and local authorizations, and you have met all of the standard and special conditions as required by this permit.

Project Description:

The existing public access dock was previously authorized under CMPA Permit #458. Maintenance to the permitted dock facility was recently performed under a Letter of Permission issued February 23, 2023. The public dock facility consists of a fixed deck and walkways totaling approximately 6,655.6sq.ft. A 4ft. x 20.4ft. (82sq.ft.) ramp provides access to an 8ft. x 125.3ft. (1,002.2sq.ft.) floating dock. The fixed deck platform has an irregular 388sq.ft. structure located slightly landward of the main walkway used to support an existing gangway. The existing dock is located approximately 35.8ft. from the adjacent dock to the east and 24.3 to the adjacent dock on the west. The existing floating dock extends 28.7ft. into the waterway at a location where it is 311.3ft wide at Mean Low Water (MLW).

The project site also contains a public access boat ramp that was recently modified by CMPA Permit #805. The boat ramp consists of a 4ft. x 25ft. (100sq.ft.) walkway that leads from the upland to a 3ft. x 40ft. (120sq.ft.) gangway providing access to an 8ft. x 20ft. (160sq.ft.) floating dock. Directly to the east of the walkway, gangway, and float is 12ft. x 45ft. (540sq.ft.) boat ramp. Existing impacts to coastal marshlands total approximately 8,659.8sq.ft. (0.20 acre). The dock extends 40ft. into the waterway at a point where it is 335ft. at MLW.

The existing public wharf and dock facility will be reconfigured. The existing floating dock (1,002.4sq.ft.), ramp (82sq.ft.) and a 278sq.ft. section of walkway will be removed. The irregular portion of the walkway will be replaced with a 110sq.ft. section to straighten the wharf walkway. A new 6ft. x 86ft. (516sq.ft.) fixed walkway will be constructed directly channelward from the westernmost fixed walkway. A 4ft. x 30ft. (120sq.ft.) gangway will extend to the east to provide access to a new 10ft. x 126ft. (1,260sq.ft.) floating dock (New Dock 1) that will be located approximately 15ft. seaward of the

existing fixed walkway. At the southern terminus of the fixed walkway will be a 4ft. x 80ft. (320sq.ft.) ramp that will extend to the east to provide access to a 12ft. x 123ft. (1,512sq.ft.) floating dock (New Dock 2) located seaward of New Dock 1. The dock is approximately 35.8ft. from the adjacent dock to the east and 24.3 to the adjacent dock on the west. The dock facility will extend approximately 119ft. into the waterway where it is 311ft. wide at MLW. The footprint of the modified public dock facility will be approximately 11,098sq.ft. (0.25 acres) with new impacts to coastal marshlands totaling 2,438sq.ft. (0.06 acres).

The permittee has stated the project has no upland component. **Standard and Special conditions apply to this permit.**

Permit Placard:

Enclosed is the permit placard to be posted at the work site (within 24 hours) for the duration of the construction activity.

Post Construction Requirements: Compliance Certification and File Maintenance

Also enclosed is a *Certification of Compliance* that must be submitted to us within 30 days following completion of the permitted activity. Please include this compliance form with the post-construction survey, if required under the conditions. Department staff will assess compliance and provide you with a written verification of project completion and compliance.

Conveyance of Ownership Interest:

If you as the permit holder sell, lease, rent, or otherwise convey the land or any portion of the land for which the permit was issued, you must notify the Department within 30 days of this transfer or conveyance. The permit shall continue in force in favor of the new owner, lessee, tenant, or other assignee so long as there is no change in the use of the land as set forth in the original application. The Department will transfer the permit to the new owner with all original terms and conditions.

