



T. R. Long Engineering, P.C.

114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664
(912) 368-7206 FAX



July 30, 2018

Sam LaBarba
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520

Re: Permit Narrative for Community Dock Improvements
Little Cumberland Island Homes Association

Dear Mr. LaBarba,

T. R. Long Engineering, P.C., on behalf of the applicant, is writing this letter to provide information required by the permit application for a tier three community dock.

Project Summary

The proposed dock, as shown on the attached exhibit, will consist of improvements to the existing fixed deck and replacement of the two existing floating docks. The 12.5 wide fixed deck will be extended 18 feet. The northern floating dock, mainly for residential use, will employ a cradle system to prevent the dock from resting on the creek bottom in the future. The northern floating dock should be roughly 8' wide by 80' long for a total shaded area of roughly 640 sq.ft.. The southern floating dock, mainly for Association use, is proposed to be roughly 8' wide by 98.5 feet long for a total shaded area of roughly 788 sq.ft.. The proposed improvements should have no affect on neighboring structures or neighbors since the nearest one is over half a mile away.

All proposed improvements should be constructed from the waterway and not have an upland component. The fixed deck extension and the floating docks will be mainly timber construction and be able to be accessed from Shell Creek and the existing gravel parking area on Little Cumberland Island. The attached project drawings provide an illustration of the improvements, dimensions, Mean Low Water line, and position of the proposed structures in correlation to the Mean Low Water line and channel.

Project Drawings

The project drawings showing the proposed improvements, coastal marshlands, project area, and various corresponding information and topographic data are attached.

Site Plans

The vicinity map that shows the location, latitude and longitude, waterways, and nearest town is included in the attached project drawings.

Marshland Component of Project

The attached site plans include a survey of the existing area, structures, and the DNR delineated marsh line. The plans also include the necessary dimension, location, elevation/section views, and sounding data for the proposed structures.

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Upland Component of the Project

The attached site plans include the existing upland features. However, there should be no upland component in association with the project. All work should be done from the water.

Marshlands Buffers for Upland Component

A Marshland Buffer should not be required. The project should not entail an upland component and all work should be done from the water.

Stormwater Management Plan of the Upland Component

A stormwater management plan should not be required. The project should not entail an upland component and all work should be done from the water.

Impervious Surface Calculations of the Upland Component

Impervious Surface Calculations should not be required. The project should not entail an upland component and all work should be done from the water.

Deed or Other Legal Instrument

A copy of the deed for the subject property is attached.

Adjoining Land Owners

Gary Ingram
Superintendent
Cumberland Island National Seashore
101 Wheeler Street
St. Marys, Georgia 31558

Zoning Letter & Signed Drawings from the Local Government

The signed letter from Camden County stating that the subject property is zoned to allow the proposed improvements and the signed site plans are attached.

Non-refundable Application Fee

The fee of \$250.00 is attached.

Alternative Analysis

The current dock site has been used by the residents of Little Cumberland Island since 1962. A sounding was done for the portion of Shell Creek around the existing location to locate any other suitable areas. No alternative location was found.

Landfill or Hazardous Waste Statement

T.R. Long Engineering, P.C., on behalf of the applicant, has reviewed the Environmental Protection Division Hazardous Waste Support Unit inventory list to confirm that there is not a hazardous waste or landfill site on or near the subject property.

Water Quality Certification

A water quality certification should not be required for the project.

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Erosion and Sedimentation Statement

An erosion and Sedimentation plan and statement should not be required for this project since project should not entail an upland component and all work should be done from the water.

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Public Interest Statement

The proposed improvements should not cause unreasonable obstruction of the navigable waterway. A larger portion of Shell Creek will be open for watercraft travel after the proposed

improvements. The natural flow of the creek should not be greatly affected and we do not anticipate any unreasonably harm or erosion to the channel based on the proposed improvements. Additionally, the granting of the permit and the completion of the project should not unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources.

We would greatly appreciate your consideration for these requests.

Should you have any questions, comments or need additional information please contact us.

Sincerely,



Adam Wilkinson, E.I.T.

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July 30, 2018

Sam LaBarba
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520

Re: Needs Assessment
Little Cumberland Island Homes Association

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Dear Mr. LaBarba,

This letter is regarding the proposed tier three community dock improvements for Little Cumberland Island Homes Association at Little Cumberland Island. The proposed dock, as shown on the attached exhibit, will consist of improvements to the existing fixed deck and replacement of the two existing floating docks. The northern floating dock and a portion of the southern floating dock have become unusable due to the buildup of sediment. Replacement floating docks need to be constructed further into the creek channel. As a result of the location of the floating docks, the existing fixed dock will need to be extended.

T. R. Long Engineering, P.C., on behalf of the applicant, respectfully request an exception from the Coastal Marshlands Protection Committee for the limitations on the maximum walkway width of 6 feet. The existing fixed dock, constructed in 1957 and predating the Coastal Marshlands Protection Act, is currently 12.5 feet wide and exceeds the 6-foot allowance. The fixed deck will need to be extended to allow the delivery barge to unload and to provide access to the proposed floating docks. We request that the fixed dock width be allowed to stay at 12.5 feet. The additional width of the fixed deck allows for the proper unloading of gas and diesel trucks, food and luggage stores, and heavy construction equipment that are an essential part of the residential viability. Additionally, the fixed deck will not exceed the maximum length or square footage for a tier three dock.

As shown on the attached exhibit, the applicant requests approval for two floating docks. The northern floating dock will be primarily used for the recreational vessels of the residents and guests. The southern floating dock will be primarily used for the Association shuttle boats and larger recreational crafts. Of course, during times of high occupancy on the island, the docks will house crafts as needed. The northern floating dock will employ a cradle system to prevent the dock from resting on the creek bottom in the future. The northern floating dock should be roughly 8' wide by 80' long for a total shaded area of roughly 640 sq.ft.. The southern floating dock is proposed to be roughly 8' wide by 98.5 feet long for a total shaded area of roughly 788 sq.ft..

Justification

The fixed deck extension and the two floating docks are required for the normal occupants' transportation and residential needs. The fixed deck will allow proper unloading of the barges that provide the services and goods to the members. The floating docks will allow proper storage for

the members' watercraft and for the historically high holiday weekend occupancy. Furthermore, the restriction of use on the inshore side of the dock to smaller watercraft, due to the depth of the channel, will create the need for the additional dock frontage for larger craft.

We would greatly appreciate your consideration for these requests. Should you have any questions, comments or need additional information please contact us.

Sincerely,



Adam Wilkinson, E.I.T.

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August 5, 2019

Sam LaBarba
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520

Re: Public Interest Statement
Little Cumberland Island Homes Association

Dear Mr. LaBarba,

This letter is regarding the proposed tier three community dock improvements for Little Cumberland Island Homes Association at Little Cumberland Island and how they should not be contrary to the public interest, specific to the following public interest considerations:

- a) *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 dock improvements should not cause unreasonably harmful obstruction to, or alteration of, the natural flow of navigational water within the affected area.

- b) *Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created.*

The proposed dock improvements should not create unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water.

- c) *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, wildlife, or other resources, including but not limited to water and oxygen supply.*

The proposed dock improvements should 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.

Should you have any questions, comments or need additional information please contact us.

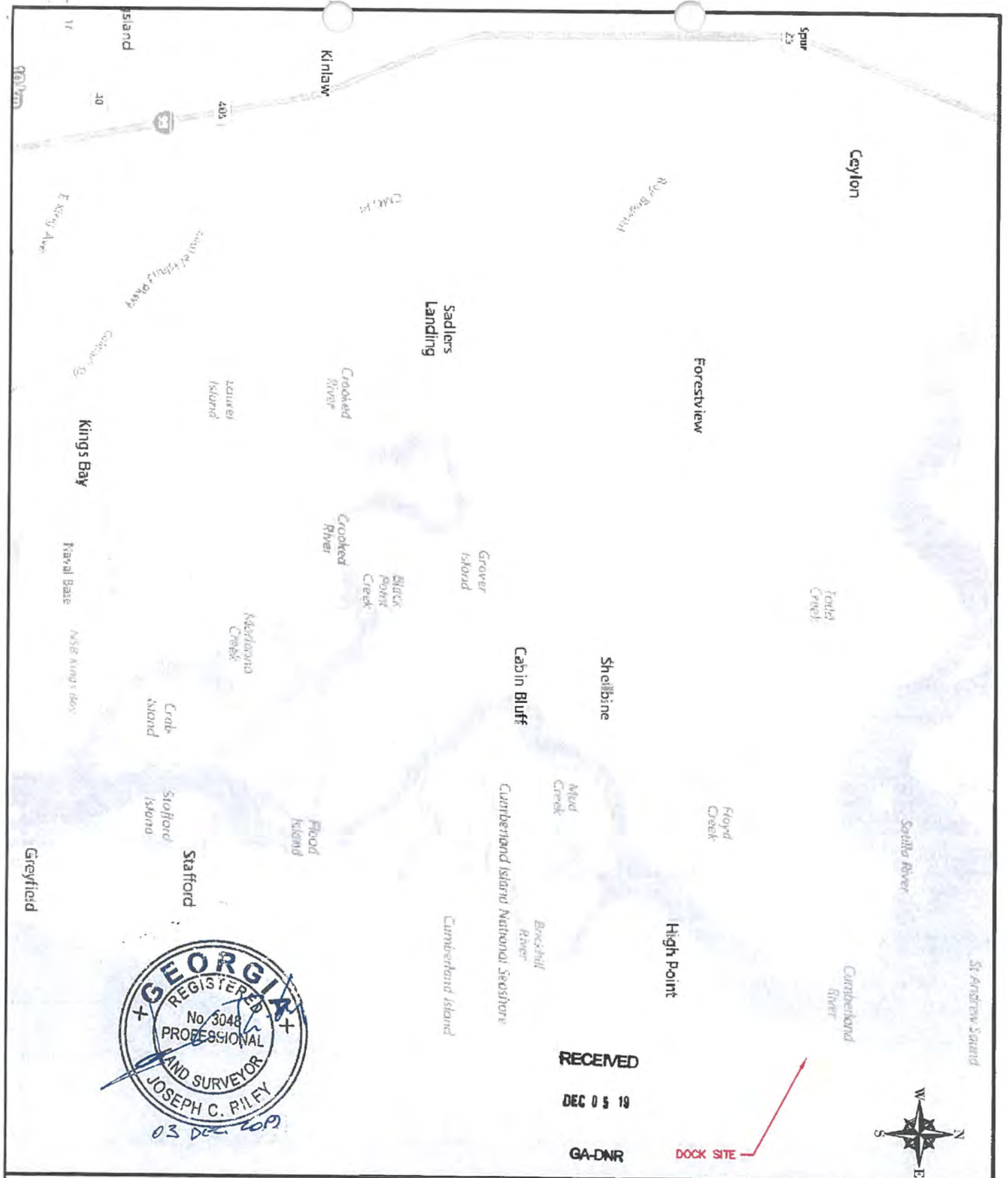
Sincerely,

Adam Wilkinson, E.I.T.

