

Project Summary

The City of Savannah recently completed the renovation of the Coffee Bluff Marina on the Forest River in southern Chatham County. Coffee Bluff Marina is located at the end of Coffee Bluff Road. Parts of the marina are on two separate tracks of land, all owned by the City, separated by City right-of-way. The new renovated marina has a new marina/bait store, an upgraded boat lift, new concrete floating docks surrounded by a wave attenuator, upgraded gas and fuel tanks, a new ADA accessible gangway system, a kayak launch area, a new observation deck, and an upgraded upland portion that includes a playground, picnic tables, and parking. These upgrades have increased the safety of the marina and have improved public access to the marina without adversely affecting the environment.

The City is requesting a permit modification that will account for the differential of the observation area, allow for charter boats, relocate the kayak launch, repair the existing kayak launch and add dockage under the hoist. The City will want to retain the right to install the Phase II docks, which is part of the original permit.

The marshland component of this project includes the modifications listed under the proposed modifications portion of the narrative. The proposed modifications would have a total impact to the jurisdictional area of 931 square feet. The marshland component will stay within the current distance of 200' from MLW. The total width of the waterway from MLW to MLW is approximately 600 feet. The depths of the waterway at MLW reach a maximum of approximately 27 feet in the waterway and range from 6 feet to 24 under the current and proposed structures. There is not a defined navigable channel within the waterway as it is not part of the Intercoastal water; however the width of navigable waters not impacted by the proposed structures is estimated to be 260 feet at its narrowest point.

There are three adjoining properties that have structures that extend into the marshland. The structure to the west is a residential dock and is approximately 25 feet from the current structure. The structure to the east is also a residential dock that is approximately 74 feet from the current structure. There is also an existing structure that is on a parcel surrounded by the land owned by the City. The dock and hoist structure are approximately 72 feet from the current structure.

This modification will not alter the original permitted marina.

Project Drawings

Please see attached project drawings for details on the differential for the observation deck, wooden dock size, and proposed upgrades.

Site Plans

Marshland Component of the Project

Please see attached site plan for details showing the current marshland, upland, buffers, storm water management, and impervious surface components of the project.

Please see attached letter dated March 27, 2012 from John Wynne, Permit Coordinator, Georgia Department of Natural Resources Coastal Resources Division, verifying the DNR Marsh Jurisdictional Line.

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Please see attached letter dated August 13, 2012 from Julie McLean, City Engineer for the City of Savannah, referencing a site visit with the Georgia Department of Natural Resources Environmental Protection Division on August 7, 2012 that determined that a buffer variance is not required for this project.

Existing Conditions – The existing conditions include a bulkhead wall, rip-rap lined banks, hoist structure, pervious parking, concrete and asphalt road and drives, rip-rap lined bank, marina store, observation deck, playground, picnic tables and shelters, sidewalk, and water fountains.

Proposed Modifications – Proposed features include:

- Install a 21' x7' (141 square feet) dock to replace the existing wooden dock under the hoist structure.
- Incorporate the existing 6'x8' (48 square feet) wooden floating dock into the permit.
- A kayak launch from the floating dock or on the rip rap under the hoist with approximate dimensions of 30.5 foot by 15.5 foot (net area not to exceed 473 square feet). This new kayak launch will replace the current kayak launch. The location will be sent to staff before installation.
- Installation of a 40'x2' (80 square feet) concrete header near the bottom of the current kayak launch along with concrete cloth fabric and rip-rap revocable license. This would also include filling in the existing kayak launch with rip/rap and filter fabric to a location above the high water line. The amount of rip/rap would not exceed the amount of the revocable license of one ton per yard. Grading may need to occur in the area.
- The differential of the existing observation deck of 221 square feet (1724.12 square feet versus 1504 square feet).
- Installation of a 6" floating tube, 60 feet long (16 square feet) to prevent rack buildup.
- Installation of dock bumpers and ladders as needed.
- A modification to allow for charter fishing, but not allow large scale fishing vessels such as shrimp boats to moor.

All work will take place inside of the existing footprint of the marina. Locations on the attached map are approximate.