COASTAL MARSHLANDS PROTECTION ACT STANDARD CONDITIONS

1. The project must comply, as applicable, for areas permitted herein, with all other federal, state, and local statutes, ordinances, and regulations and the applicant must obtain all licenses and permits prior to commencement of construction.
2. This permit does not resolve actual or potential disputes regarding ownership of, rights in or over the property upon which the subject project is approved, and shall not be construed as recognizing or denying any such rights or interests.
3. All plans, documents and materials contained in this permit application, required by Coastal Marshlands Protection Act of 1970, as amended O.C.G.A. § 12-5-280 et seq. are a part of this permit and conformance to such plans, documents, and materials are a condition of this permit. No change or deviation from these plans, documents, and materials shall be permitted without prior notification and approval by the Department or CMPC.
4. No further encroachment or construction shall take place within state jurisdiction, except as permitted by the CMPC. Any modification of the plans or structure in the jurisdictional area must be reviewed and approved by the Department or the CMPC, as necessary, prior to construction.
5. No construction or alteration of a project may commence until the expiration of 30 days following the date on which the application is approved; provided however that if a timely appeal is filed, no construction or alteration may commence until all administrative and judicial proceedings are terminated.
6. The permit must be posted onsite within 24 hours of beginning construction.
7. A copy of these and all permit conditions must be supplied to the person in charge of construction. All contractors and subcontractors are responsible for strict adherence to all permit conditions.
8. All Best Management Practices (BMPs) should be used to prevent any erosion and sedimentation at the site. No unauthorized equipment, materials, or debris may be placed in, disposed of, or stored in jurisdictional areas. Any visible alterations in the marsh topography will be restored immediately

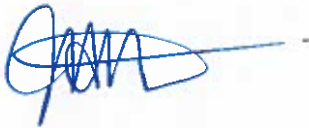
- using low-impact hand tools. Any damage to the marsh vegetation that has not recovered naturally during the next growing season will be repaired by a method acceptable to the Department.
9. If the permitted improvements are damaged, fall into disrepair, become dilapidated, or are not meeting their expected usefulness and are not maintained at a serviceable level, it is the responsibility of the owner to remove the improvements. A new permit will be required to retain and repair the structure, improvement, or asset if it loses its structural integrity and is no longer serviceable.
 10. The CMPC is not bound in the future to protect any improvement or asset authorized by the permit.

SPECIAL CONDITIONS

1. Permittee may be required to provide a post-construction survey to the Georgia Department of Natural Resources, Coastal Resources Division upon completion of the permitted activity. Such survey shall comply with the Georgia Plat Act O.C.G.A. 15-6-67 *et seq.*
2. The permittee must install manatee awareness signage during construction of the project and adhere to standard manatee conditions and procedures for aquatic construction as approved by the Savannah District Office of the US Army Corps of Engineers, US Fish and Wildlife Service, and the Georgia Department of Natural Resources.

We ask that you carefully read through this document and attachments and comply with the terms and conditions of this permit. Feel free to contact me if you need clarification of any of these conditions or for assistance with this project.

Sincerely,



Jill Andrews
Chief, Coastal Management Section

Enclosures: CMPC Permit #830 and Permit Conditions, Certificate of Compliance, Permit Placard, Drawings, Revocable License, Federal Consistency Certification Form

cc: sherelle.d.reinhardt@usace.army.mil

File: CMP20220032

STATE OF GEORGIA

REVOCABLE LICENSE FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANT NAME(S): Darien Downtown Development Authority, c/o Deborah Gilkey

MAILING ADDRESS: P.O. Box 452, Darien, GA 31305
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 86 Screven Street, Darien, GA 31305

COUNTY: McIntosh WATERWAY: Darien River

LOT, BLOCK & SUBDIVISION NAME FROM DEED: All that tract or parcel of land lying and being in the City of Darien, 1771st General Militia District, McIntosh County, Georgia, consisting of 0.98 acres, and being more particularly shown on a plat of survey dated March 1, 2001, prepared by C.M. German Georgia R.L.S.#1838

The State of Georgia hereby grants you a revocable license not coupled with an interest¹. 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/or by any other remedy available at law to the Georgia Department of Natural Resources.