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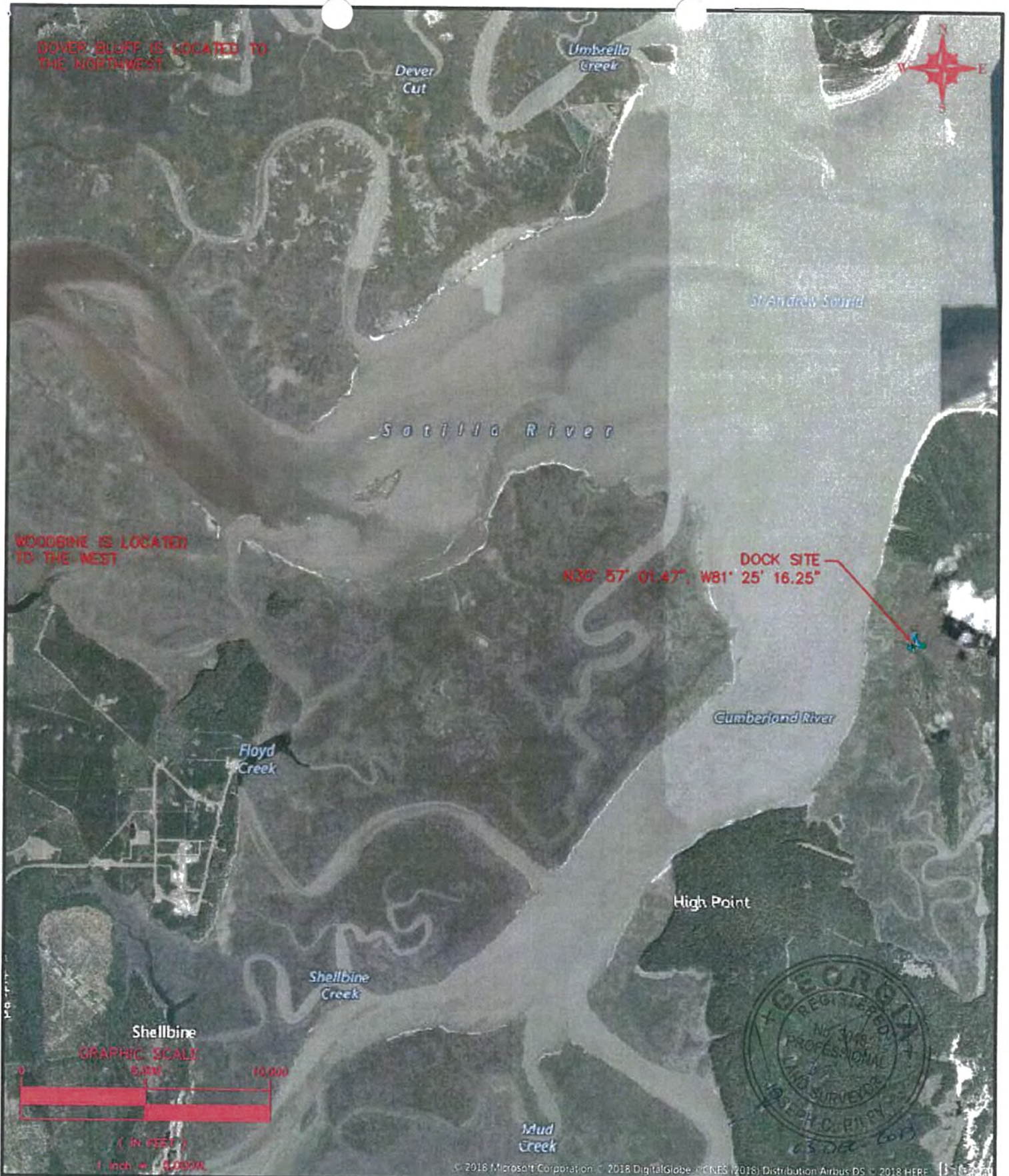
DOCK SITE



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Proposed Dock Improvements
 for Little Cumberland Island
 Homes Association

Sheet Name: County Level Vicinity Map
 Sheet Number: C-01
 Initial Date: 08/27/2018
 Drawn By: AGW
 Project Number: 2018-126



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**Proposed Dock Improvements
 for Little Cumberland Island
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Sheet Name: Vicinity Map
 Sheet Number: C-02
 Initial Date: 08/25/2018
 Drawn By: AGW
 Project Number: 2018-126

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CUMBERLAND RIVER

Shell Creek

DOCK SITE

CUMBERLAND ISLAND



GRAPHIC SCALE



(IN FEET)

1 inch = 1,000 ft

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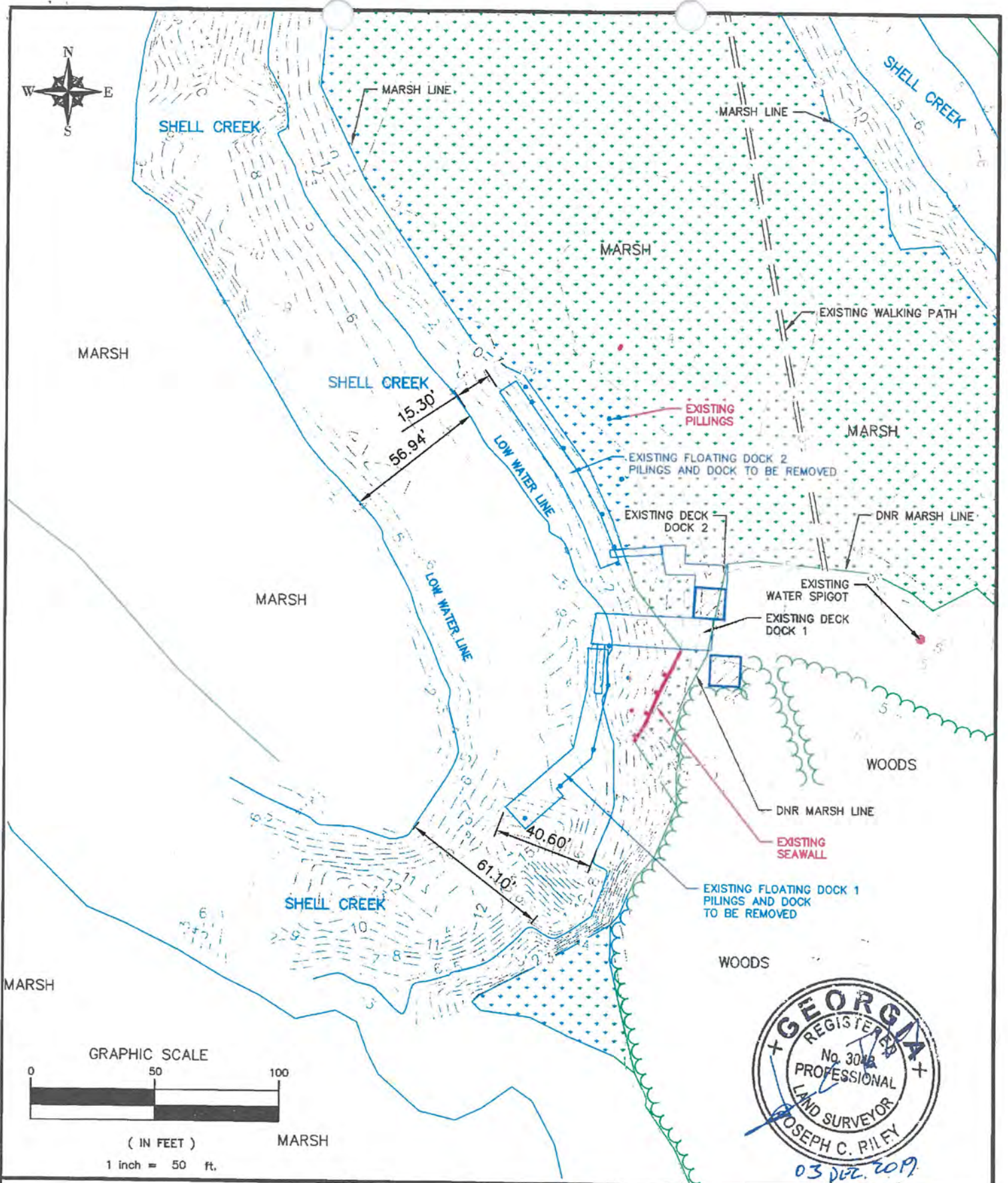
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Proposed Dock Improvements
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Homes Association

Sheet Name: Vicinity Map Enlarged
Sheet Number: C-03
Initial Date: 08/25/2018
Drawn By: AGW
Project Number: 2018-126

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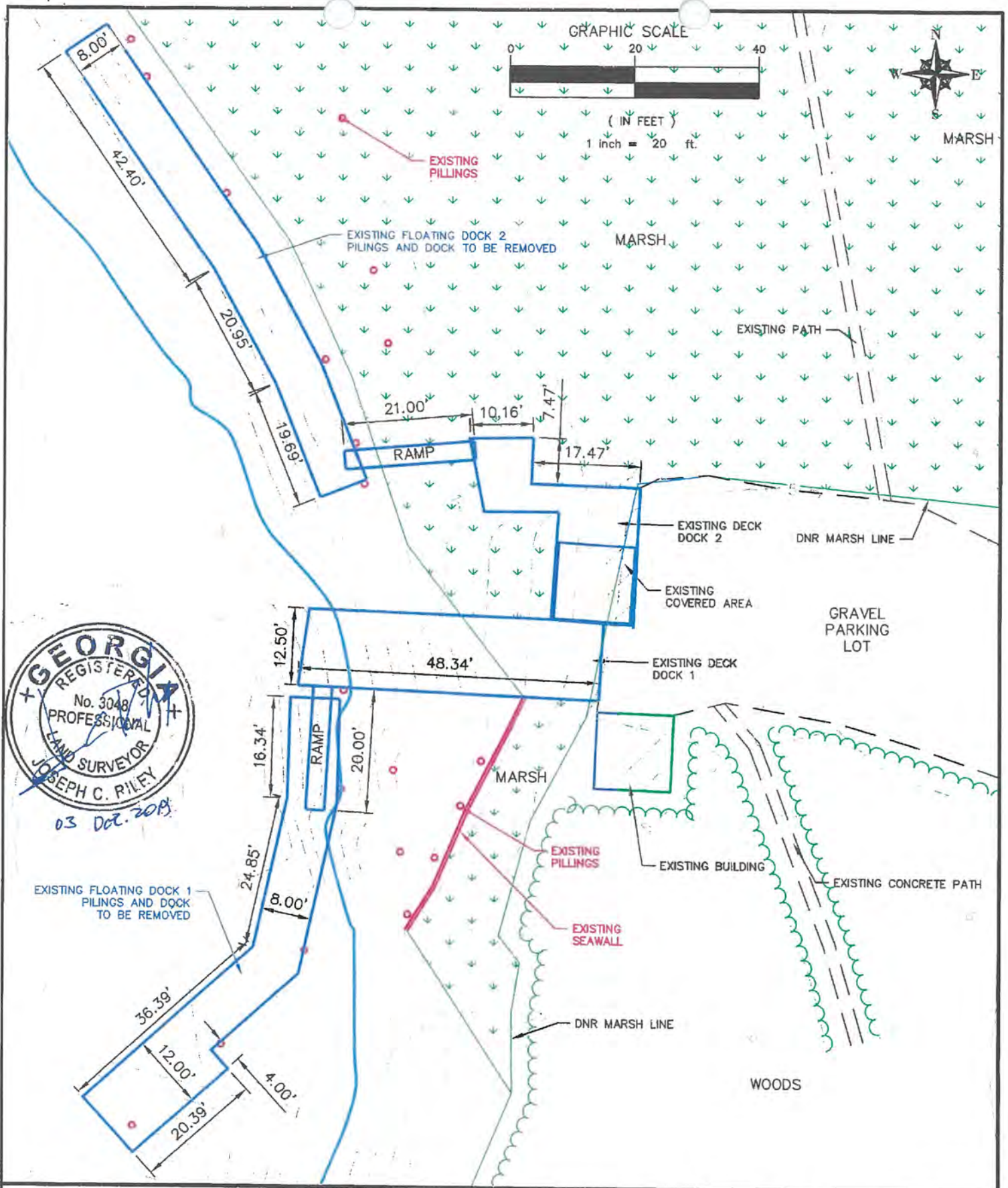


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Proposed Dock Improvements
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Sheet Name: Existing Conditions
 Sheet Number: C-04
 Initial Date: 08/25/2018
 Drawn By: AGW
 Project Number: 2018-126