Buffer Design – Erosion and sedimentation control will be maintained during the proposed modifications. Any disturbed area will include the installation of best management practices and Erosion and Sedimentation control plans, if needed. Final stabilization of any disturbed area would include permanent grassing and landscaping.

Upland Component

There is not an upland component to this modification. The City will want to retain the right to build the boat storage facility in the original permit. This facility is outside of the buffer.

Stormwater Management Plan of the Upland Component

There is not an upland component to this modification. All stormwater from the existing upland component of the project was treated prior to discharge and is currently working as designed. A stormwater management plan was designed and implemented in accordance with the Coastal Stormwater Supplement to the Georgia Stormwater Management Manual. The plan was reviewed and

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approved by the Local Issuing Authority, the City of Savannah. The plan includes pervious pavements, grassed/bio-retention swales, inlet sediment sumps, and a stormwater pollution control structure.

Impervious Surface Calculation of the Upland Component

The pervious surfaces that are part of the upland component of the project include grassed and landscaped areas, pervious pavements, and the grassed/bio-retention swales. Impervious surface include the store, future boat storage building, hoist structure, picnic shelter and picnic pads, concrete and asphalt pavements, and sidewalks.

Deed or other legal instrument

Please see attached copies of the deeds, and plats for the adjacent properties. Please see attached Assignment of Right of Access for the Marine Rescue Squadron.

Adjoining Land Owners

Adjoining Land Owner #1 Pin 2-0767-07-003

Robertson, Denis G. and Michael S.
7 W. Back Street
Savannah, GA 31419

Adjoining Land Owner #2 Pin 2-0767-06-008

Marine Rescue Squadrons of America
Squadron 2-A of Coffee Bluff
14916 Coffee Bluff Road
Savannah, GA 31419

Adjoining Land Owner #3 Pin 2-0767-06-003

Case, Gail H.
7 E. Back Street
Savannah, GA 31419

Zoning Letter & Signed Drawings from Local Government

Please see the attached copy of a letter from the City of Savannah Development Services Department stating that this project is in compliance with zoning laws.

Non-refundable Application Fee (if required)

A check made payable to the Georgia Department of Natural Resources in the amount of Five-hundred dollars (\$500.00) as stipulated by the Coastal Marshlands Protection Permit Application for Marina Modification projects, will be provided if required.

Alternative Analysis

The Coffee Bluff Marina was found to be the most feasible alternative for providing the public with a safe and accessible marina on the south end of Chatham County. The site has been a marina for over 50 years and the City bought the marina to prevent the site from becoming developed. The rehabilitation project has been beneficial to the public and the environment. It also improved the safety and environmental problems at the existing marina that would have continued to persist if the City did not buy the property.

Landfill or Hazardous Waste Statement

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The original permit included a letter from the Chatham County Engineering Department stating that the proposed project is not over landfill or hazardous waste sites and that the site is suitable for the proposed project.

Water Quality Certification

Water quality certification will not be required for this modification because no dredged or fill material will be discharged into Waters of the United States.

All activities will be performed in a manner to minimize turbidity in the stream.

There will be no oils or other pollutants released from the proposed activities which will reach the stream.

All work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

Erosion and Sedimentation Statement

All modifications will be conducted in compliance with applicable erosion and sediment control responsibilities. Erosion and sediment control plans will be made if needed.

Public Interest Statement

No unreasonably harmful obstruction to or alternation of the natural flow of navigation water within the affected area will arise of this modification.

No unreasonably harmful or increased erosion, shoaling of channels or stagnant areas of water will be created.

The granting of the modified permit and the completion of this proposal 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.

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Barreiro, Deb

From: Douglas Patten <DPatten@Savannahga.Gov>
Sent: Tuesday, September 04, 2018 4:32 PM
To: Barreiro, Deb
Subject: RE: Coffee Bluff Permit Mod

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.

Deb,

I wanted to follow up with you to see if you needed any additional information.

