

EPD Director's Office

2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

Nov 22, 2024

Mr. Robert Dow Hoffman
Sylvan Island Group
6 Sylvan Island Road
Savannah, GA 31404

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(17)
Sylvan Island Road Revetment
Chatham County
File: CMV-025-24-01

Dear Mr. Hoffman:

The Georgia Environmental Protection Division's Watershed Protection Branch has reviewed your buffer variance application for the subject project. The review was conducted to consider the potential impacts of the proposed project's encroachment on State waters within the context of the Georgia Erosion and Sedimentation Act. This review, and the variance granted herein, is limited to only the request(s) in the buffer variance application for permission to conduct land-disturbing activities within 25-foot buffer along coastal marshlands as measured horizontally from the coastal marshland-upland interface in accordance with the Coastal Marshlands Protection Act.

Pursuant to Ga. Comp. R. and Regs. 391-3-7-.11(2)(h), authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your revised application dated August 9, 2024. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions:

- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;
- 3) All disturbed areas must be seeded, fertilized and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;

- 4) A double row of Georgia DOT type “C” silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;
- 5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by Chatham County for this project;
- 6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by Chatham County; and
- 7) Before you may conduct any land-disturbing activity in the buffer areas, you must: a) receive authorization from the United States Army Corps of Engineers (USACE) to act under an individual, regional, or nationwide permit issued pursuant to Section 404 of the Clean Water Act; and b) at least 14 days prior to any land disturbance on site, submit to EPD a copy of that authorization by return receipt certified mail (or similar service) or delivery receipt email. Proof of delivery and receipt is the applicant’s responsibility.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated “Issuing Authority,” Chatham County is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Brian Kent, CPESC, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 604-9419.

Sincerely,



Jeffrey W. Cown
Director

JWC:bk

cc: Daniel Bucey, Resource & Land Consultants, LLC
Janice Boccock, Clerk of Commission
Deb Barreiro, Coastal Resources Division
Tim Barrett, Wildlife Resources Division, Region 6 Fisheries Management
Robert Amos, Georgia Soil and Water Conservation Commission
Beth Stevenson, EPD Coastal District Manager

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