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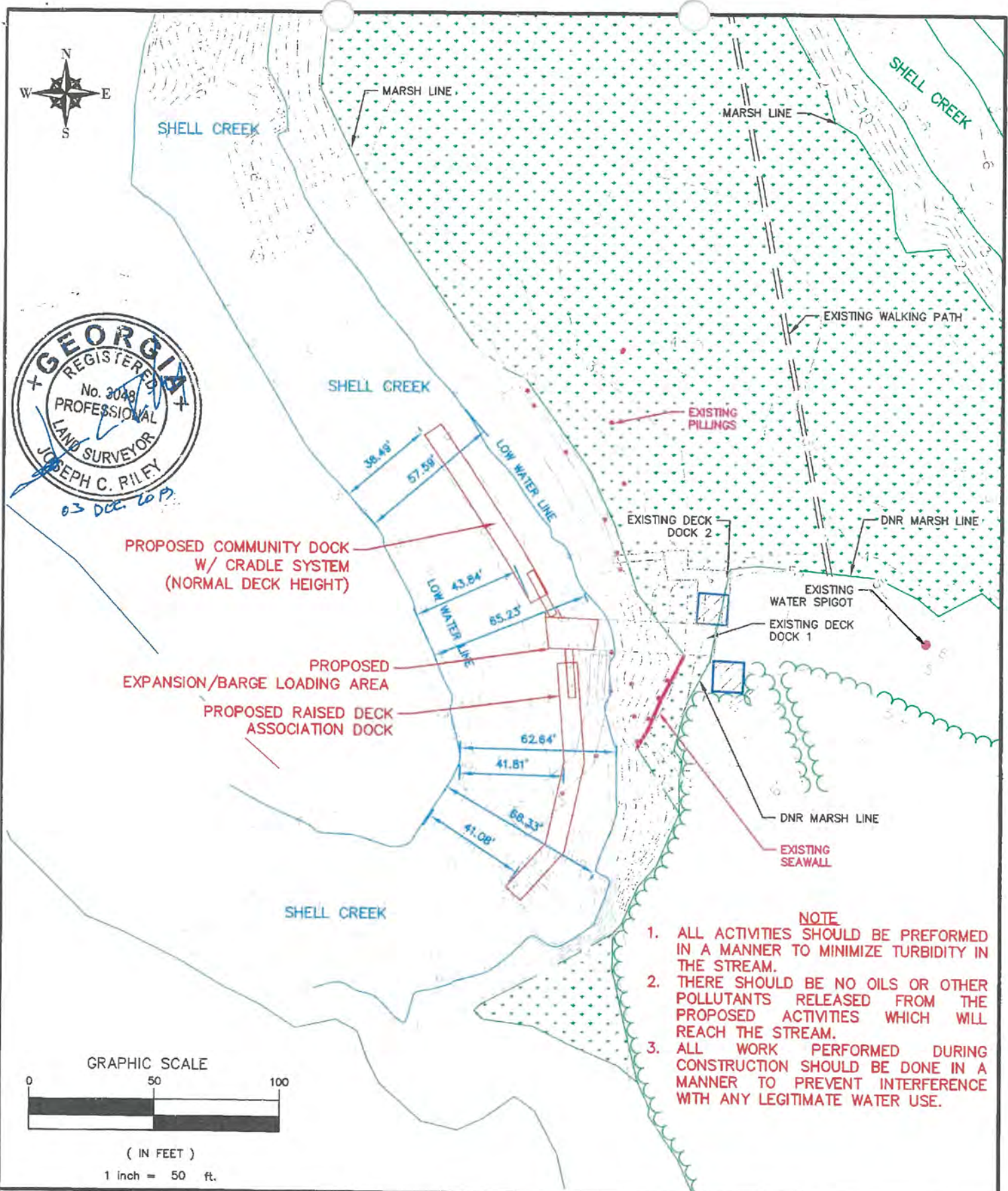
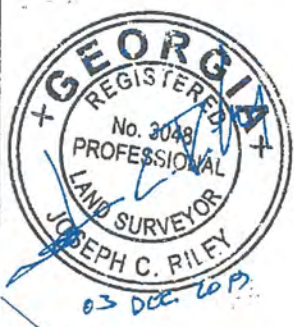
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Proposed Dock Improvements
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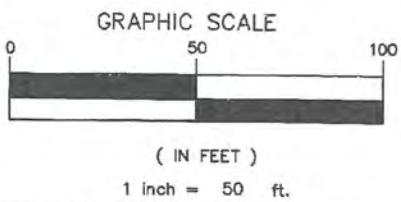
Sheet Name: Existing Conditions Enlarged
 Sheet Number: C-05
 Initial Date: 08/25/2018
 Drawn By: AGW
 Project Number: 2018-126

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- NOTE**
1. ALL ACTIVITIES SHOULD BE PERFORMED IN A MANNER TO MINIMIZE TURBIDITY IN THE STREAM.
 2. THERE SHOULD BE NO OILS OR OTHER POLLUTANTS RELEASED FROM THE PROPOSED ACTIVITIES WHICH WILL REACH THE STREAM.
 3. ALL WORK PERFORMED DURING CONSTRUCTION SHOULD BE DONE IN A MANNER TO PREVENT INTERFERENCE WITH ANY LEGITIMATE WATER USE.

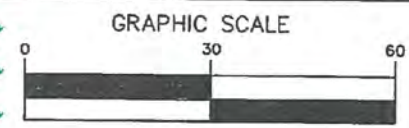
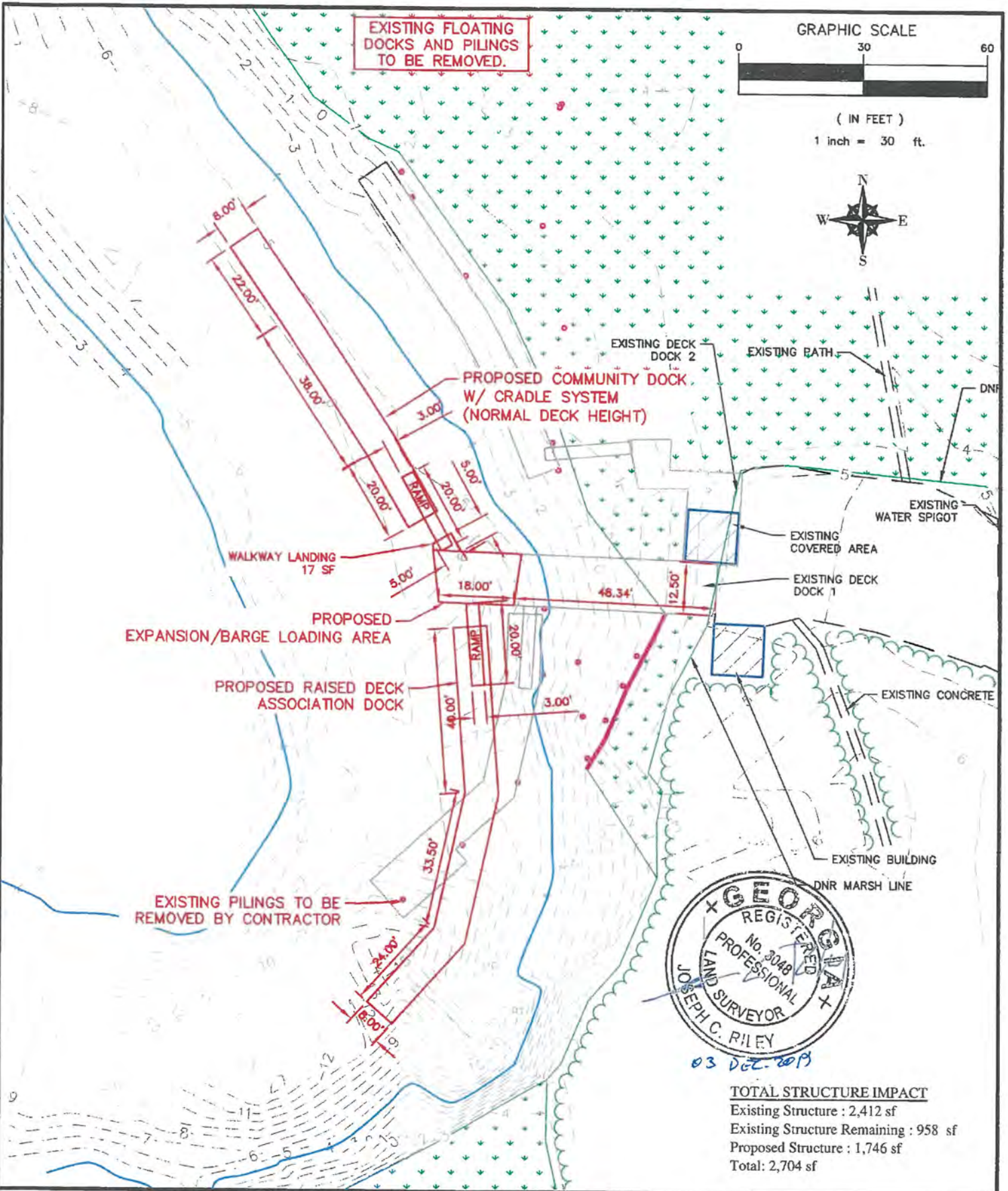


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Proposed Dock Improvements
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Sheet Name: Proposed Conditions
Sheet Number: C-06
Initial Date: 08/25/2018
Drawn By: AGW
Project Number: 2018-126

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(IN FEET)
1 inch = 30 ft.



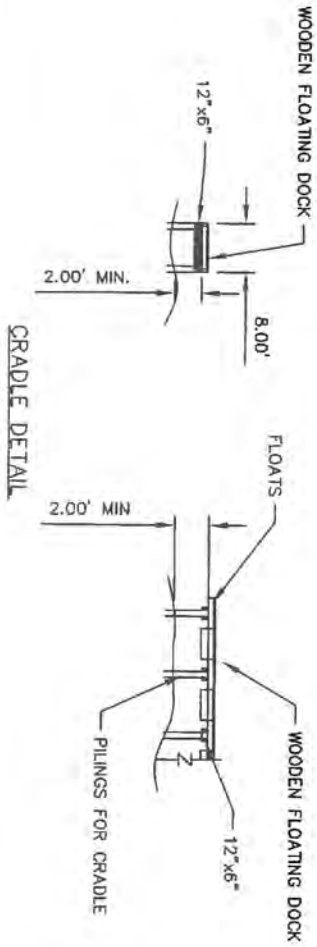
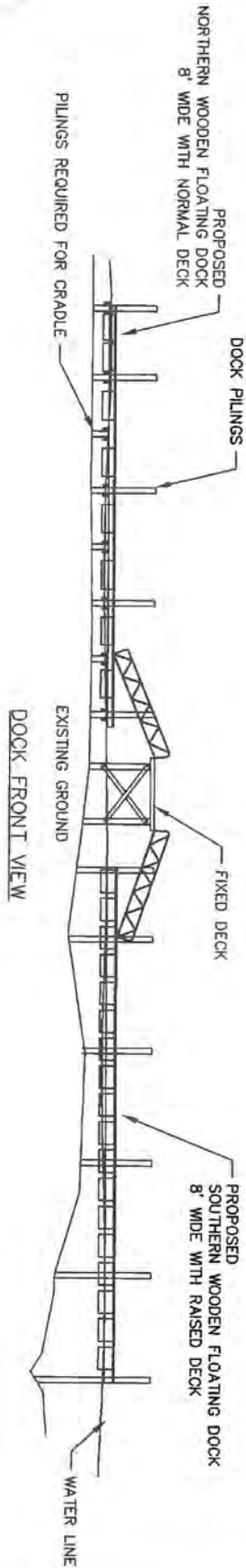
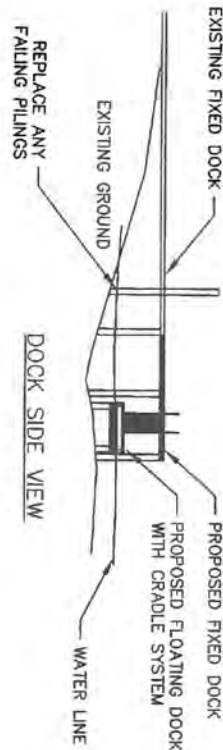
TOTAL STRUCTURE IMPACT
 Existing Structure : 2,412 sf
 Existing Structure Remaining : 958 sf
 Proposed Structure : 1,746 sf
 Total: 2,704 sf

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**Proposed Dock Improvements
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Sheet Name: Proposed Conditions Enlarged
 Sheet Number: C-07
 Initial Date: 08/25/2018
 Drawn By: AGW
 Project Number: 2018-126

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Proposed Dock Improvements
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Sheet Name: Dock Plan and Profile
 Sheet Number: C-08
 Initial Date: 08/25/2018
 Drawn By: AGW
 Project Number: 2018-126

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COVER BLUFF IS LOCATED TO THE NORTHWEST



GEORGIA STATE PLANE
NAD 83 US SURVEY FEET



25 July 2019

Socilla River

WOODBINE IS LOCATED TO THE WEST

DOCK SITE
N30° 57' 01.47", W81° 25' 16.25"

Cumberland River

Floyd Creek

High Point

Shellbine Creek

Shellbine
GRAPHIC SCALE



(IN FEET)