From: Douglas Patten
Sent: Tuesday, August 14, 2018 12:29 PM
To: Deb Barreiro <Deb.Barreiro@dnr.ga.gov>
Subject: Coffee Bluff Permit Mod

Deb,

The finger section would consist of eight fingers each 5' x 30' (rounded up from the original 4.5'x30') and connected to a 10'x105' section. I would assume the triangle sections to be 5'x5' triangles to be safe. There are 16 total (200 sf). The fingers would be 1200 square feet. The middle section connecting the fingers would be 1050 square feet.

Doug Patten, PE, MBA
City of Savannah
Capital Project Manager, Office of Capital Projects
5515 Abercorn Street, Savannah, GA 31405
P.O. Box 1027, Savannah, GA 31402
Office: 912.651.6510 ext. 1947 | Fax: 912.525.2417 | Mobile: 912.429.9054
E-mail: dpatten@savannahga.gov | www.savannahga.gov



September 10, 2012

Mr. William J. Huffman, Jr.
Senior Engineer and Principal
H+K Engineering Group
36 Commercial Dr
Ste B
Savannah, GA 31406

GA DNR / HMP

SEP 17 2012

**RE: Georgia Coastal Marshlands Protection Permit Application for
Coffee Bluff Marina
14915 Coffee Bluff Rd, Savannah, GA
PINs: 2-0767 -06-009 (Property A); 2-0767 -06-010 (Property B); 2-0767 -07-002
(Property C)**

Mr. Huffman:

Per your request, I hereby certify that I am a duly appointed Zoning Inspector within the Development Services Department of the City of Savannah, Georgia (the Jurisdiction); and I am responsible for the enforcement of the Zoning Ordinance of the Jurisdiction. In addition, I am certified by the International Code Council (ICC) as a Zoning Inspector. Additionally, I have access to the information required to make the following verifications:

- 1) Properties A and C as of September 10, 2012 are in the Planned Development Marina (P-D-M) Zoning District, as provided in the Zoning Ordinance of the Jurisdiction and as shown on the Zoning Map of the Jurisdiction approved in 1960 as amended;
- 2) The purpose of the P-D-M Zoning District shall be to create an area within which the development of marina-residential facilities are permitted in a manner which serves the water access and recreational needs of the general public and at the same time render the property aesthetically compatible with surrounding uses and in a safe condition so as to prevent nuisances or hazards created by vehicular and boat use, movement, noise, fume generation or high-intensity use detrimental to adjacent residential development;
- 3) Property B as of September 10, 2012 is in the One-family Residential (R-10) Zoning District, as provided in the Zoning Ordinance of the Jurisdiction and as shown on the Zoning Map of the Jurisdiction approved in 1960 as amended;
- 4) The purpose of the R-10 Zoning District shall be to maintain single-family dwelling density to not more than four single-family dwellings per net acre of residential land, in order to protect the property in this district from the depreciating effects of more densely developed residential uses;
- 5) A residential community boat dock, marina, or pier that is owned by a government

12-000555

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- agency falls under the *Public use* zoning use classification;
- 6) The P-D-M and R-10 Zoning District permits the *Public use* zoning use classification;
 - 7) On September 7, 2012 the Chatham County-Savannah Metropolitan Planning Commission Interim Director of Development Services approved the Coffee Bluff Marina redevelopment;
 - 8) Therefore, the proposed improvements as shown on the plans dated August 2012 to Coffee Bluff Marina comply with any zoning laws.

