

Errata Sheet

for the

Citizen's Guide to Development in Coastal Georgia

PLEASE NOTE:

In 2002, five thousand copies of the Citizen's Guide to Coastal Development were spiral bound and printed in hard copy. Since its publication, many copies have been distributed widely throughout the region. The original version had several errors that are explained and corrected on an "errata sheet" that appears below. If you have a bound copy, please note the seven corrections listed as errata, or simply print out the errata sheet and insert it in your copy of the Guide.

Appropriate corrections have already been made in the downloadable version of the Guide posted on this website.

If you have any questions or comments about the Guide, please contact the Center by calling (912) 638-3612 or emailing us at susdev@gate.net. Thank you.

~ Staff of the Center for a Sustainable Coast

Page	Location	Change
12	5 th paragraph	"The contaminants <u>eventually</u> enter the food chain in coastal waters."
14	1 st & 2 nd Section	"(Administered <u>by</u> the Corps of Engineers: COE)"
16	Georgia Legal Requirements	Please add Shore Assistance Act requirements (p. 32) to the list of state statutory authorities covered in this section.
17	Last sentence in Step 1	"E & S" refers to the state Erosion & Sedimentation Act program.
32	Shore Protection (last paragraph)	"The setback line is determined by the presence of mature, naturally occurring trees <u>of 20 feet or more in height.</u> "
35	Third item listed	The correct address and phone for NOAA is: 1305 East-West Highway Silver Spring, MD 20910 (301) 713-3155
44	Definition of "Private Dock" (top of page)	Substitute existing text with the following: <u>Private Dock means a structure built onto or over the marsh and submerged lands which is used for recreational fishing and other recreational activities and is not available to the public.</u>

NOTE:

Underlining in text above indicates either text corrections or additions that should be made in the original publication on the pages and locations cited.

CITIZEN'S GUIDE TO DEVELOPMENT in COASTAL GEORGIA



**Center for a
Sustainable Coast**

221B Mallory Street
Suite B
Saint Simons Island, GA 31522
(912) 638-3612

**Georgia Southern
University**

Department of Political Science
Post Office Box 8101
Statesboro, Georgia 30460
(912) 681-5698

May 2001

Supported by a Coastal Incentive Grant Provided by the
**Georgia Department of Natural Resources
Coastal Management Program**

For Additional Copies:

**Center for a
Sustainable Coast**
(912) 638-3612

**Georgia Southern University
Bureau of Public Affairs**
(912) 681-5698

or
Download pdfs at: www.sustainablecoast.org

Table of Contents

A) Introduction 1

PURPOSE OF THIS GUIDEBOOK: 1

DISCLAIMER..... 1

PROTECTION OF WETLANDS 1

USING THIS GUIDEBOOK 2

COASTAL GEORGIA..... 3

B) What Georgia’s Laws Require 4

1) THE EROSION AND SEDIMENTATION ACT..... 4

2) RIPARIAN BUFFER VARIANCE PROCEDURE..... 4

3) THE COASTAL MARSHLANDS PROTECTION ACT 4

4) REVOCABLE LICENSES..... 4

5) THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES 4

C) Summary of Required Actions for State Permits 5

STEP 1 5

STEP 2..... 5

STEP 3..... 5

D) What Federal Laws Require 6

1) APPEALS:..... 8

2) PENALTIES: 8

E) Types of Federal Permits 7

F) When Things Go Wrong 8

G) Summary Table of Activities and Agencies 9

H) Development Related Activities 10

1) LAND DISTURBING ACTIVITIES 10

2) CATEGORIES OF DEVELOPMENT 11

3) TABLE: LAWS & CONTACTS 12

I) Appendices 13

1) STATE LAWS 13

S1) Georgia Administrative Procedure Act..... 13

S2) Coastal Management 13

S3) Solid Waste Management..... 13

S4) Erosion and Sedimentation..... 14

S5) Hazardous Waste..... 15

S6) Groundwater Use..... 15

S7) Coastal Marshlands..... 15

S8) Shore Protection 16

S9) Recreational Docks..... 16

S10) Septic Tanks..... 17

S11) Underground Storage Tanks 18

S12) Water Quality 18

S13) Safe Drinking Water..... 18

I)	Appendices, Continued	
2)	FEDERAL AUTHORITY	19
F1)	<i>Clean Air Act</i>	19
F2)	<i>Clean Water Act and State General Programmatic Permits</i>	19
F3)	<i>Coastal Barrier Resources Act (1982) and the Coastal Barrier Improvement Act (1990)</i>	20
F4)	<i>Coastal Zone Management Act (CZMA)</i>	20
F5)	<i>National Environmental Policy Act (NEPA)</i>	20
F6)	<i>Endangered Species Preservation Act of 1966</i>	21
F7)	<i>National Fishing Enhancement Act</i>	21
F8)	<i>National Flood Insurance Program</i>	22
F9)	<i>National Food Securities Act</i>	22
F10)	<i>National Historic Preservation Act</i>	22
F11)	<i>Resource Conservation and Recovery Act</i>	23
F12)	<i>Rivers and Harbors Act of 1899</i>	23
J)	Glossary	24
K)	Contact Agencies	31
1)	STATE OF GEORGIA	31
2)	FEDERAL	31
3)	LOCAL GOVERNMENTS	33
L)	Related Publications of Interest	34

A) Introduction

Purpose of this Guidebook:

The Citizen's Guide is intended to inform and educate the reader on the proper procedures for building in or adjacent to the coastal region of Georgia, consistent with state and federal environmental regulations. It is also designed to equip the reader with the knowledge needed to report illegal or potentially harmful activities.

While growth in the Georgia's coastal areas may be inevitable, achieving a balance between environmental health and human development is a worthy goal of public policy, and, over the long term, economic success and quality of life will depend on it. If our coastal environment is degraded, restoration will be difficult and expensive, if even possible. The most effective means for ensuring this balance is consistent and impartial enforcement of all applicable environmental regulations.

Disclaimer

The reader is responsible for complying with applicable laws by contacting appropriate enforcement agencies and adhering to prescribed procedures. The information in this document is not intended to substitute for the formal requirements set forth in related local ordinances or state and/or federal regulations. Organizations involved in the preparation and distribution of this Citizen's Guide cannot be held accountable for any failure by the reader to comply with the laws described. If there are any questions about how these requirements apply, the reader should call the Georgia Department of Natural Resources, Coastal Resources Division (912-264-7218) or other appropriate agencies identified within the text of this document.

Protection of Wetlands

Recent estimates of wetlands losses on non-federal land are in the range of 70 to 90 thousand acres annually. When wetlands are eliminated, the costs associated with their absence and restoration are passed on to taxpayers, local communities and the public at large.

Intact wetland areas on the Georgia Coast, ranging in size from thousands of acres to less than an acre, comprise some of the most productive ecosystems in the world. Georgia's salt water wetlands, known as salt marshes, are such an important marine resource that they are aggressively protected by state law. Because of public policy protecting this vital resource, Georgia's tidal marshlands now account for nearly a third of all remaining saltwater wetlands on the East Coast. Equally important are freshwater wetlands that provide essential habitat for a wide range of species, including some that spend a portion of their lifecycle in marine waters. The inter-connections between tidal and freshwater systems that occur here in the coastal region are highly important and must be protected to the full extent of the law.

Wetlands, both freshwater and tidal, are beneficial in several ways. Wetlands provide surface and groundwater filtration and storage, flood protection, and erosion control. Wetlands protect adjacent areas from storm, wave, and flood damage while also helping to sustain productive fisheries and wildlife. Preserving wetlands for these functions is cost-effective for hundreds of existing nature-based businesses as well as new development. It is far more expensive, often less effective, and sometimes impossible, to develop engineered alternatives to the water quality, water storage, and flood protection functions provided naturally by wetlands.

Wetlands provide a home and feeding area to many wildlife species. The Great Blue Heron, one of North America's largest birds, can be found in the marshes and tidal waters of the coast feeding on fish and insects. Oysters are found in large clumps, known as beds, in tidal creeks and estuaries within inter-tidal areas, where saltwater mixes with the freshwater of coastal rivers. Shrimp, the mainstay in Georgia's fishing industry are most often caught offshore, but during crucial stages of their development they find protection in marshes and tidal waters. Other species found in this delicate wetland ecosystem include Osprey, Green Tree Frog, Wood Stork, and Sweetgrass.

Among the destructive outcomes of land development and use are problems of impaired water quality and soil erosion in Georgia's coastal areas. Creation of impervious surfaces, such as driveways and parking lots, affects the natural flow of stormwater. Instead of being absorbed into the soil naturally, in paved areas stormwater flows directly into ditches, streams, and wetlands. This runoff often includes pollutants, such as petroleum products from motor vehicles, particulates from brake-linings, fertilizers, and pesticides.