Attached hereto and made a part of this license are the project description, drawing(s), and terms and conditions that are the subject of this license. The project approved for this license must be constructed and completed within the specified timeframe noted in the terms and conditions and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA
Office of the Governor

By: 
For: Walter Rabon
Commissioner-DNR

Date: FEB 08 2024

Enclosures:

CMPA Permit # 830

¹ Tidal water bottoms and marshlands of coastal Georgia are public trust lands owned by the State, except where ownership of such lands is demonstrated through an unbroken chain of title to a valid Crown or State Grant, which explicitly conveys the beds of such tidewaters. The Revocable License authorizes use of lands presumed to be owned by the State of Georgia, and which are under control of the State. This Revocable License is issued with the understanding and condition that it could be rendered invalid should another person demonstrate ownership to such lands pursuant to a valid Crown Grant or State Grant. This Revocable License is issued with the understanding that such lands are subject to the public trust doctrine.

FEDERAL CONSISTENCY CERTIFICATION STATEMENT

Printed Name of Applicant(s): City of Darien Downtown Development Authority, c/o Deborah Gilkey

Applicant Email: ddadirector@darienet.net Phone: (678) 4389905

Agent Name (if applicable): Michael Moody Phone: (912) 977-5241

To Whom It May Concern:

This is to certify that I have made application to the U.S. Army Corps of Engineers (USACE) for authorization to impact Waters of the United States and that such proposed work is, to the best of my knowledge, consistent with Georgia's Coastal Management Program.

I understand I must provide this Consistency Certification Statement, along with a copy of my permit application submitted to USACE, to the Georgia Department of Natural Resources Coastal Resources Division (CRD) before they can begin evaluating my proposed project for consistency with Georgia's enforceable policies. I understand additional information may be required to facilitate review.

Once any required authorizations or permits from CRD have been issued, and CRD has concurred with my findings by signing this Consistency Certification Statement, CRD must submit it to USACE in order for them to issue any required federal permits or authorizations, or to validate any provisional authorizations they have already issued. A USACE provisional authorization or permit will not be valid until they receive this Certification Statement signed by CRD.

Attached is a copy of my application to USACE (required)

Signature of Applicant: Deborah Gilkey Date: 10/18/2023

FOR AGENCY INTERNAL USE ONLY:	Date Received (Commencement Date): <u>9/22/22</u>
USACE Authorization/Permit Number (assigned by USACE):	<u>SAS-2003-02590</u>
USACE Authorization Type (select one):	<input type="checkbox"/> Individual Permit <input checked="" type="checkbox"/> General Permit # <u>LOP</u> <input type="checkbox"/> NWP # _____
USACE Project Manager:	<u>Sherrille Reinhardt</u>
CRD Authorization/Permit Number (assigned by CRD):	<u>CMF 2022 0032</u>
CRD Project Manager:	<u>Paul D. Toler</u>

CRD HAS REVIEWED AND CONCURS WITH THIS CONSISTENCY CERTIFICATION STATEMENT TO THE EXTENT THE USACE AUTHORIZED PROJECT DESCRIPTION IS CONSISTENT WITH THE AUTHORIZED PROJECT DESCRIPTION FOR ANY CRD PERMIT ISSUED FOR THIS PROJECT

CRD Signature: Jill Andrews Date: FEB 08 2024
Printed Name: Jill Andrews Title: Chief

For questions regarding consistency with the Georgia Coastal Management Program, please contact the Federal Consistency Coordinator at (912) 264-7218 or visit www.CoastalGADNR.org.



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

CERTIFICATION OF COMPLIANCE
FOR THE CONSTRUCTION AND MAINTENANCE
OF PROJECTS PERMITTED UNDER
THE COASTAL MARSHLANDS PROTECTION ACT

PERMITTEE:

Name: Dairen Downtown Development Authority
City or Town: Darien
Island or Waterway: Darien River
County: McIntosh County
Permit Number: 830

Within 30 days of completion of the activity authorized by this permit, sign this certification and return to the Marsh and Shore Management Program of the Coastal Management Section at the address listed below.

Please note that your permitted activity is subject to compliance inspections by DNR representatives before and after completion of the project. If you fail to comply with the permit terms and conditions it may be subject to suspension, modification, or revocation.

Permittee Statement

"I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit."