1 Inch = 500 FT

Saud Creek

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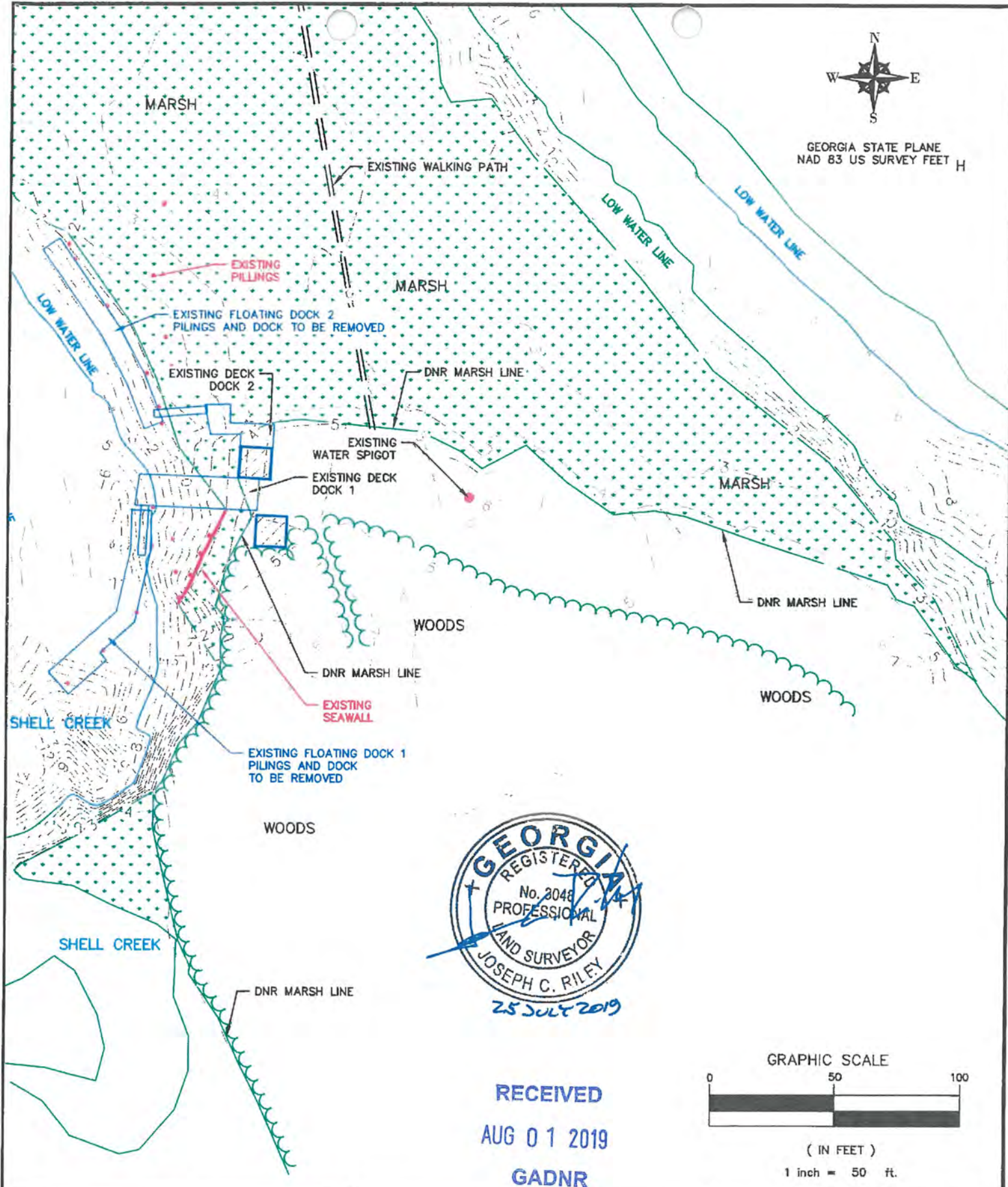
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Proposed Dock Improvements
for Little Cumberland Island
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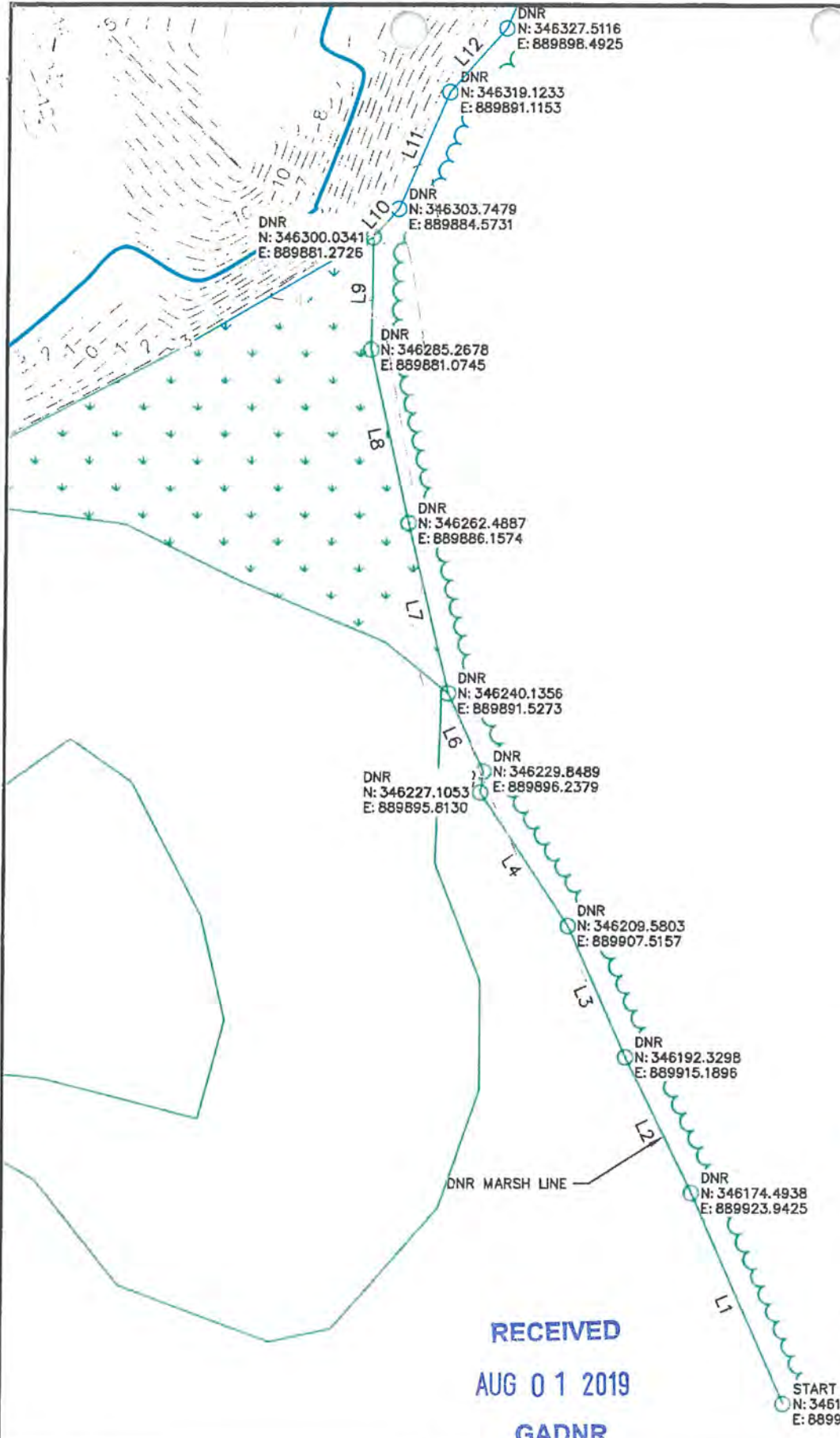
Sheet Name: Vicinity Map
Sheet Number: C-01
Initial Date: 07/10/2019
Drawn By: AGW
Project Number: 2018-126



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Proposed Dock Improvements
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Sheet Name: Existing Conditions
 Sheet Number: C-02
 Initial Date: 07/10/2019
 Drawn By: AGW
 Project Number: 2018-126



GEORGIA STATE PLANE
NAD 83 US SURVEY FEET

DNR
N: 346327.5116
E: 889898.4925

DNR
N: 346319.1233
E: 889891.1153

DNR
N: 346303.7479
E: 889884.5731

DNR
N: 346300.0341
E: 889881.2726

DNR
N: 346285.2678
E: 889881.0745

DNR
N: 346262.4887
E: 889886.1574

DNR
N: 346240.1356
E: 889891.5273

DNR
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E: 889896.2379

DNR
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E: 889895.8130

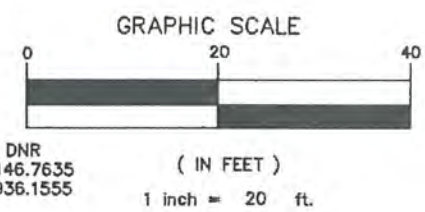
DNR
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E: 889907.5157

DNR
N: 346192.3298
E: 889915.1896

DNR
N: 346174.4938
E: 889923.9425

START DNR
N: 346146.7635
E: 889936.1555

DNR MARSH LINE

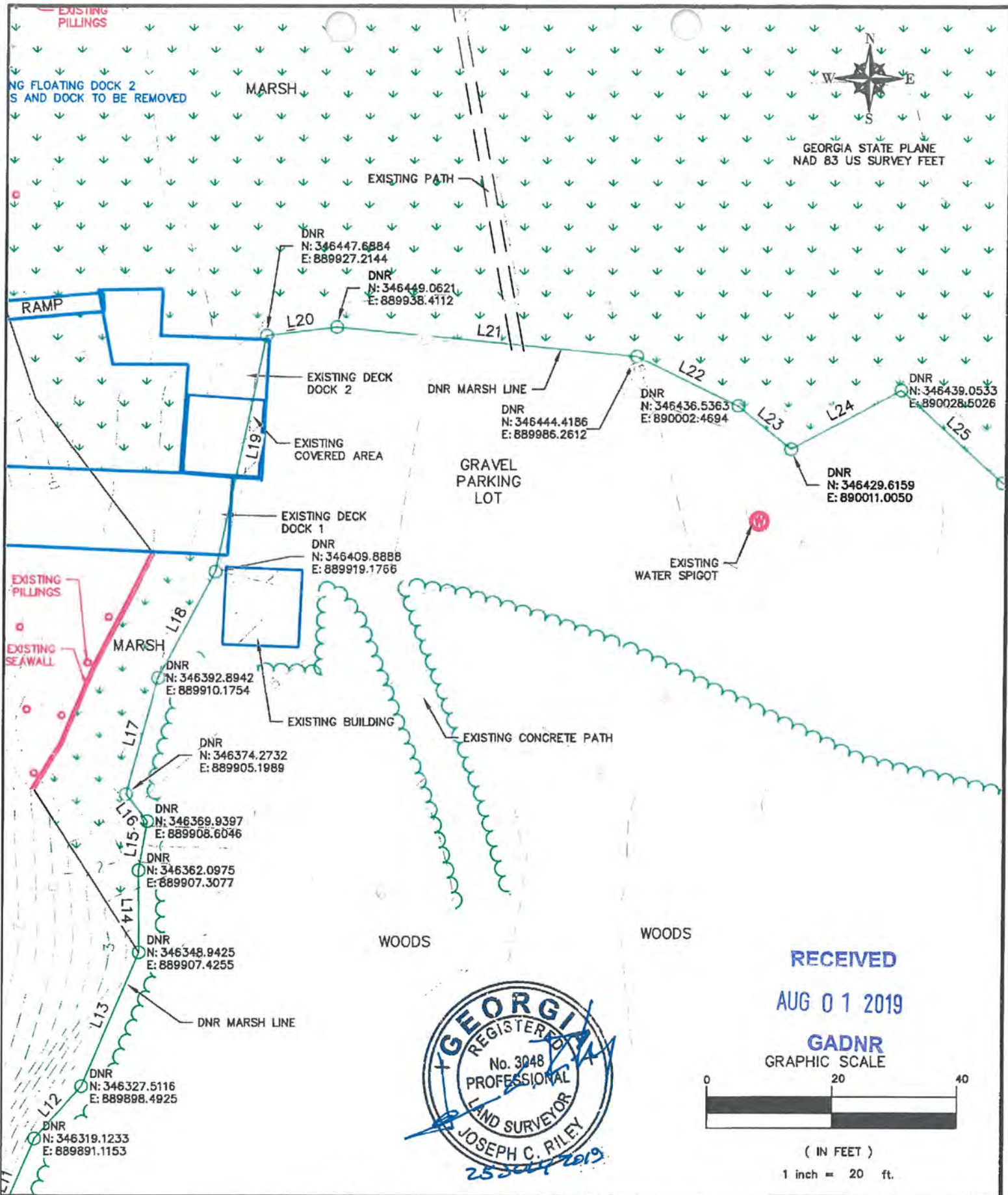


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Proposed Dock Improvements
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Homes Association

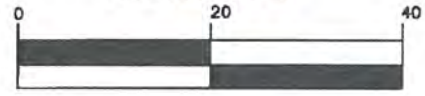
Sheet Name: Marsh Line
Sheet Number: C-03
Initial Date: 07/10/2019
Drawn By: AGW
Project Number: 2018-126