Sincerely,

Tiras Winn Petrea

Tiras Winn Petrea
Zoning Inspector

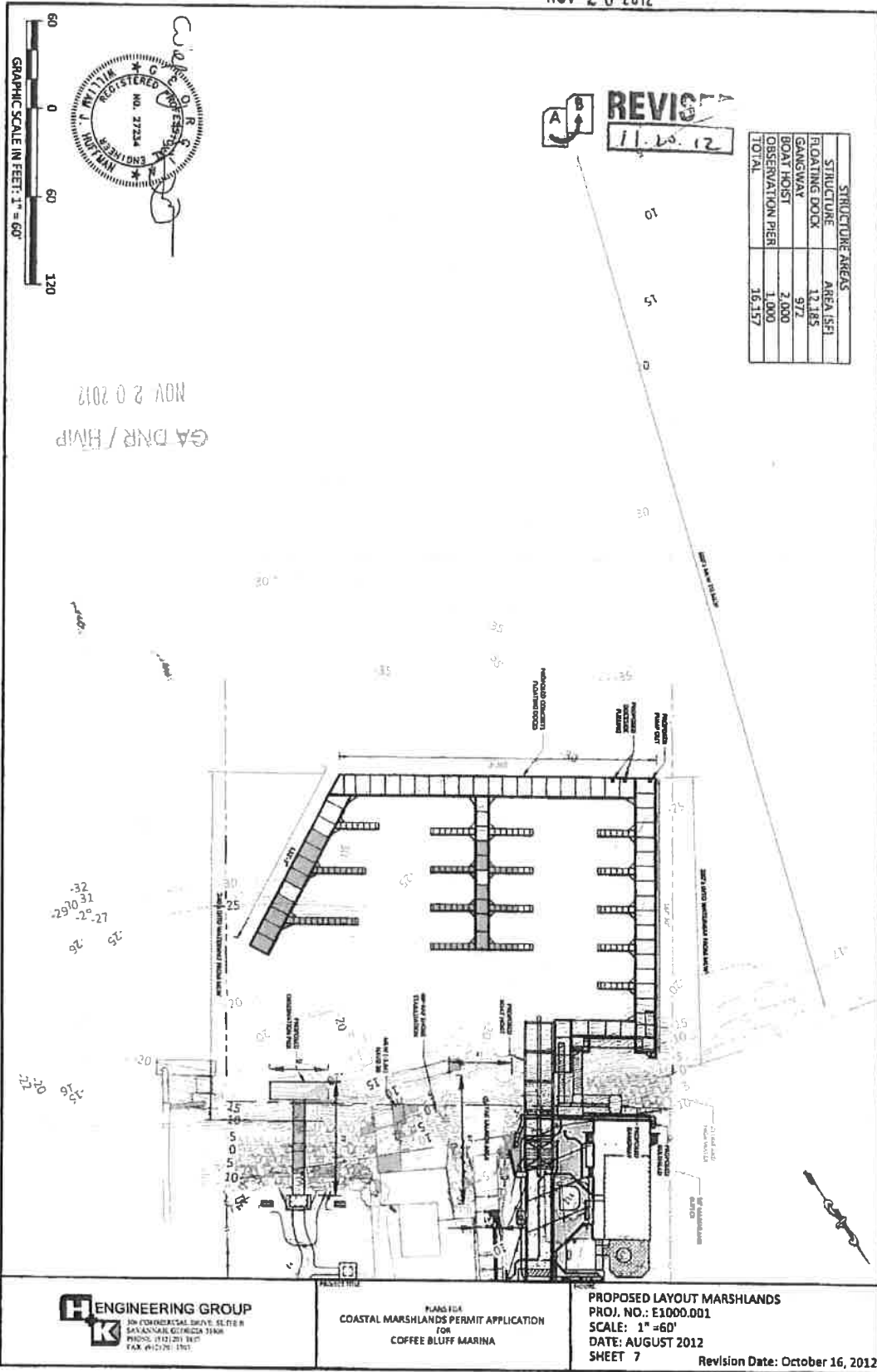
Enclosures

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SEP 17 2012

NOV 20 2012

Permits



NOV 20 2012
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-32
-31
-29
-27
-25
-23