Signature of Permittee:

Date: _____

Georgia Coastal Marshlands Protection Committee

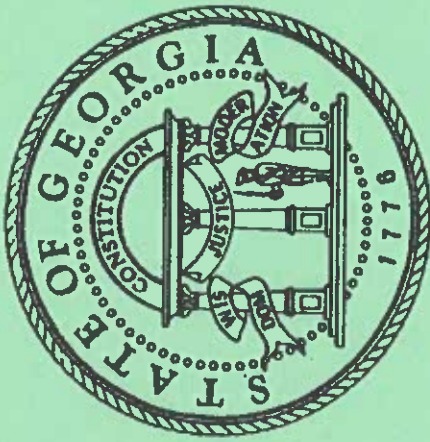
PERMIT

Issued Pursuant to O.C.G.A. 12-5-280

To: Darien Downtown Development Authority

For: Modification of the existing public access wharf and dock facility located on the Darien River, McIntosh County, Georgia. A 6ft. x 86ft. (516sq.ft.) fixed walkway is located directly channelward from the westernmost fixed walkway. A 4ft. x 30ft. (120sq.ft.) gangway extends to the east to provide access to a 10ft. x 126ft. (1,260sq.ft.) floating dock (New Dock 1) that is located approximately 15ft. seaward of the existing fixed walkway. At the southern terminus of the fixed walkway, a 4ft. x 80ft. (320sq.ft.) ramp extends to the east to provide access to a 12ft. x 123ft. (1,512sq.ft.) floating dock (New Dock 2) located seaward of New Dock 1. The modified dock facility extends approximately 119ft. into the waterway where it is 311ft. wide at MLW. The modified public dock facility is approximately 11,098sq.ft. (0.25 acres) with new impacts to coastal marshlands totaling 2,438sq.ft. (0.06 acres).

Standard and Special conditions apply to this permit.



Date: February 9, 2024

Expiration Date: February 9, 2029

Permit Number: 830

Authorized By: 



For further information, please contact the DNR Coastal Resources Division at (912) 264-7218