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GRAPHIC SCALE

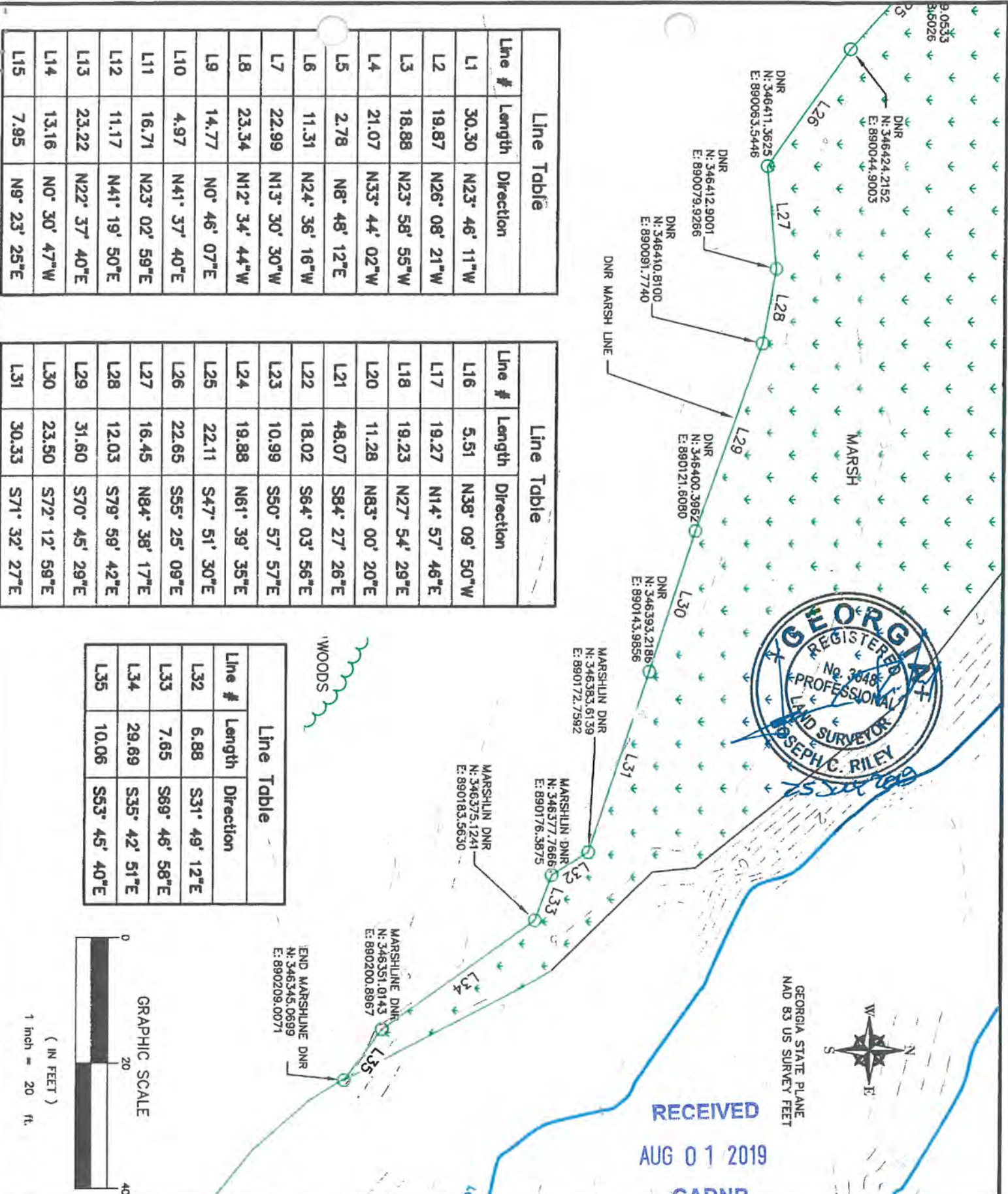


(IN FEET)
1 inch = 20 ft.

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Proposed Dock Improvements
for Little Cumberland Island
Homes Association

Sheet Name: Marsh Line
Sheet Number: C-04
Initial Date: 07/10/2019
Drawn By: AGW
Project Number: 2018-126



Line #	Length	Direction
L1	30.30	N23° 46' 11"W
L2	19.87	N26° 08' 21"W
L3	18.88	N23° 58' 55"W
L4	21.07	N33° 44' 02"W
L5	2.78	N8° 48' 12"E
L6	11.31	N24° 36' 16"W
L7	22.99	N13° 30' 30"W
L8	23.34	N12° 34' 44"W
L9	14.77	N0° 46' 07"E
L10	4.97	N41° 37' 40"E
L11	16.71	N23° 02' 59"E
L12	11.17	N41° 19' 50"E
L13	23.22	N22° 37' 40"E
L14	13.16	N0° 30' 47"W
L15	7.95	N9° 23' 25"E

Line #	Length	Direction
L16	5.51	N38° 09' 50"W
L17	19.27	N14° 57' 46"E
L18	19.23	N27° 54' 29"E
L20	11.28	N83° 00' 20"E
L21	48.07	S84° 27' 26"E
L22	18.02	S64° 03' 56"E
L23	10.99	S50° 57' 57"E
L24	19.88	N61° 39' 35"E
L25	22.11	S47° 51' 30"E
L26	22.65	S55° 25' 09"E
L27	16.45	N84° 38' 17"E
L28	12.03	S79° 59' 42"E
L29	31.60	S70° 45' 29"E
L30	23.50	S72° 12' 59"E
L31	30.33	S71° 32' 27"E

Line #	Length	Direction
L32	6.88	S31° 49' 12"E
L33	7.65	S69° 46' 58"E
L34	29.69	S35° 42' 51"E
L35	10.06	S53° 45' 40"E

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Proposed Dock Improvements
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 Homes Association

Sheet Name: Marsh Line
 Sheet Number: C-05
 Initial Date: 07/10/2019
 Drawn By: AGW
 Project Number: 2018-126



MARK WILLIAMS
COMMISSIONER

LEON CHAMBERS
DIRECTOR

August 2, 2019

Little Cumberland Island Homes Association, Inc.
Joan McMillen, Secretary
145 Hampton Point Drive
St. Simons Island, GA 31522

Re: Coastal Marshlands Protection Act (CMPA), Jurisdictional Determination Verification, 77 Otter Trail, Shell Creek Marsh Section, A Portion of Common Properties Owned by Little Cumberland Homes Association, Inc., 31st G.M.D., Shell Creek, Little Cumberland Island, Camden County, Georgia

Dear Ms. McMillen:

Our office has received the survey, dated July 25, 2019, prepared by T.R. Long Engineering, P.C., No. 3048 entitled "*Proposed Dock Improvements for Little Cumberland Island Homes Association, Project Number:2018-126*" prepared for Little Cumberland Island Homes. Based on my site inspection, on July 31, 2019, this survey generally depicts the delineation of the marsh/upland boundary as required by the State of Georgia for jurisdiction under the authority of the Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq.

The Coastal Marshlands Protection Act O.C.G.A. § 12-5-280 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on July 31, 2020, but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Coastal Marshlands Protection Committee or this Department is required prior to any construction or alteration in the marsh jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 262-3134.

Sincerely,

Paul Tobler
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *Proposed Dock Improvements for Little Cumberland Island Homes Association, Project Number:2018-126*

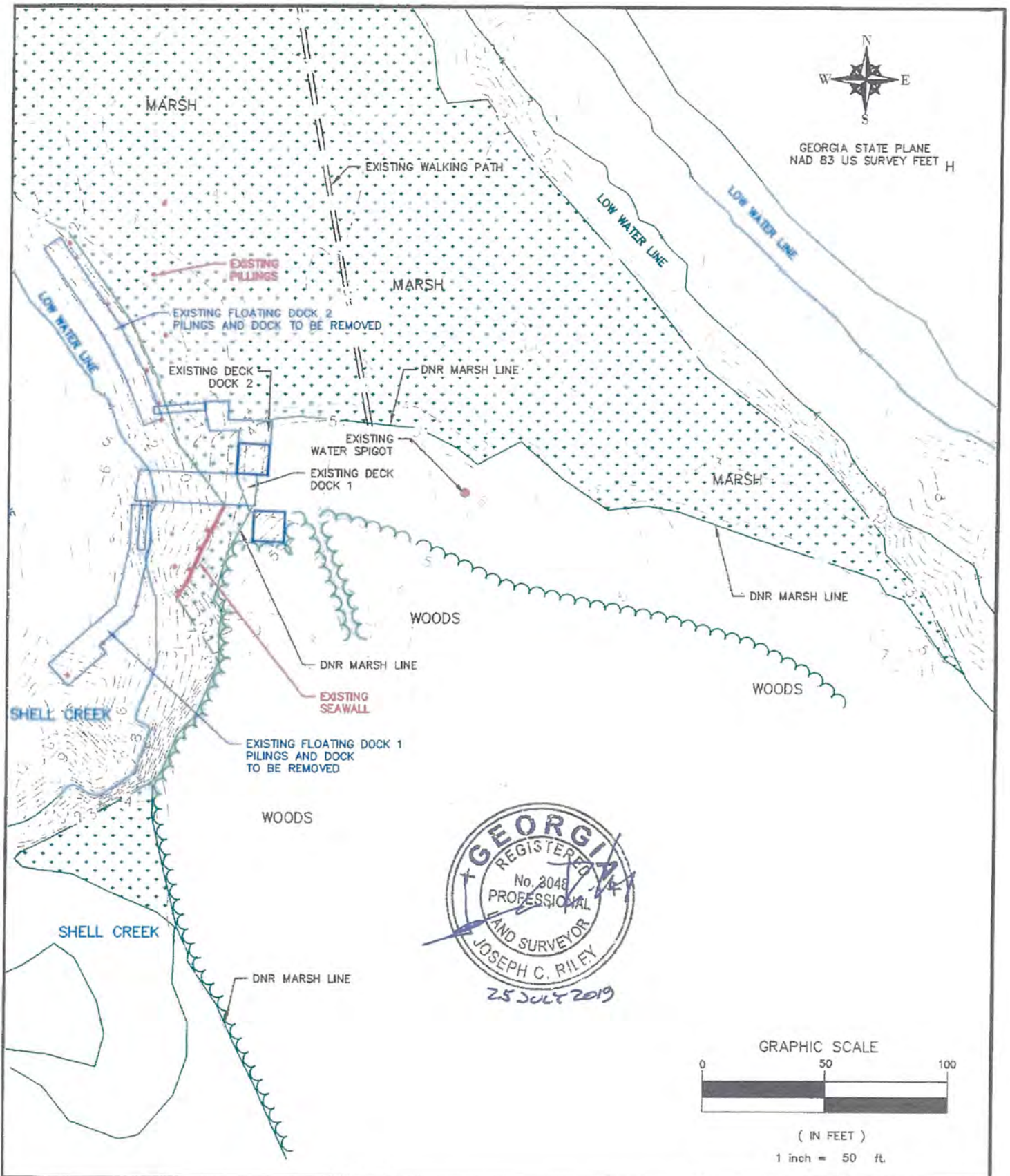
File: JDS20190248



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Proposed Dock Improvements
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Sheet Name: Vicinity Map
Sheet Number: C-01
Initial Date: 07/10/2019
Drawn By: AGW
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**Proposed Dock Improvements
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 Homes Association**

Sheet Name: Existing Conditions
 Sheet Number: C-02
 Initial Date: 07/10/2019
 Drawn By: AGW
 Project Number: 2018-126



