



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

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

PUBLIC NOTICE

November 27, 2019

Cumberland Harbour Property Owners Association, Inc. Construction of a Community Dock Point Peter Creek, Camden County, Georgia

This serves as notification from the Coastal Marshlands Protection Committee and the Georgia Department of Natural Resources of a request from Cumberland Harbour Property Owners Association, Inc. for a Coastal Marshlands Protection Act (CMPA) permit under Official Code of Georgia (O.C.G.A.) 12-5-280 et seq., to construct a community dock facility located on Point Peter Creek, Camden County, Georgia. The proposed project is under 1/10 of an acre, and therefore may be considered a minor alteration of coastal marshlands under O.C.G.A. 12-5-280 et. seq.

The proposed dock will consist of a 6ft. x 255ft. walkway leading from the upland to a 10ft. x 20ft. fixed deck. A 4ft. x 24ft. gangway will extend to the south from the fixed deck to provide access to a 9ft. x 70ft. floating dock. A 9ft. x 14ft. kayak launch will be secured to the inboard side of the floating dock. The proposed community dock facility will extend approximately 39ft. into Point Peter Creek at a location where it is approximately 211ft. wide at Mean Low Water (MLW). The structure will be located 26ft. from the extended property line to the north and 29ft. from the extended property line to the south.

The proposed dock will impact approximately 2,582 square feet (0.06 acres) of coastal marshlands.

The proposed community dock qualifies as a “Tier Two Community Dock” in accordance with The Rules of The Georgia Department of Natural Resources Chapter 391-2-3-.03 Regulation of Marinas, Community Docks and Commercial Dock.

There is no upland component associated with the construction of the proposed community dock.

It is the responsibility of the applicant to demonstrate that the project is not contrary to the public interest and that no feasible alternative sites exist. Impacts to

coastal marshlands must be minimal in size. In passing upon the application for permit, the Coastal Marshlands Protection Committee shall consider the public interest: (1) Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal; (2) Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created; and (3) Whether or not the granting of a permit and the completion of the applicants proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, including but not limited to water and oxygen supply.

A detailed public notice with drawings has been distributed and is available by visiting the Department of Natural Resources website: CoastalGaDNR.org under “Marsh & Shore Permits”

Please provide this office with substantive, site-specific comments as to why the proposed work should or should not proceed. Comments and questions concerning this proposed project should be submitted in writing and be submitted by the close of business on December 27, 2019 to Paul D. Tobler, Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31520.

LOT 48

PROPERTY OWNER ADDRESS
600 BIRCH CREEK ROAD
ALBANY, GA 31706
NOW OR FORMERLY LANDS OF
SOUTHERN HORIZONS OF WINDERMERLE, LLC
(D.B. 1467, P.C. 210)

PROPERTY LOCATION:
BARBUCK DRIVE & CUMBERLAND HARBOUR BOULEVARD
ST. MARYS, GA. 31559
NOW OR FORMERLY LANDS OF
CUMBERLAND HARBOUR PROPERTY OWNERS ASSOCIATION, INC.
(D.B. 1798, P.C. 694)

LANDING PARK
TRK PAVEL 160C 160A

PROPERTY OWNER ADDRESS
19 WINDSOR ISLAND ROAD
WATERBURY, VT 05671
NOW OR FORMERLY LANDS OF
PAULI SMITH
(D.B. 1584, P.C. 659)

LOT 51

LOT 50

D.M.R. MEASURE #1
(P.D. 15, MAP No. 5 B-13)

SALT MARSH

N30°44'53.3"
801'30"11.6"

PROPOSED HARBOUR ALONG
WHARF AND
BANK TO THE FRESH DOCK

PROPERTY BOUNDARY

PROPERTY BOUNDARY

MAP TO SHOW DOCK SKETCH OF
LANDING PARK, CUMBERLAND HARBOUR DEVELOPMENT,
CITY OF ST. MARYS, 29th G.M. DISTRICT, CAMDEN COUNTY, GEORGIA
(ACCORDING TO DEED RECORDED IN D.B. 1798, PAGE No. 5, 694-699, PUBLIC RECORDS OF SAID COUNTY)
FOR: CUMBERLAND HARBOUR PROPERTY OWNERS ASSOCIATION, INC.

POINT PETER'S CREEK

FLOOD

EBB

TOP OF BANK

MEAN LOW WATER

TO NEAREST DOCK

TO NEAREST DOCK

TO NEAREST DOCK

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PREPARED BY
A K M
SURVEYORS & LAND PLANNERS

P.O. BOX 570
ST. MARYS, GEORGIA 31569 (912) 799-1507 PHONE
GERMONTOWN, GEORGIA 31549 (912) 799-1509 FAX
GERMONTOWN LAND SURVEY FIRM No. 1087

NOT TO SCALE

DRAWN BY: L.S.F. ORG. BY: L.S.F.
SKETCH DATE: 06-01-2012