The water resources at risk of contamination serve as habitat for a wide range of species important to commercial and recreational fishing, including crab, shrimp, oysters and various finfish. These same contaminants can be found in public drinking-water supplies, whether in sources at the surface or from the ground, especially shallow wells. The contaminants eventually enter the food chain in coastal waters. If they eat locally caught fish, humans will likely consume hazardous contaminants. [There are presently 45 fish-consumption advisories in the coastal area.]

Degradation of wetlands is not a necessary consequence of development. With sufficient planning and follow-through, protective steps can prevent construction-related pollution. These steps will also help reduce other types of pollution. Efforts to abate pollution runoff include, but are not limited to, use of vegetated buffers and set back areas, properly installed silt fences, and properly designed and maintained drainage systems.

Before you change the natural landscape by building, altering or modifying existing areas, you must contact the proper permit-issuing authority.

Several federal, state and local government agencies are charged with overseeing the protection of coastal Georgia's wetlands, marshlands and other natural resources. These agencies are in place to help you with questions, problems, or concerns related to your obligations under the law. Section I of this guidebook provides a list of applicable agencies. Remember to contact your local permit issuing authorities first, particularly your local planning and zoning officials and building inspector. Usually they will inform you of state and federal permitting agencies that must be contacted.

Use of this Guidebook

This guidebook is set up to enable the user to quickly and easily pinpoint information about various development-related activities and identify the appropriate agency to contact about permitting questions and concerns. Permit issuing agencies would much rather answer pre-construction questions than assess fines for permit violations.

The first sections guide the reader through various state and federal regulatory requirements that must be complied with before construction begins. It is important to note that local zoning and building requirements must be met in addition to these requirements.

The next section specifies what to do when there is a problem and what you can do if your permit is denied. (See D: When Things Go Wrong.)

In the following sections, a general description of typical land disturbing activities and suggested mitigation is provided along with descriptions of six basic categories of development. Following that is a summary table to help you relate applicable laws and contacts to the activities.

The appendices provide a list of state and federal legislation with bearing on development issues and a complete list of state, federal and local contact agencies.

But don't forget, it is your responsibility to contact all pertinent agencies.