GEORGIA STATE PLANE
NAD 83 US SURVEY FEET

8/2/19
PDT



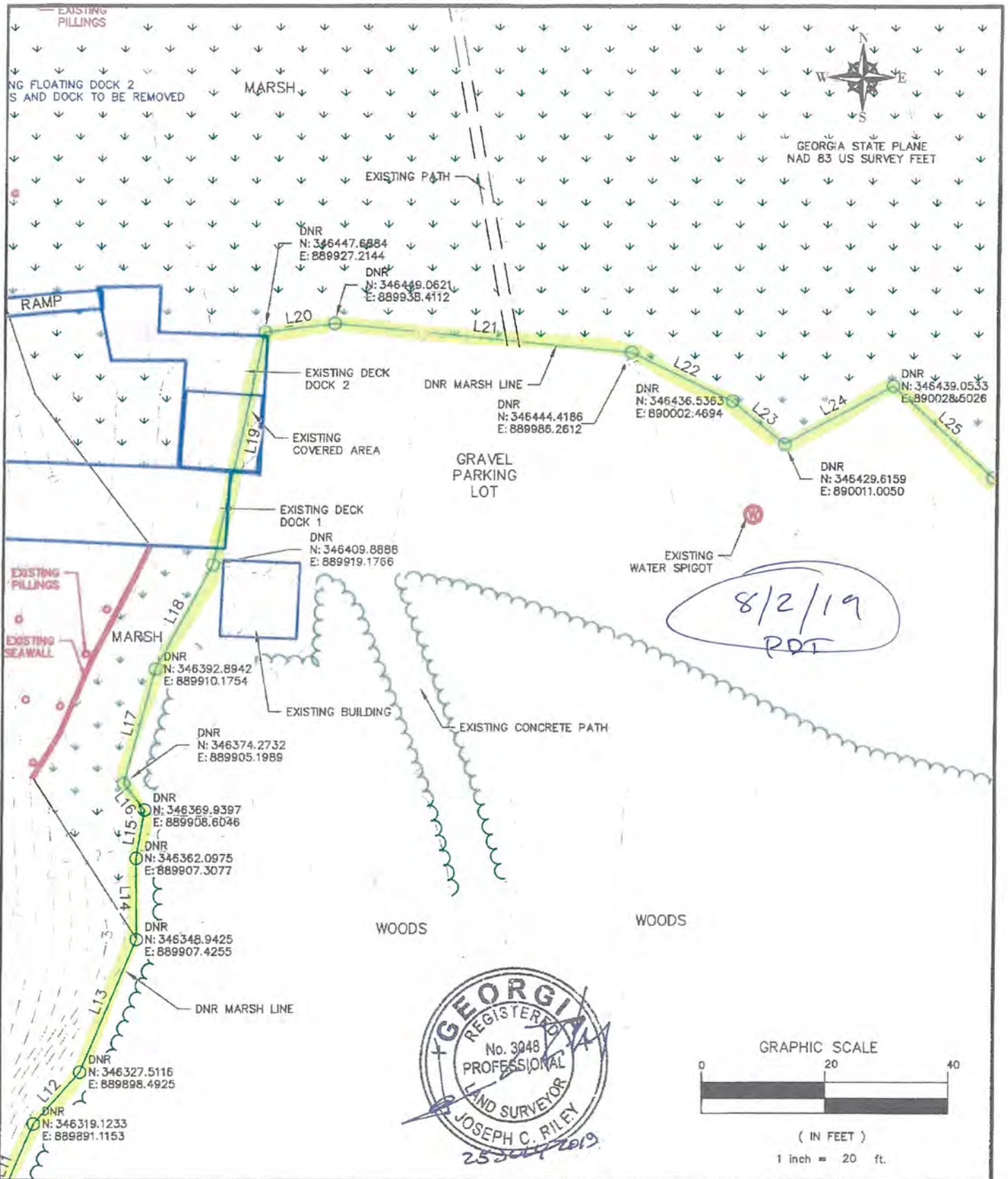
START DNR
N: 346146.7635
E: 889936.1555
(IN FEET)
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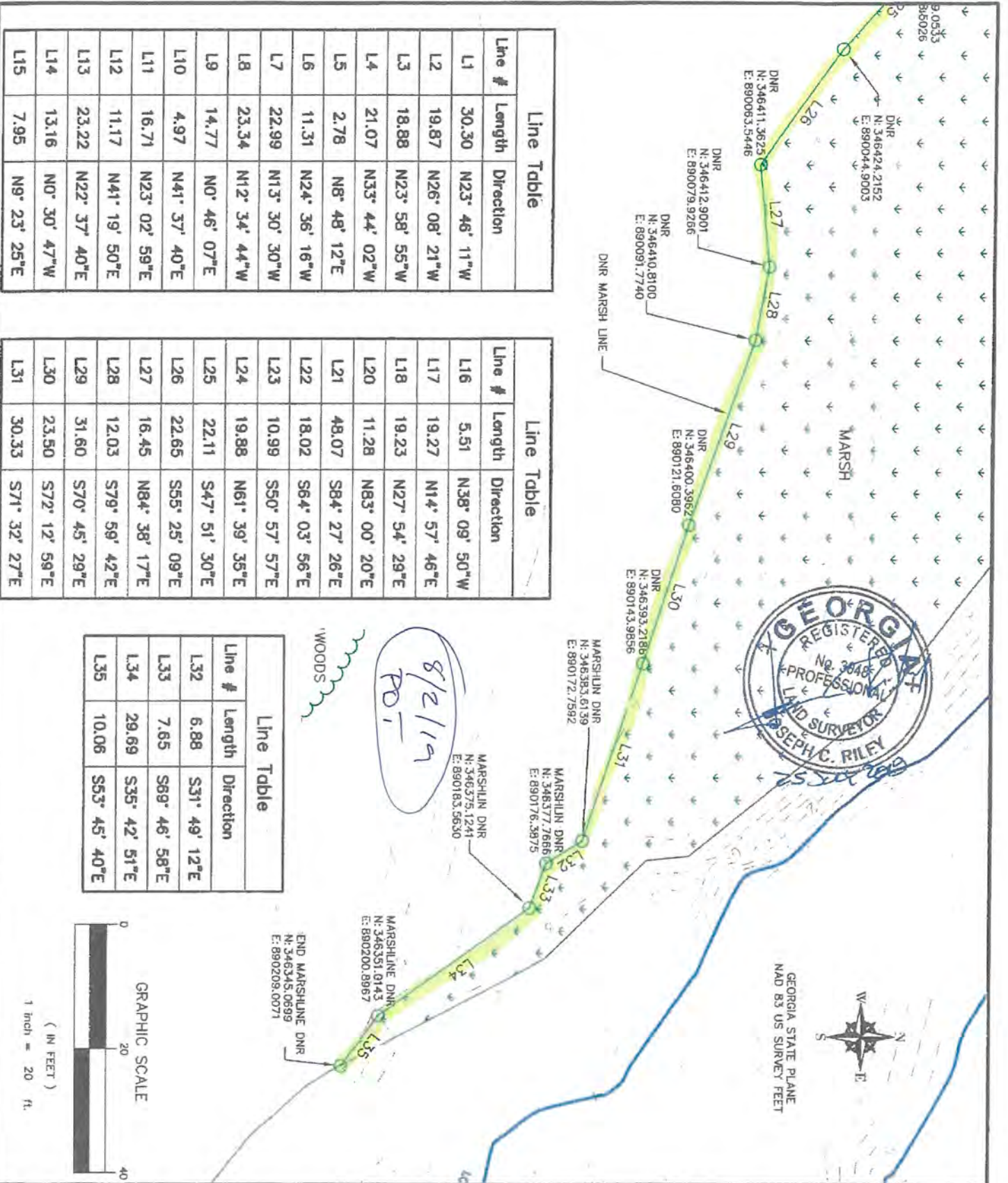
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Line #	Length	Direction
L1	30.30	N23° 46' 11"W
L2	19.87	N26° 08' 21"W
L3	18.88	N23° 58' 55"W
L4	21.07	N33° 44' 02"W
L5	2.78	N8° 48' 12"E
L6	11.31	N24° 36' 16"W
L7	22.99	N13° 30' 30"W
L8	23.34	N12° 34' 44"W
L9	14.77	N0° 46' 07"E
L10	4.97	N41° 37' 40"E
L11	16.71	N23° 02' 59"E
L12	11.17	N41° 19' 50"E
L13	23.22	N22° 37' 40"E
L14	13.16	N0° 30' 47"W
L15	7.95	N9° 23' 25"E

Line #	Length	Direction
L16	5.51	N38° 09' 50"W
L17	19.27	N14° 57' 46"E
L18	19.23	N27° 54' 29"E
L20	11.28	N83° 00' 20"E
L21	48.07	S84° 27' 26"E
L22	18.02	S64° 03' 56"E
L23	10.99	S50° 57' 57"E
L24	19.88	N61° 39' 35"E
L25	22.11	S47° 51' 30"E
L26	22.65	S55° 25' 09"E
L27	16.45	N84° 38' 17"E
L28	12.03	S79° 59' 42"E
L29	31.60	S70° 45' 29"E
L30	23.50	S72° 12' 59"E
L31	30.33	S71° 32' 27"E

Line #	Length	Direction
L32	6.88	S31° 49' 12"E
L33	7.65	S69° 46' 58"E
L34	29.69	S35° 42' 51"E
L35	10.06	S53° 45' 40"E

WOODS

8/2/19
PO-1



T. R. Long Engineering, P.C.
 114 North Commerce Street
 Hinesville, Georgia 31313
 (912) 368-5664
 (912) 368-7206 Fax

Proposed Dock Improvements
 for Little Cumberland Island
 Homes Association

Sheet Name: Marsh Line
 Sheet Number: C-05
 Initial Date: 07/10/2019
 Drawn By: AGW
 Project Number: 2018-126



T. R. Long Engineering, P.C.

114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664
(912) 368-7206 FAX



July 30, 2018

Sam LaBarba
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520

Re: Adjoining Landowner to
Little Cumberland Island Homes Association

Dear Mr. LaBarba,

This letter lists the adjoining landowner for the dock improvements for Little Cumberland Island below:

Gary Ingram
Superintendent
Cumberland Island National Seashore
101 Wheeler Street
St. Marys, Georgia 31558

Should you have any questions, comments or need additional information please contact us.

Sincerely,

Adam Wilkinson, E.I.T.

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Little Cumberland Island Homes Association, Inc.

Michele Hunter, Chair
Kevin McMillen, President
V. Kevin Lang, Vice President
Joan McMillen, Secretary
Jim Renner, Treasurer

May 30, 2019

Mr. Bob Vogel
Regional Director, Southeast Region
National Park Service, Southeast Regional Office
100 Alabama St SW 1924 Bldg
Atlanta, GA 30303

Re: Little Cumberland Island Community Dock Improvements notification required under 1975 Agreement between Little Cumberland Island Homes Association, Inc and the US Department of the Interior

Dear Mr. Vogel:

As outlined in Article 8 of the above referenced Agreement, this letter is to inform you of the proposed tier three community dock improvements for Little Cumberland Island Homes Association at Little Cumberland Island. The proposed improvements as shown on the attached exhibit, will consist of improvements to the existing fixed dock and replacement of the two existing floating docks. The northern floating dock has become unusable due to a buildup of sediment. The replacement floating dock needs to be constructed further into the creek channel. The southern floating dock must be removed and replaced in conjunction with a living shoreline being constructed in partnership with Georgia DNR Coastal Resources Division and funded by a US Fish and Wildlife Grant. You have a separate letter with the details of this construction. As a result of the new location of the floating docks, the existing fixed dock will need to be extended by 20 feet.

The existing fixed dock is currently 12.5 feet wide and will need to be extended by 20 feet to allow the delivery barge to unload and to provide access to the proposed floating docks. The fixed dock width will remain 12.5 feet. The additional length of 20 feet allows for the proper unloading of provisions and heavy construction equipment that are an essential part of the residential viability. Additionally, the fixed deck will not exceed the maximum length or square footage for a tier three dock.

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The northern floating dock will be primarily used for the recreational watercraft of the residents and guests. The southern floating dock will be primarily used for the Association shuttle boats and workboats. Of course, during times of high occupancy on the island, the docks will accommodate vessels as needed. The northern floating dock will employ a cradle system to prevent the dock from resting on the creek bottom. The northern floating dock should be roughly 8' wide by 80' long for a total shaded area of roughly 640 square feet. The southern floating dock is proposed to be roughly 8' wide by 98.5 feet long for a total shaded area of roughly 788 square feet.

The request for the replacement of the two floating docks stems from member and guest transportation needs. Furthermore, there is a chance that the inshore side of the creek behind the northern dock may continue to silt in. The construction of the living shoreline may render the inshore side of the southern floating dock inoperable to most vessels in the future. This restriction of use on the inshore side of the dock will create the need for the additional 20 feet of dock frontage on the southern dock.

We appreciate your consideration and approval of these dock improvements which are necessary for the boat safety of the Association and its members. If you have any additional questions or comments or need additional information, please do not hesitate to contact me at swim2000@hotmail.com or 1-814-761-2646.

Even though the Government has 90 days within which to either disapprove or request modifications to the Association's plans, the Association would appreciate receiving notice of your approving, disapproving, or requesting alterations to the plans prior to the expiration of the 90 day period if your plan review can be completed within a shorter period of time.

We look forward to your response.

Respectfully yours,



Kevin McMillen
President
Little Cumberland Island Homes Association, Inc.

Cc: [Gary Ingram@nps.gov](mailto:Gary_Ingram@nps.gov)
[john fry@nps.gov](mailto:john_fry@nps.gov)

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Board of County Commissioners

Office of Planning & Development

107 N. Gross Road Suite 3 • Kingsland, GA 31548

Phone: (912) 729.5603 • Fax: (912) 729.5543 • www.co.camden.ga.us

Georgia DNR
Coastal Resources Division
Att: Sam LaBarba
One Conservation Way
Brunswick GA 31520

RE: Permit Narrative for Community Dock Improvements
Little Cumberland Island Homes Association

To Whom It May Concern,

This letter is in response to your zoning inquiry about the proposed dock improvements on Little Cumberland Island in unincorporated Camden County. The proposed request is in compliance with zoning requirements.

