



**Jeffrey W. Cown, Director**

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**EPD Director's Office**

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

Jan 08, 2026

Stephen David Rountree  
Jolie Ryn Riverpoint, LLC  
428 North Main Street  
Sylvania, GA 30467

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(17)  
Rountree Bulkhead and Stabilization  
McIntosh County  
File: CMV-098-25-03

Dear Stephen David Rountree:

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 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 November 15, 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; and
- 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.

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.

If you have questions concerning this letter, please contact Madison McCrary, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 524-0622.

Sincerely,



Jeffrey W. Cown  
Director

JWC:mm

cc: Daniel Bucey, Principal, Resource & Land Consultants, LLC  
Kate Pontello Karwacki, Chair and District 1 Commissioner, McIntosh County  
Beth Willis-Stevenson, EPD Coastal District  
Mitch Attaway, Georgia Soil and Water Conservation Commission  
Paul Tobler, Coastal Permit Coordinator  
Tim Barrett, Wildlife Resources Division, Region 6 Fisheries Management

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