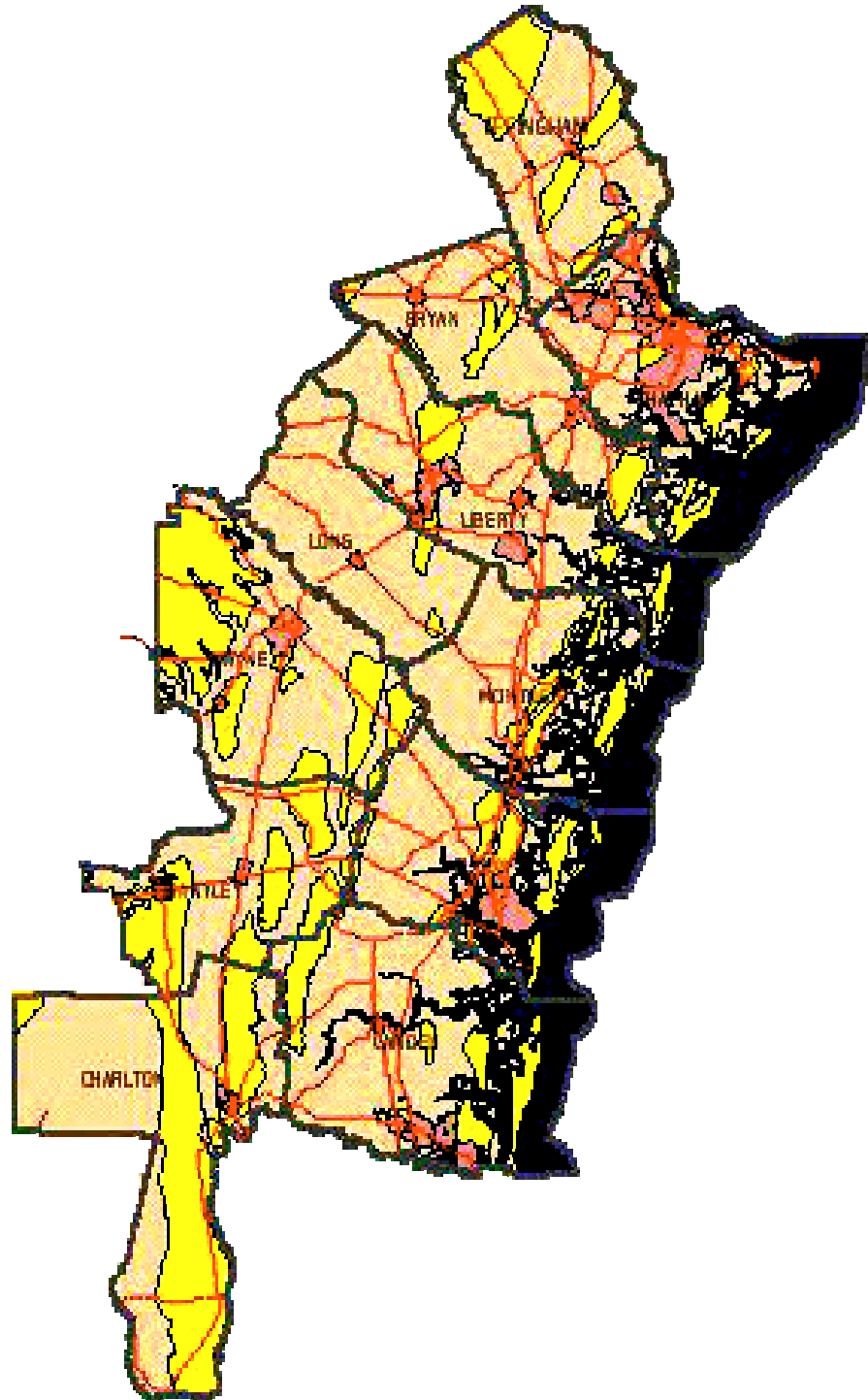
Don't forget ➡

Please use this guidebook to assist you in your land-clearing and building activities. If you have suggestions for improving the content or format of this guidebook, please contact the Center for a Sustainable Coast at (912) 638-3612. Additional copies are available at the Center and the Georgia Southern University Bureau of Public Affairs (912- 681-0066) or can be downloaded as a .pdf file at www.sustainablecoast.org.

Coastal Georgia

For the purposes of this guidebook, Coastal Georgia is defined as the area covered under the Georgia Coastal Management Program, including the counties of:

- Brantley
- Bryan
- Camden
- Charlton
- Chatham
- Effingham
- Glynn
- Liberty
- Long
- McIntosh
- Wayne.



B) What Georgia's Laws Require

1) Erosion and Sedimentation Act
(Administered by individual local governments or DNR's Environmental Protection Division: EPD)

Requires a Land Disturbing Activity (LDA) permit for all sites over 1.1 acres and that *no* construction or earth disturbing activity be conducted within 25 feet of either side of a stream, canal, lake, or other water of the state as defined in the Act. This 25-foot no-construction zone is called a streamside buffer or riparian buffer zone. There are certain industrial category exemptions from this law. Single family residences are also exempt from this permit, but are compelled by law to establish standard erosion control practices called Best Management Practices (BMPs). The site owner/builder will be fined for not establishing the erosion control BMPs and for excavating or building within the 25-foot streamside buffer.

The LDA permit is most often administered by local governments, usually the city or county building inspector in coastal counties. EPD is the permit issuing authority in counties that declined this responsibility, which are Brantley, Camden and Long counties.

2) Riparian buffer variance procedure
(Administered by individual local governments or DNR's Environmental Protection Division: EPD)

You must get an application from your "E&S" issuing authority. This information will be reviewed by the EPD and the Natural Resource Conservation Service (NRCS) and approved by the DNR in Atlanta. Mitigation of your site (measures to compensate for reducing the buffer) will be required to protect the waterway from runoff.

3) Coastal Marshlands Protection Act
(Administered by DNR's Coastal Resources Division: CRD)

Controls construction of any kind within the salt marsh area. The jurisdiction where the act applies is defined as any coastal land adjacent to salt water whose elevation is 5.6 feet above mean high tide level or lower. Construction proposed within this jurisdictional area requires a CMPA permit, which is reviewed by the CMP Committee, and, like all permits, may be issued, modified, or denied.

4) Revocable Licenses
(Administered by DNR's Coastal Resources Division: CRD)

All recreational docks, regardless of size, require a revocable license to transgress on state-owned water bottoms. This is available and administered by CRD. Large docks and marinas (fixed dock area more than 576 square feet, floating dock area more than 288 square feet, walkway more than 6 feet in width) require a joint application to the Army Corps of Engineers and the CRD for construction within the marshland area. This application is submitted to CRD. Boat docks/marinas over 500 linear feet require a lease of state-owned water bottoms, which is issued by CRD. Revocable licenses are required for smaller marinas (less than 500 linear feet of docking space) and are also issued by CRD.

5) National Pollution Discharge Elimination System (NPDES) Stormwater Permit for Construction Activities
(Issued by DNR's Environmental Protection Division: EPD)

All construction projects over five acres require an Erosion, Sedimentation and Pollution Prevention plan (your LDA permit can be used—see Erosion and Sedimentation Act, above), submission of a Notice of Intent, and a Comprehensive Water Monitoring Plan, all sent to EPD.