The Camden County Unified Development Code can be found at the following address for more information: <http://www.co.camden.ga.us/760/Organization-of-the-Code>

If I can assist in any other way please feel free to contact me.

Thank you,

Joey Yacobacci
Director of Planning & Development
Camden County Board of Commissioners
Office: 912-510-4313
www.co.camden.ga.us

"Award-Winning Government"

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GADNR

STEVE L. HOWARD
County Administrator

JOHN S. MYERS
County Attorney

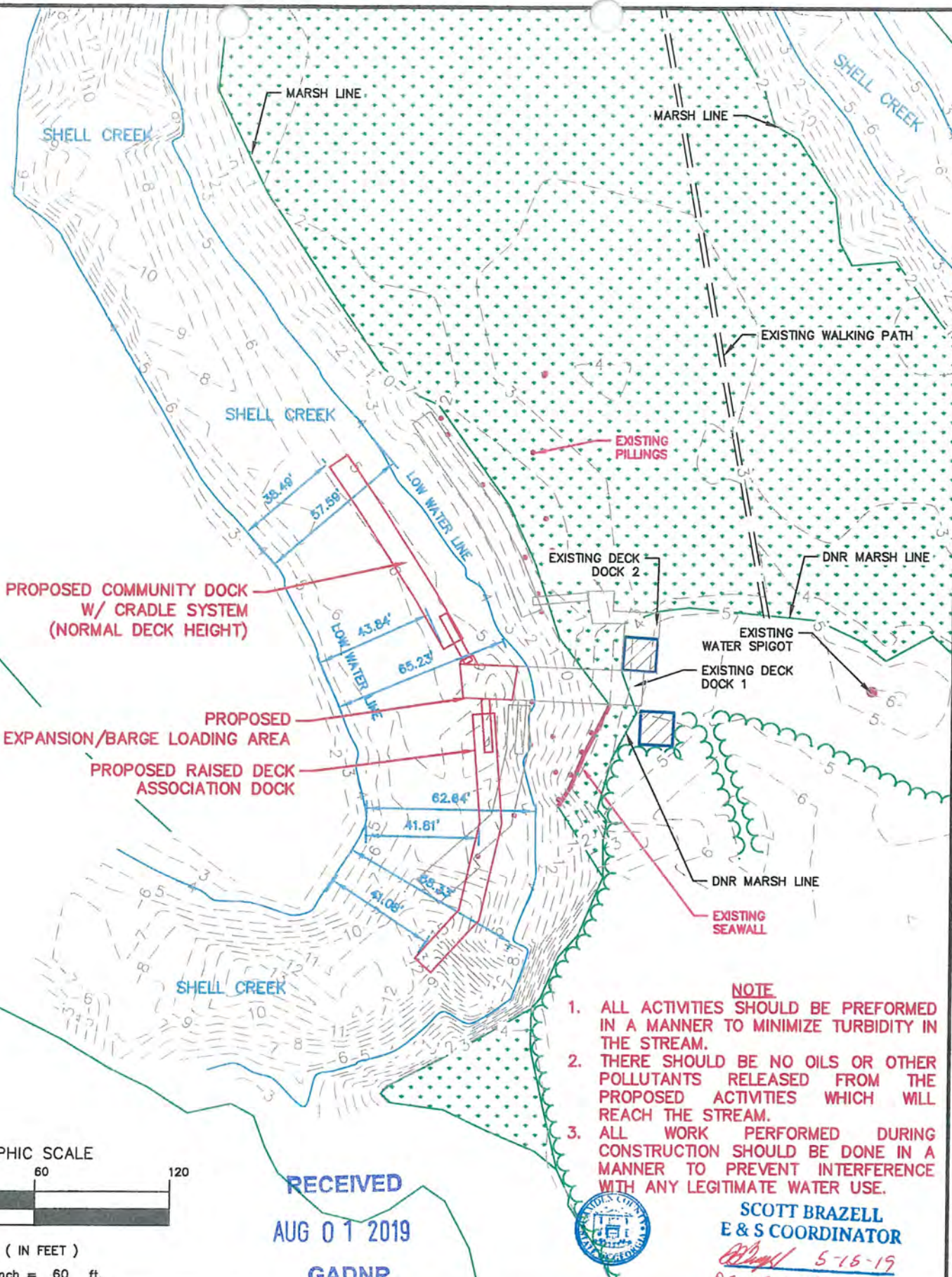
LANNIE E. BRANT
Commissioner, District 1

CHUCK CLARK
Commissioner, District 2

JIMMY STARLINE
Commissioner, District 3

GARY BLOUNT
Commissioner, District 4

BEN L. CASEY
Commissioner, District 5



PROPOSED COMMUNITY DOCK
W/ CRADLE SYSTEM
(NORMAL DECK HEIGHT)

PROPOSED
EXPANSION/BARGE LOADING AREA

PROPOSED RAISED DECK
ASSOCIATION DOCK

EXISTING DECK
DOCK 2

EXISTING
WATER SPIGOT

EXISTING DECK
DOCK 1

DNR MARSH LINE

EXISTING
SEAWALL

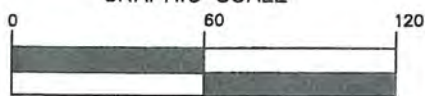
NOTE

1. ALL ACTIVITIES SHOULD BE PERFORMED IN A MANNER TO MINIMIZE TURBIDITY IN THE STREAM.
2. THERE SHOULD BE NO OILS OR OTHER POLLUTANTS RELEASED FROM THE PROPOSED ACTIVITIES WHICH WILL REACH THE STREAM.
3. ALL WORK PERFORMED DURING CONSTRUCTION SHOULD BE DONE IN A MANNER TO PREVENT INTERFERENCE WITH ANY LEGITIMATE WATER USE.

SCOTT BRAZELL
E & S COORDINATOR

Reviewed 5-15-19
REVIEWED

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

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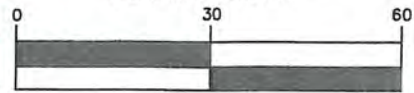
T. R. Long Engineering, P.C.
114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664
(912) 368-7206 Fax

Proposed Dock Improvements
for Little Cumberland Island
Homes Association

Sheet Name: Proposed Conditions
Sheet Number: C-06
Initial Date: 08/25/2018
Drawn By: AGW
Project Number: 2018-126

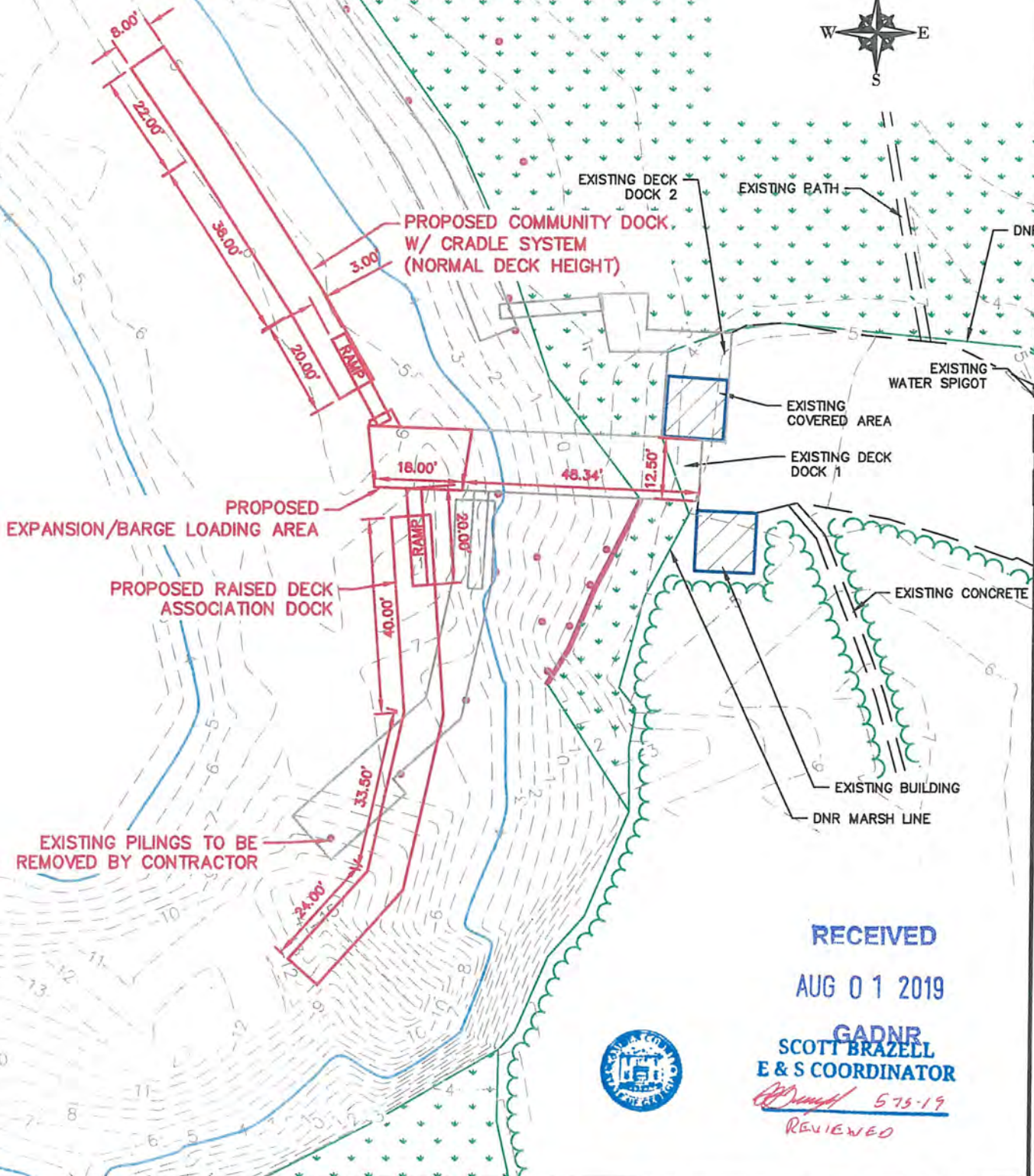
EXISTING FLOATING DOCKS AND PILINGs TO BE REMOVED.

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.



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SCOTT BRAZELL
E & S COORDINATOR

Scott Brazell 575-19
REVIEWED



T. R. Long Engineering, P.C.
114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664
(912) 368-7206 Fax

Proposed Dock Improvements
for Little Cumberland Island
Homes Association

Sheet Name: Proposed Conditions Enlarged
Sheet Number: C-07
Initial Date: 08/25/2018
Drawn By: AGW
Project Number: 2018-126



IN REPLY REFER TO:
I.A.2 (SERO-RD)

United States Department of the Interior



NATIONAL PARK SERVICE
Southeast Regional Office
Atlanta Federal Center
1924 Building
100 Alabama St., SW.
Atlanta, Georgia 30303

JUL 29 2019

Mr. Kevin McMillen
President
Little Cumberland Island Homes Association, Inc.
c/o Lexie Parker
567 Chatuge Dam Road
Hayesville, NC 28904

Dear Mr. McMillen:

The National Park Service has reviewed your letters serving as notification of the Association's intention to construct a living shoreline along Shell Creek at The General's Mound area on the western side of Little Cumberland Island, and to remove and replace an existing dock facility as part of the project.

As outlined in the letters, a living shoreline would be constructed along 202 linear feet of Shell Creek experiencing excessive erosion to protect vulnerable aquatic habitat and unique maritime forest. Improvements to three community docks will also be performed. The northern floating dock needs to be constructed farther into the creek channel due to buildup of sediment. In conjunction with the construction of the living shoreline, the existing floating southern dock would be removed and replaced. The existing fixed dock will be extended by 20 feet to provide access to the proposed floating docks. After review of the letters and examination of the proposed plans, we offer the following comments and suggestions for your consideration.

Prior to the project construction, all required federal, state, and local permits should be acquired for the living shoreline construction and the dock improvements. From the project description, ground disturbance and excavation appears to be involved and therefore an archeological investigation should be undertaken beforehand to ensure that potential archeological materials and/or features are not disturbed. We believe that given the site's stream-side setting, it is a good candidate for previous habitation. The National Park Service Southeast Archeological Center (SEAC) database does not include information for Little Cumberland Island, and Cumberland Island National Seashore is not aware of any NPS investigations on the island. Prior to construction, we highly recommend that Little Cumberland Island contact the Georgia state archeologist regarding the proposed project.

