

Krystal Hart
Seabrook Village Foundation, Inc.
660 Trade Hill Road
Midway, Georgia 31320

May 09, 2025

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(17)
Martha Randolph Stevens Park Living Shoreline
Liberty County
File: CMV-089-25-01

Dear Krystal Hart,

The Georgia Environmental Protection Division (EPD) has reviewed your stream buffer variance application for the above-referenced project. The review was conducted to consider the potential impacts of the proposed project's encroachment on buffers to 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)(a) and 391-3-7-.11(2)(b) and subject to the conditions and contingencies described further below, authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated February 24, 2025. ***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 and contingencies:

- 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 Liberty County for this project; and
- 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 Liberty County.

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," Liberty 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 Samantha DeLucca, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 684-0095.

Sincerely,



Jeffrey W. Cown
Director

JWC:sd

cc: Sam LaBarba, LaBarba Environmental Services
Joseph Brown, Liberty County Administrator
Paul Zechman, Liberty County Chief Building Official
Donald Lovette, Liberty County Commission Chairman
Paul Tobler, Georgia Coastal Resources Division, Coastal Permit Coordinator
Beth Willis-Stevenson, Georgia Environmental Protection Division District Offices
Robert Amos, Georgia Soil and Water Conservation Commission
Tim Barrett, Georgia Wildlife Resources Division Fisheries Management

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