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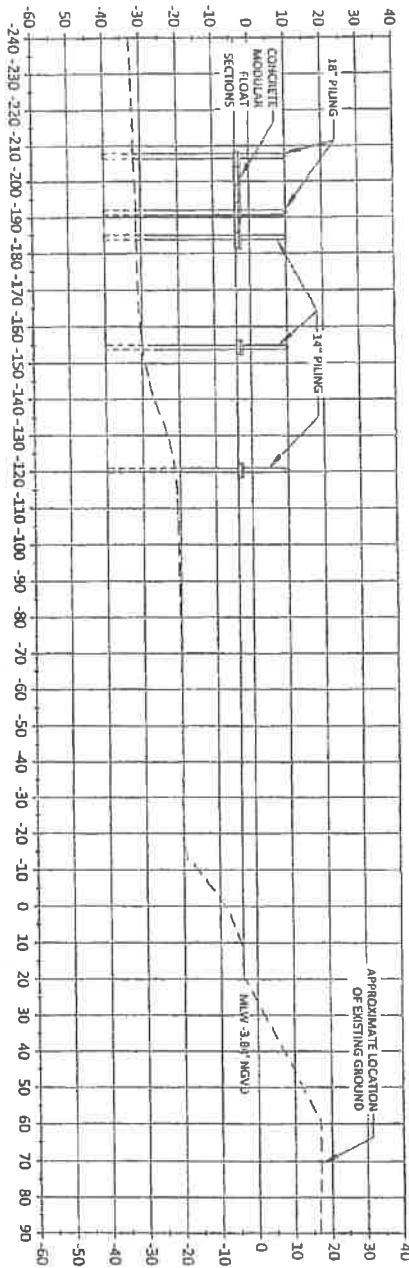
PK ENGINEERING GROUP
 300 FIDELITY DRIVE, SUITE B
 SAVANNAH, GEORGIA 31404
 PHONE: (912) 291-3807
 FAX: (912) 291-1767

PLANS FOR
 COASTAL MARSHLANDS PERMIT APPLICATION
 FOR
 COFFEE BLUFF MARINA

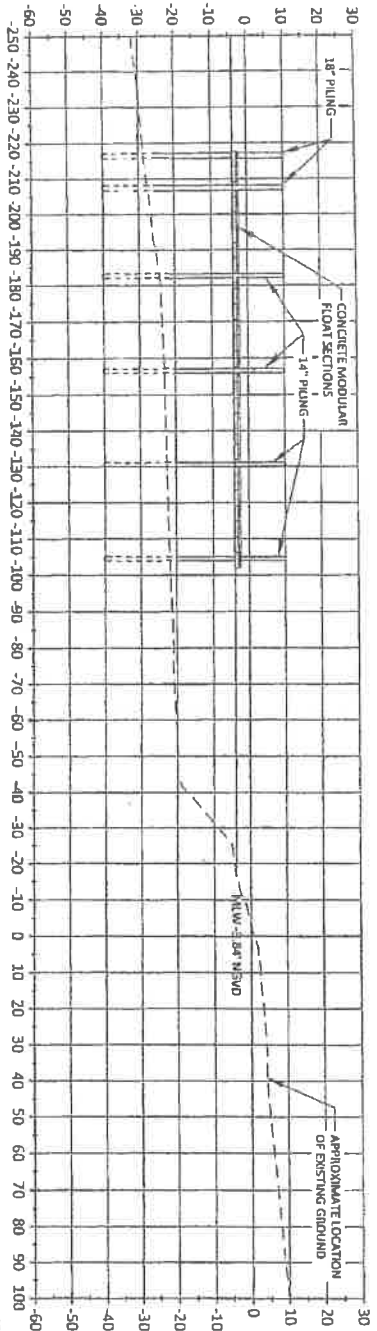
PROPOSED LAYOUT MARSHLANDS
 PROJ. NO.: E1000.001
 SCALE: 1" = 60'
 DATE: AUGUST 2012
 SHEET 7

Revision Date: October 16, 2012

829 JMWK



1 CROSS SECTION
Scale: 1"=30'



2 CROSS SECTION
Scale: 1"=30'

GA DNR / HMP
SEP 17 2012



H K ENGINEERING GROUP
PO BOX 10340, ATLANTA, GA 30381
PHONE: (404) 252-1100
FAX: (404) 252-1102

PROJECT TITLE:
PLANS FOR
COASTAL MARSHLANDS PERMIT APPLICATION
FOR
COFFEE BLUFF MARINA
J. M. Williams

FIGURE:
CROSS SECTIONS FOR PROPOSED DOCK
PROJ. NO.: E1000.001
SCALE: AS SHOWN
DATE: AUGUST 2012
SHEET 9 *09.16.12*