

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

December 3, 2025
Notice Issue Date

McIntosh County
City / County

January 2, 2026
Notice Close Date

CMV-098-25-03
Control Number

Rountree Bulkhead and Stabilization
(GPS Coordinates: 31.6481, -81.3030)

Activity

This notice is issued to inform the public of a receipt of an application for a variance submitted pursuant to a state environmental Law. The public is invited to comment during the 30-day period on the proposed activity. Site plans are available for review and are located in the following EPD office: Watershed Protection Branch File Room, 2 MLK Jr. Drive, SW, West Tower, Balcony, Suite 418, Atlanta, GA 30334. Please contact GORArequest.Water@dnr.ga.gov to schedule an appointment to review the plans. Since the EPD has no authority to zone property or determine land use, only those comments addressing environmental issues related to air, water, and land protection will be considered in the application review process. Comments may be submitted via e-mail to: EPDcomments@dnr.ga.gov. Comments may also be provided in writing to: Program Manager, Nonpoint Source Program, Erosion and Sedimentation Control, 2 Martin Luther King Jr. Drive SW, Suite 1452 East, Atlanta, GA 30334. The words “Buffer Variance Comment”, including the Control Number shown above, should be placed in the e-mail subject line (if sent via e-mail) or on the top of the first page of written comments to ensure that your comments will be forwarded to the appropriate staff.

Type of Permit Application: Variance to encroach within the 25-foot Coastal Marshlands buffer.

Applicable Law: Georgia Erosion and Sedimentation Act O.C.G.A. § 12-7-6 et seq.

Applicable Rules: Erosion and Sedimentation Control Chapter 391-3-7

Basis under which variance shall be considered {391-3-7-.11 (2)(a-k)}: (a)

Description and Location of Proposed Activity:

The proposed project features construction of a bulkhead along a private property on Riverpoint Lane in McIntosh County. Land disturbing activities include bulkhead tie-back installation, backfilling, and revegetation practices. The bulkhead is intended to reduce the amount of erosion along the coastal marshland – upland interface and encourage bank stabilization. The project requires 2,348 square feet along 110 linear feet of disturbance within the buffer of the North Newport River. The property is located within the Ogeechee Watershed (03060204). Disturbed areas will be revegetated with multi-trophic, native riparian species.

Name and Address of Permit Applicant: Stephen David Rountree
Jolie Ryn Riverpoint, LLC
428 North Main Street
Sylvania, GA 30467

Summary of Rules Requirements for Variance Application:

The application for a variance must include an Erosion and Sediment Control Plan with control measures based on sound conservation and engineering practices which meet or exceed the standards in the "Manual for Erosion and Sediment Control in Georgia" and which will minimize erosion and deposition of sediments on adjacent lands or into State waters.

For Additional Information Contact:

Madison McCrary
Environmental Compliance Specialist
EPD Watershed Protection Branch
Nonpoint Source Program
2 Martin Luther King Jr. Drive SW, Suite 1462 East
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