NOT RELEASED
FOR
CONSTRUCTION

EXISTING DOCK

FROM 2014 SURVEY
AREA: 4.28 SQ. FT.
TOTAL LENGTH: 8.12' AT 11.00' DIA. PI

BOAT RAMP AREA

PROPOSED BY: CNP&800
AREA: 4.28 SQ. FT.
TOTAL LENGTH: 8.12' AT 11.00' DIA. PI

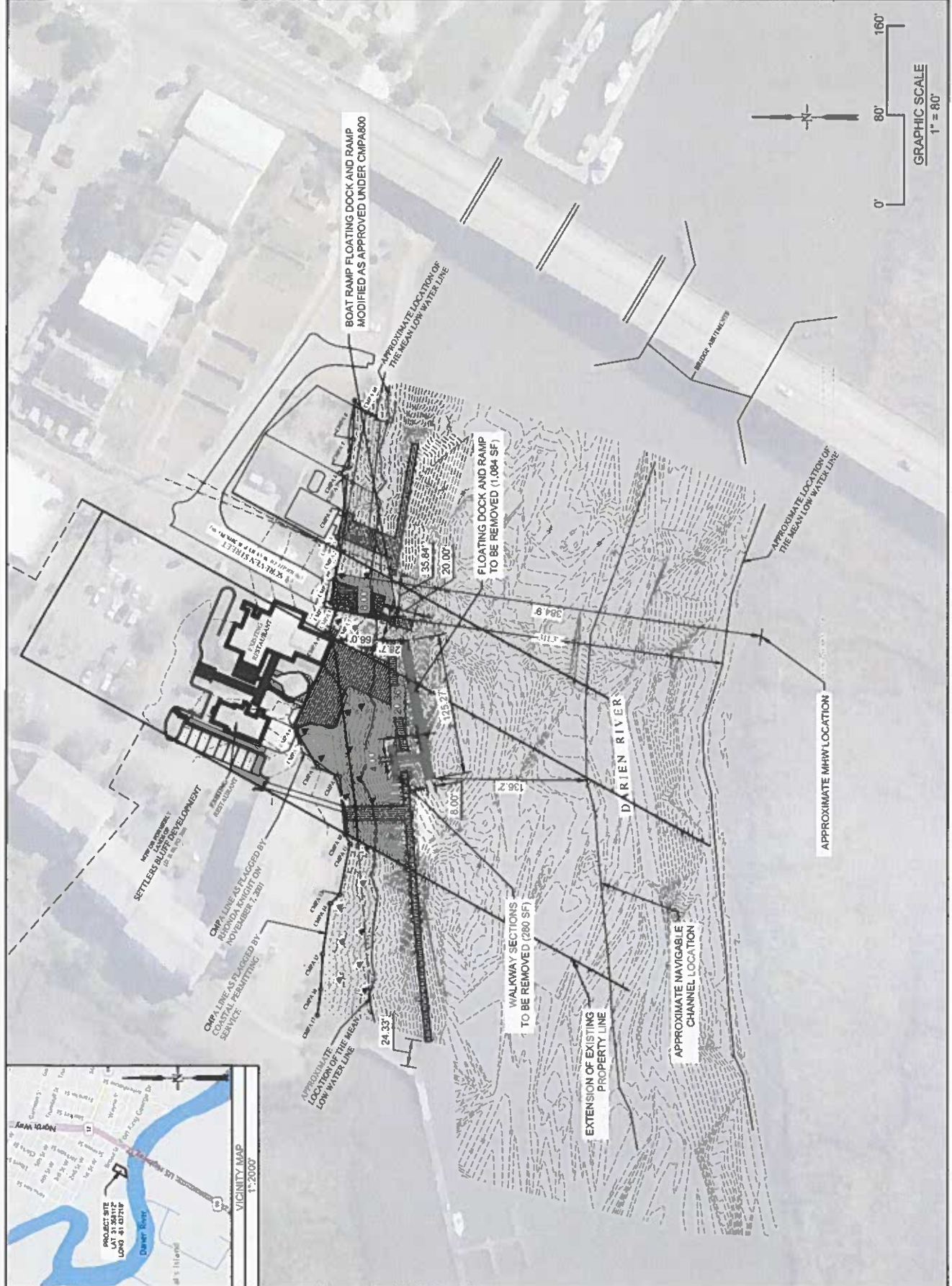
SITE OVERVIEW

DATE: 11/27/2022
SCALE: 1" = 80'
PROJECT: BOAT RAMP AND DOCK
CLIENT: CNP&800
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 11/27/2022
SCALE: 1" = 80'
PROJECT: BOAT RAMP AND DOCK
CLIENT: CNP&800
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 11/27/2022
SCALE: 1" = 80'

COASTAL PERMITTING SERVICE
DARIEN, GA
PREPARED FOR:
DARIEN DOWNTOWN DEVELOPMENT AUTHORITY

DATE: 11/27/2022
SCALE: 1" = 80'

1
SHEET



NOT RELEASED
FOR
CONSTRUCTION

PROPOSED STRUCTURES

PROJECT NUMBER: 13072
 DATE: 11/27/2022
 SCALE: 1" = 80'
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 TOTAL PROPOSED OVERWATER: 1000.00
 TOTAL PROPOSED OVERWATER: 1000.00
 TOTAL EXISTING OVERWATER: 1000.00
 TOTAL PROPOSED OVERWATER: 1000.00

SITE OVERVIEW

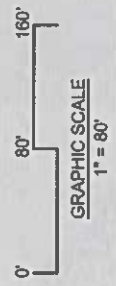
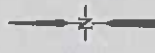
APPROXIMATE LOCATION OF THE MEAN LOW WATER LINE
 APPROXIMATE NAVIGABLE CHANNEL LOCATION
 APPROXIMATE MHW LOCATION

**COASTAL PERMITTING SERVICE
 DARIEN, GA
 PREPARED FOR:
 DARIEN DOWNTOWN DEVELOPMENT AUTHORITY**

DATE: 11/27/2022
 SCALE: 1" = 80'

2

SHEET:



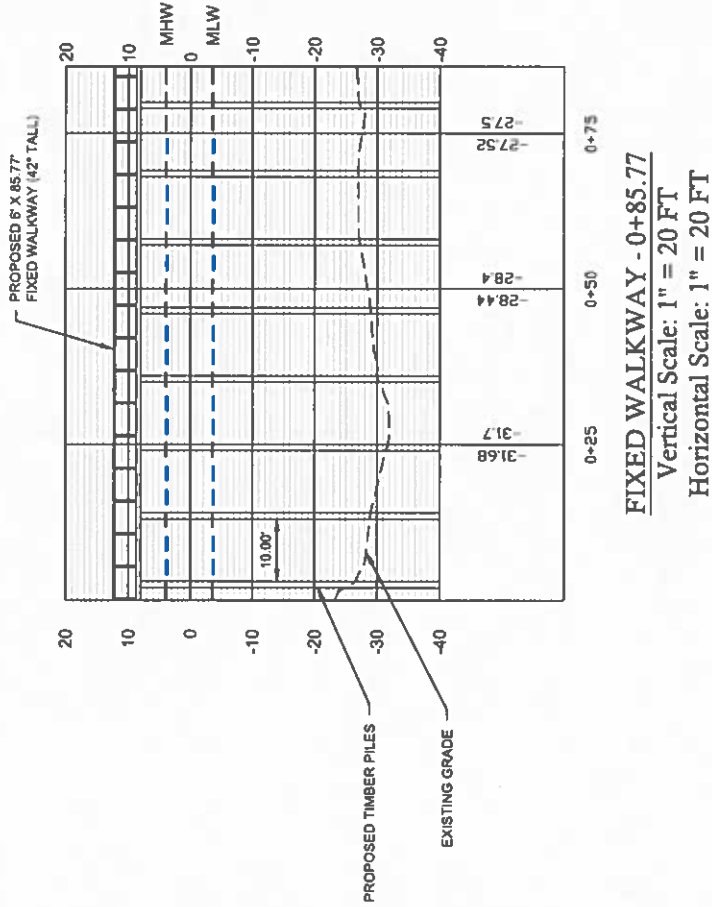
NOT RELEASED
FOR
CONSTRUCTION

FIXED WALKWAY PROFILE
COASTAL PERMITTING SERVICE
DARIEN, GA
PREPARED FOR:
DARIEN DOWNTOWN DEVELOPMENT AUTHORITY

DATE: 11/27/2022
SCALE: 1"=20'

3

SHEET:

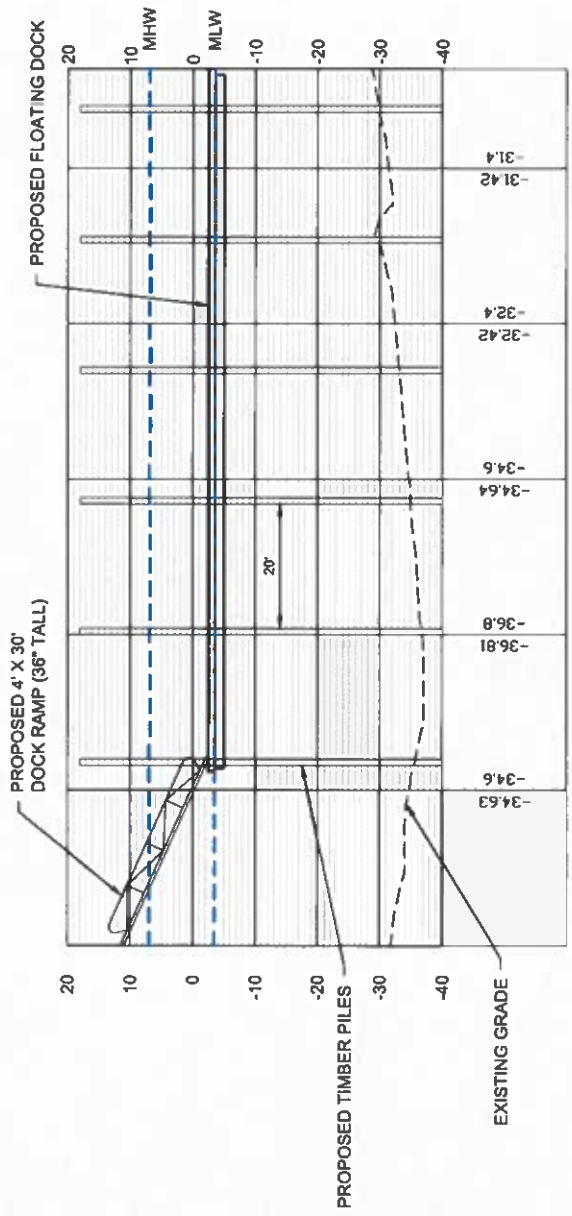


NOT RELEASED
FOR
CONSTRUCTION

DOCK 1 PROFILE
COASTAL PERMITTING SERVICE
DARIEN, GA
PREPARED FOR:
DARIEN DOWNTOWN DEVELOPMENT AUTHORITY

DATE: 11/27/2022
SCALE: 1" = 20'

4
SHEET



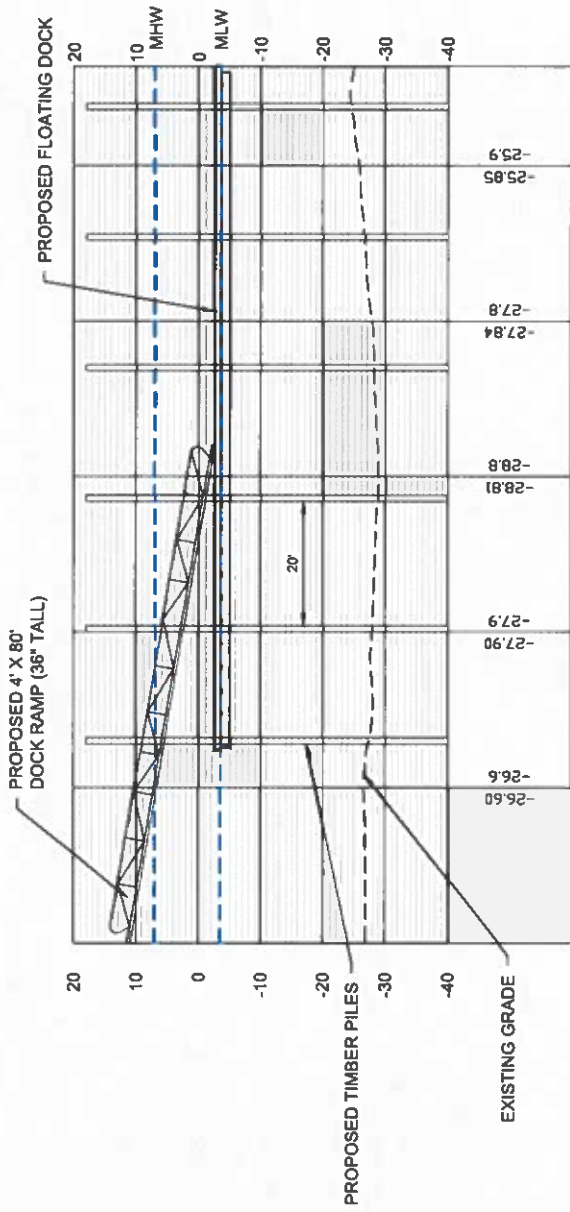
FLOATING DOCK 1 - 1+1+41.00
Vertical Scale: 1" = 20 FT
Horizontal Scale: 1" = 20 FT

NOT RELEASED
FOR
CONSTRUCTION

DOCK 2 PROFILE
COASTAL PERMITTING SERVICE
DARIEN, GA
PREPARED FOR:
DARIEN DOWNTOWN DEVELOPMENT AUTHORITY

DATE: 11/27/2012
SCALE: 1" = 20'

5
SHEET



FLOATING DOCK 2 - 1+41.00
Vertical Scale: 1" = 20 FT
Horizontal Scale: 1" = 20 FT

