

**Mill Hill Road Improvements
Richmond Hill, Bryan County, Georgia
August 2019**

1.0 Introduction

Bryan County Department of Engineering(Applicant) is seeking authorization under the Coastal Marshlands Protection Act of 1970 (CMPA) to increase the elevation of Mill Hill Road in Richmond Hill, Bryan County, Georgia (31.903582°, -81.246591°). Mill Hill Road provides the only access point for approximately 115 lots within the developed subdivision. The purpose of the project is to raise the elevation of the road to ensure access for both residents and emergency services is maintained during spring and storm related high tide events.

The current low point of the road is at approximately 3.9' MSL and the proposed project would increase the road to elevation approximately 5.0'MSL. Changing the elevation of the road while maintaining required 2:1 road shoulder slopes will require unavoidable impacts to 3,484.8 ft² (0.08 acre) of tidal marsh. Therefore, the Applicant is requesting authorization of the project as a minor alteration as defined at O.C.G.A. § 12-5-282(9) and 12-5-283(d).

2.0 Existing Conditions

The subject road corridor is an existing paved causeway that is located east of GA Hwy 144 on Mill Hill Road. The project limits are comprised of 1.32 acres of upland, 0.01 acre of freshwater wetland, and 0.75 acre of tidal (CMPA) wetland (Attachments D & H). The jurisdictional areas within the project limits have been delineated and surveyed. The applicant has submitted a Nationwide Permit #14 concurrence request package for the proposed project.

3.0 Marshlands Component

The marshland component of the project consists of the fill of 3,484.8 ft² (0.08 acre) of tidal marsh within the CMPA jurisdiction. The required fill is to ensure that the increased elevation of the road will be stable and road shoulders meet the required 2:1 or flatter slope requirement.

4.0 Upland Component

The proposed project consists of the maintenance and repair of a public road system. The marshland component, being fill associated with stabilization for a

linear transportation project, does not provide access to coastal marshlands. Therefore, there is no upland component associated with the project that would serve or augment the marshland component as defined under the Rules of Georgia Department of Natural Resources, Coastal Resources Division Chapter 391-2-3.02(2)(q).

5.0 Alternative Analysis

The proposed project requires the increase in elevation of an existing road that provides the sole ingress/egress location for approximately 115 lots. There is no alternative that would satisfy the project purpose of reducing access constraints based on tidal and flood events that would not require coastal marshland impacts.

6.0 Commercial Bait Shrimp, Oyster, and Crabbing Areas

The proposed project is not located in a designated bait shrimp zone according to Georgia Department of Natural Resources *Commercial and Recreational Bait Shrimp Zones, Coastal Georgia* map. The project area is also not listed on the *Georgia Harvester Reported Crabbing Areas* list.

7.0 Impaired Waters

The subject waterway is not listed on the U.S. Environmental Protection Agency 303(d) list for impaired water bodies.

8.0 Supplemental Information

This additional information is provided for compliance with Coastal Marshlands Protection Act of 1970 information requirements:

OCGA 12-5-286. Permits to fill, drain, etc., marshlands.

(b) Each application for such permit shall be, properly executed, filed with the department on forms as prescribed by the department, and shall include:

(1) *The name and address of the Applicant-*

Bryan County Department of Engineering
Attn: Mr. Kirk Croasmun
66 Captain Freeman Drive Suite 201
Richmond Hill, Ga 31324

(2) *A plan or drawing showing the Applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify the coastal marshlands affected-* Please refer to attached drawings produced by Thomas & Hutton titled ***Mill Hill Road Improvements***, Sheets 1

through 5, dated July 2019. The work will be accomplished by equipment placed in upland non-jurisdictional area. No construction equipment will be placed in vegetated marshlands.

- (3) A plat of the area in which the proposed work will take place-** Attachment D contains a drawing produced by Thomas & Hutton titled *Mill Hill Road Improvements*, dated July 2019.
- (4) A copy of the deed or other instrument under which the Applicant claims title to the property or, if the Applicant is not the owner, then a copy of the deed or other instrument under which the owner claims title together with written permission from the owner to carry out the project on his land. In lieu of a deed or other instrument referred to in this paragraph, the committee may accept some other reasonable evidence of ownership of the property in question or other lawful authority to make use of the property; The committee will not adjudicate title disputes concerning the property which is the subject of the application; provided, however, the committee may decline to process an application when submitted documents show conflicting deeds-** Deeds for subject property are included in Attachment C.
- (5) A list of all adjoining landowners together with such owners' addresses, provided that if the names or addresses of adjoining landowners cannot be determined, the Applicant shall file in lieu thereof a sworn affidavit that a diligent search, including, without limitation, a search of the records for the county tax assessor's office, has been made but that the Applicant was not able to ascertain the names or addresses, as the case may be, of adjoining landowners-** Adjacent landowner information is provided in Attachment I.
- (6) A letter from the local governing authority of the political subdivision in which the property is located, stating that the Applicant's proposal is not in violation of any zoning law;** A copy of the Applicant's request for zoning concurrence that was submitted to Bryan County Planning and Zoning Commission (Attachment F).
- (7) A non-refundable application fee to be set by the board in an amount necessary to defray the administrative cost of issuing such permit. Renewal fees shall be equal to application fees, which shall not exceed \$1,000.00 for any one proposal and shall be paid to the department.** An application fee in the amount of \$250.00 has been included with this request.
- (8) A description from the Applicant of alternative sites and why they are not feasible and a discussion of why the permit should be granted-** The proposed project requires the increase in elevation of an existing road that provides the sole ingress/egress location for approximately 115 lots. There is

no alternative that would satisfy the project purpose of reducing access constraints based on tidal and flood events that would not require coastal marshland impacts.