As you are aware, when geo-engineering is necessary to protect resources, The National Park

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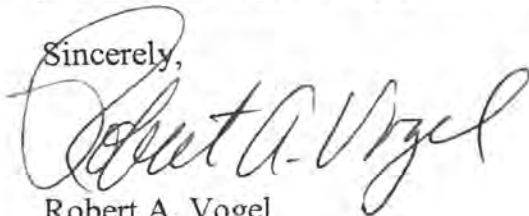
AUG 05 2019

Service supports "soft" methods that incorporate natural or nature-based features, such as a living shoreline design that incorporates natural materials for shoreline protection. NPS is also supportive of the proposed monitoring of the ecosystem services related to living shoreline stability and habitat value, and the proposed outreach and education to transfer project information to other land managers and property owners as part of the project.

The NPS believes that the proposed actions to construct a living shoreline on Little Cumberland Island is consistent with protection and preservation objectives outlined in the Seashore's establishing legislation, and the 1975 Agreement between the Little Cumberland Island Homes Association, Inc. and the Department of Interior. We approve and support your plans with no requested modifications for the living shoreline construction and dock improvements, and thank you for your fulfillment of the notification obligation as per Article Eight of the 1975 Agreement.

If you have any questions or need additional information regarding our comments, please contact John Fry, Chief of Resource Management, Cumberland Island National Seashore, via email at john_fry@nps.gov, or by phone at 912-882-4336 ext.262.

Sincerely,

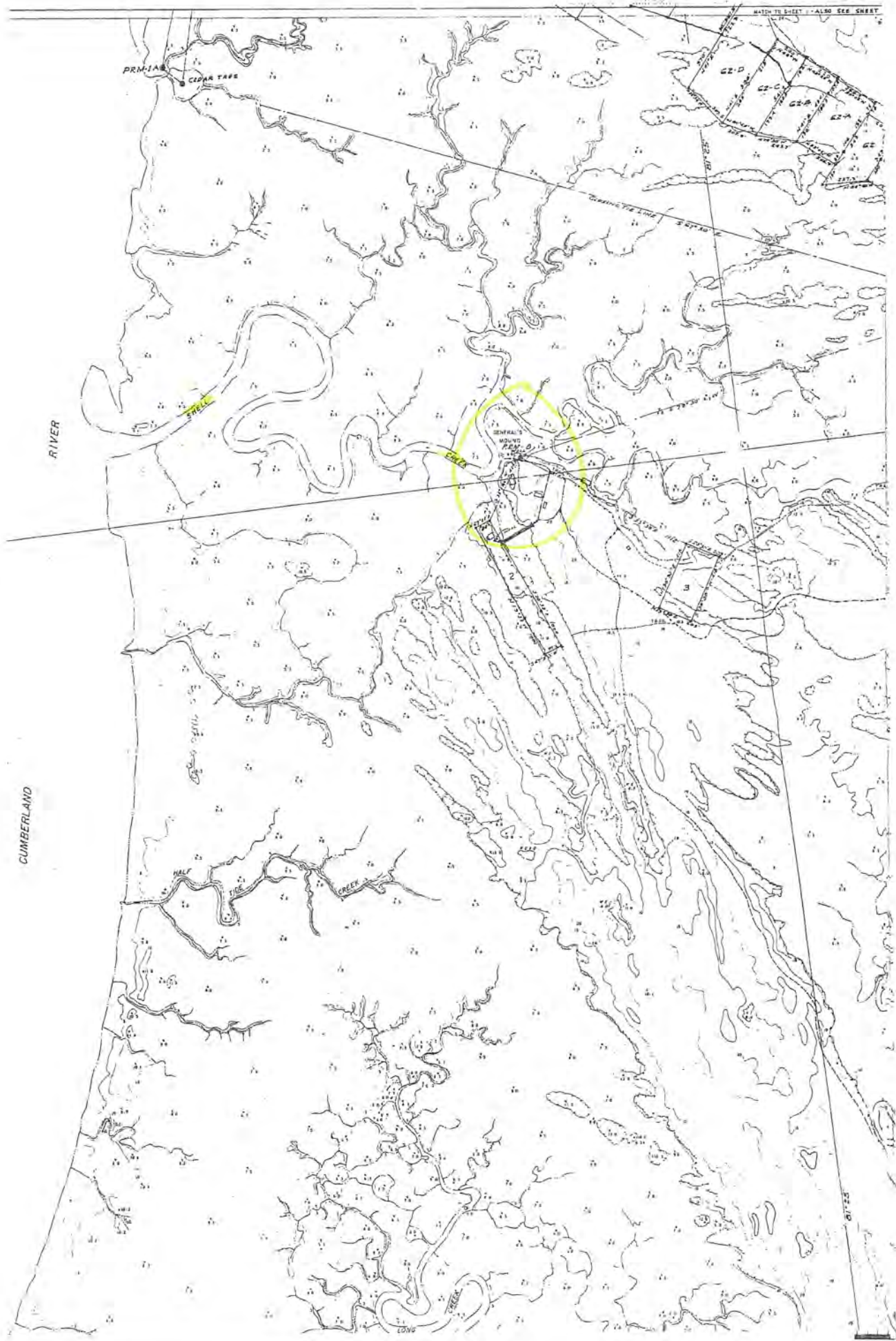


Robert A. Vogel
Regional Director

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IN WITNESS WHEREOF, The said party of the First Part has hereunto set his hand and affixed seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered in the presence of us the day and year above written.

Mrs. F. B. Greene.

S. C. Townsend (L.S.)

J. F. Hughes.
N. P. Camden County, Georgia.

RECORDED THIS THE 13TH, DAY OF JUNE 1928.

[Signature]
CLERK SUPERIOR COURT, CAMDEN COUNTY, GEORGIA.

###

Clerk's Note: See Affidavit recorded Deed Book 60 at page 365-67

THIS INDENTURE OF CONVEYANCE, Made this 2nd, day of June, 1928, by and between the North American Investment Company, a Georgia corporation, with its principal office in Glynn County Georgia, party of the First Part, and the New Riverside Company, a Florida Corporation with its principal office in the City of Jacksonville, Florida, party of the Second Part.

WITNESSETH, That the said party of the First Part, for and in consideration of the sum of SEVENTEEN THOUSAND (\$17,000.00) DOLLARS, to it cash in paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Second Party, its successors and assigns, all that tract of land situate, lying and being in the County of Camden and State of Georgia, known as "Little Cumberland Island" containing Fourteen Hundred (1400) acres. more or less, of high land and Five Hundred (500) acres, more or less, of Marsh land, said Tract known as Little Cumberland Island, being bounded by the Atlantic Ocean, St. Andrews Sound and Cumberland River and being separated from Great Cumberland by a creek or inlet which is the boundary line between the highlands of the north of Great Cumberland Island and the marshes belonging to Little Cumberland Island, and being a part of the property herein conveyed, together with all and singular the rights, members and appurtenances, including riparian rights, thereunto belonging or in anywise appertaining, and being the same tract of land granted by George III of Great Britain to James Habersham on January 6, 1767, and said grant being registered in the office of the Secretary of the State of Georgia, in Book "F", page 22, in the Registry of Grants.

TO HAVE AND TO HOLD, The said bargained and above described property unto the party of the second part, its successors and assigns, forever, in FEE SIMPLE.

AND the said party of the First Part, its successors and assigns, will and shall forever, warrant and defend unto the said party of the second part, its successors and assigns, the right and title in and to said described property (as of June 8, 1925) against the claims and demands of all persons whomsoever. IN WITNESS WHEREOF, the said party of the first part, has caused its corporate name and seal to be hereto signed and affixed by its officers duly authorized in its behalf under and by virtue of a resolution adopted by its board of Directors in meeting duly assembled on the 2nd, day of June 1928, and evidencing its authority and power to make this deed conveying said described property.

Jim Gerard

From: Jim Gerard
Sent: Sunday, October 21, 2018 8:39 AM
To: Lexie Parker
Subject: Deed into LCI for Common Properties
Attachments: 20181021082249670.pdf; 20181021083741594.pdf; 20181021081529848.pdf

Lexie:

I have attached hereto documents supporting the Association's ownership of its common properties. There is no deed which specifically names the Association as the grantee. On June 9, 1965, Southeastern Properties, Inc., which held title to the Island changed its name to Little Cumberland Island Homes Association, Inc. (the name change papers are attached). As for the history of the title, on June 30, 1891, the Brunswick Investment Company conveyed title to the Island to North American Investment Company (a copy of the deed being attached hereto). On June 2, 1928, North American Investment Company conveyed the Island to New Riverside Company by a deed recorded in Deed Book HH, Page 219, in the Office of the Clerk of the Superior Court of Camden County, Georgia (the deed is of such poor quality that it could not be copied). On September 23, 1961, New Riverside Company merged with Southeastern Properties, Inc. (a copy of the merger paperwork being attached). Let me know if you want me to contact the Clerk's Office to see if they can try again to duplicate the deed into New Riverside Company.

--Jim

JAMES P. GERARD, Esquire

**OLIVER
MANER**
LLP

218 West State Street
Savannah, GA 31401
(912) 236-3311
jgerard@olivermaner.com

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HARRIS TITLE & RESEARCH CO.

145 Schley Avenue Savannah, Georgia 31419
Telephone 912 925-7483

*HH-219 - good
poor quality, could
not make a
copy*

ABSTRACT OF CONVEYANCE

<u>North American Investment Company</u>	Kind of instrument <u>Warranty Deed</u>
_____	Recorded Book # <u>44</u> Pg. <u>219</u>
_____	Date of instrument <u>6/2/28</u>
_____	Consideration <u>17,000.00</u>
Grantor	Transfer Tax \$ <u>—</u>
TO	Date of filing <u>6-13-28</u>
<u>New Riverside Company</u>	Time of filing <u>—</u>
_____	Date of recording <u>6-13-28</u>
Grantee	Is it properly witnessed? <u>yes</u>
_____	Restrictions or limitations <u>—</u>

DESCRIPTION OF PROPERTY CONVEYED

Lot Numbers: Lot K/A Little Cumberland Island Tract:
Subdivision: (Contains 1/400 ac+-) Frontage in feet:
Ward: 500 ac+- marshland Frontage on street:
Phase: Depth in feet:
Block: Map recorded:

*bounded by Atlantic Ocean, St. Andrew's Sound
& Cumberland River & being separated
from Great Cumberland Island by a Creek
or inlet which is boundary line between the
highest low water mark of Great Cumberland Island &
the — belonging to Little Cumberland Island...
being the same tract of land granted by Decree
of Wm. R. R. to James Chesnut on 1-6-1867
and said grant being registered in the office
of the Secretary of State of Georgia in BK F-22 with the
Registry of Deeds —*

*see affidavit
60-565*

*A/S/D to First National Bank, Brunswick, Ga., recorded in
Book 1P-203 on 4/24/161
Cancelled 6-19-64, recorded
in B/R BK. 70-272*

*Note: The following info was cited in the above A/S/D 1P-203
Southern Properties, Inc. & New Riverside Co. merge to be
known as Southern Properties & they become owner of Little
Cumberland Island.*

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That a indenture made the 24th day of July 1890
 between The Brunswick Investment Company
 corporation, created under the laws of the State
 of Georgia party of the first part and
 Annie and Elizabeth Company a corporation
 created under the laws of the State of Georgia
 party of the second part. Myself, I of the
 said party of the first part for and in consid-
 eration of the sum of One dollar lawful money of
 the United States and other valuable things
 standing paid by the party of the second part
 do hereby bargain sell release unto the said
 party of the second part its successors and
 assigns. All the following described lands and
 premises, that is to say:

The Island known and called by the name
 of Little Cumberland Island containing some
 fifteen hundred (1500) acres more or less of land
 and about five hundred (500) acres of marsh
 and separated by creeks from Great Cum-
 berland Island the said Little Cumberland
 Island being situated in the County of Camden
 State of Georgia. Also all other tracts of land
 and premises and the appurtenances thereto or in
 any wise thereto belonging or in any wise thereto
 belonging or in any wise thereto pertaining
 belonging to me, or to which I am in any wise
 entitled in the said County of Camden in the
 State of Georgia being the same premises conveyed
 by James T. Shanahan and Lucy M. Shanahan
 jointly to the Brunswick Investment Company
 by deed dated November 8 1890 and recorded
 in the Superior Court Clerk's office on the
 day of November 1890 in Book 117 folios 167 and 168

Together with all and singular the tenements
 hereditaments and appurtenances thereto in any
 way or in any wise appertaining and the
 revenues and profits thereunto and the
 same with all and singular the tenements
 hereditaments and appurtenances thereto in any
 way or in any wise appertaining and the
 revenues and profits thereof and all the
 Estate right title interest possession property
 claim and demand whatsoever as written

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