(9) A statement from the Applicant that he has made inquiry to the appropriate authorities that the proposed project is not over a landfill or hazardous waste site and that the site is otherwise suitable for the proposed project- A review of the Hazardous Site Index for Bryan County, Georgia indicates that the subject property does not contain hazardous waste sites or landfills.

(10) A copy of the water quality certification issued by the department if required for the proposed project- Water Quality Certification in accordance with Section 401 of the Clean Water Act will be issued in accordance with the procedures of the USACE Nationwide Permit Program.

(11) Certification by the Applicant of adherence to soil and erosion control responsibilities if required for the proposed project- The project will conform to all required building, land disturbing, and stormwater management permits as required by Bryan County, Georgia.

(12) Such additional information as is required by the committee to properly evaluate the application- This application has been prepared with consideration for the interests of the general public of the State of Georgia as defined in OCGA 12-5-286(g):

OCGA 12-5-286. Permits to fill, drain, etc. marshlands.

(g) In passing upon the application for permit, the committee shall consider the public interest, which, for purposes of this part shall be deemed to be the following considerations:

(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- The proposed project requires increasing the elevation of an existing county road. No changes to culverts or natural flow will occur as part of the proposed project.

(2) Whether or not unreasonably harmful or increased erosion shoaling of channels, or stagnant areas of water will be created- The proposed project requires increasing the elevation of an existing county road. No increased shoaling in the channel will result from the project, as natural stream flow will be

maintained. Normal stream flow will reduce and/or prevent areas of stagnant water.

- (3) *Whether or not the granting of a permit and the completion of the Applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, including but not limited to water and oxygen supply-*** The proposed structures will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, nor affect water and oxygen supply.



**BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

51 North Courthouse Street
P.O. Box 1071
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912-653-3893
Fax 912-653-3864

66 Captain Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-7953
Fax 912-756-7951

August 20, 2019

Resource & Land Consultants
c/o Russel Parr, Sr., Project Manager
41 Park of Commerce Way, Ste. 303
Savannah, Georgia 31405

Re: Mill Hill Road Improvement Project

Dear Mr. Parr:

The purpose of this letter is to verify that a portion of Mill Hill Road, proposed for improvements as depicted on the attached drawings, lies within the "DM-1" Dunes and Marshlands Zoning District. To the best of our knowledge, the "DM-1" zoning district was established by the Zoning Ordinance of Bryan County as adopted on November 7, 1995. This ordinance permitted roads and streets within the marshland areas of the "DM-1" district on a conditional basis and upon approval by the County Commission.

A review of county records reveals that the 60' right-of-way now known as Mill Hill Road, was identified on the plat for the Mill Hill Landing subdivision, dated October of 1975, as an existing 60' right-of-way named Mill Hill Trail. Since the current use of the road within the "DM-1" zoning district appears to predate the County ordinance requiring conditional use approval, then the proposed activities to maintain the existing road do not appear to be in conflict with current zoning laws.

Sincerely,

A handwritten signature in cursive script that reads "Audra Miller".

Audra Miller
Community Development Director

Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

LOCATION:

County Bryan County Landmarks Mill Hill Road
Municipality Bryan County Waterway Marshes of Ogeechee River

FACILITY:

Facility Type Private Public Commercial Other
Dock Space Leased Sold Rented Other

Size of Upland Area (sq. ft.) +/- 1.32 acres Size of Submerged Area (sq. ft) +/-0.75 acre

WATERWAY INFORMATION:

open water river creek basin

Tidal Range (ft MLW) +/- 2 feet Water Depth (ft. MLW) 0 feet

Channel Width (ft. MLW) N/A Depth of Dredging (ft. MLW) N/A

Distance facility will extend into the waterway beyond MLW N/A

EXISTING OR PLANNED SERVICES IN JURISDICTION:

<input type="checkbox"/> boat ramp	<input type="checkbox"/> hoist	<input type="checkbox"/> mobile lift	<input type="checkbox"/> vessel TV hookup
<input type="checkbox"/> railway	<input type="checkbox"/> fuel	<input type="checkbox"/> propeller repair	<input type="checkbox"/> electrical repair
<input type="checkbox"/> pump-out vessels	<input type="checkbox"/> hull repair	<input type="checkbox"/> engine repair	<input type="checkbox"/> vessel electric hookup
<input type="checkbox"/> boat building	<input type="checkbox"/> ship's store	<input type="checkbox"/> dockmaster's office	<input type="checkbox"/> fire protection
<input type="checkbox"/> restrooms	<input type="checkbox"/> showers	<input type="checkbox"/> restaurant	<input type="checkbox"/> laundromat
<input type="checkbox"/> hotel	<input type="checkbox"/> # of vehicle (only) parking spaces		<input type="checkbox"/> # of trailer parking spaces

DREDGING/FILLING/ShORELINE STABILIZATION:

<u>No</u>	Will dredging be required for the access channel?	RECEIVED DEC 10 2019 GA BNR / HMP
<u>No</u>	Will dredging be required for boat basin?	
<u>Yes</u>	Is filling proposed in tidal wetlands?	
<u>No</u>	Is filling proposed in open water?	
<u>No</u>	Will dredge disposal sites be required?	
<u>NA</u>	Have future dredge disposal sites been identified?	
<u>NA</u>	Have future dredge spoil sites been set aside with deeds or easements?	
<u>No</u>	Is shoreline stabilization proposed? If so, what type?	
<u>No</u>	Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)	