6) Shore Protection Act
(Administered by DNR's Coastal Resources Division: CRD)

The Shore Protection Act requires anyone building or making a major alteration of an oceanfront structure to apply for a permit if this activity is proposed to occur seaward of a setback line. The setback line is determined by the presence of mature, naturally occurring trees of 20 feet or more in height. For further guidance in the interpretation of the Act and its requirements, please contact the Coastal Resources Division of the Georgia Department of Natural Resources.

C) Summary of Required Actions for State Permits

Step 1

Get your Land Disturbing Activity (LDA) permit from the local issuing authority or the EPD (depending on who administers the program in your area). The LDA permit is most often administered by local governments, usually the city or county building inspector in coastal counties. EPD is the permit issuing authority in counties that declined this responsibility, which are Brantley, Camden and Long counties.

If you have waterfront property that is not salt marsh, you must not build or excavate within the 25-foot "buffer zone" adjacent to the waterway. If this buffer seriously constrains your project's implementation, you may apply for a buffer variance, but you must demonstrate that you have no other option, that disturbance of the buffer will be minimal, and how you will mitigate the buffer disturbance. This will require at least one meeting with an E&S (Erosion & Sedimentation Act program) official to determine details.

Step 2

If your site is greater than five acres and meets the above criteria, contact EPD to submit your Notice of Intent, Erosion and Sedimentation Plan and Comprehensive Water Monitoring Plan.

Step 3

If you are working on marsh front property, contact CRD to receive guidelines regarding your joint application and CMPA permit. If you are building a dock or marina, contact CRD for revocable license application and lease of state-owned bottom lands.

Remember, even if your site is otherwise exempt from any aspect of erosion control laws, you must install erosion control Best Management Practices (BMPs) and not disturb the riparian buffer or you are likely to be fined! Your building inspector or the EPD/CRD will provide you with information on required BMPs if you need it.

D) What Federal Laws Require

1) Section 10 of the Rivers and Harbors Act of 1899

(Administered by the Corps of Engineers: COE)

This law requires approval prior to conducting any work in or over navigable waters of the United States or that affects the course, location, condition or capacity of such waters. Typical activities requiring Section 10 permits include:

- Construction of piers, wharves, bulkheads, dolphins, marinas, ramps, floats intake structures, and cable or pipeline crossings.;
- Dredging and excavation.

2) Section 404 of the Clean Water Act

(Administered by the Corps of Engineers: COE)

This law requires approval prior to discharging dredged or fill material into the waters of the United States. Typical activities requiring Section 404 permits are:

- Depositing of fill or dredged material in waters of the U.S. or adjacent wetlands;
- Site development fill for residential, commercial, or recreational developments;
- Construction of revetments, groins, breakwaters, levees, dams, dikes, and weirs;
- Placement of riprap and road fills.

E) Types of Federal Permits

The following permits are issued by the U.S. Army Corps of Engineers. They typically apply to Section 404 of the Clean Water Act, but can also apply to Section 10 of the Rivers and Harbors Act.

3) Individual Permits

Individual permits are issued following public review of an individual permit application. After evaluating all comments and information received, final decision on the application is made.

Application forms are available from all regulatory offices. Processing time typically takes 90 to 120 days unless a public hearing is required or an environmental impact assessment/statement must be prepared.

4) Nationwide Permits

A nationwide permit is a form of general permit that authorizes a category of activities throughout the nation. These permits are valid only if the conditions applicable to the permits are met. If the conditions cannot be met, a regional or individual permit will be required. Several of these permits are listed below. Contact the Corps of Engineers for a complete list.

- Discharge of dredged or fill material in rivers, streams or lakes located above the headwaters or in closed basins. Use of this nationwide permit is not allowed when 3 acres or more of waters of the United States, including wetlands, are filled, flooded, excavated or drained as a result of the project. Discharges affecting 1/3 to 3 acres require advanced written notification to the District Engineer.
 - Repair, rehabilitation, or replacement of a structure or fill previously authorized and currently serviceable.
 - Utility lines placed across a waterway.
 - Single projects of less than 10 cubic yards of fill.
 - Bank stabilization projects less than 500 feet long containing less than an average of one cubic yard of material per running foot.
 - Concrete poured into tightly sealed forms or cells if the concrete is a structural member not otherwise regulated.
 - Minor road crossing fills that place less than 200 cubic yards or fill below the ordinary high water mark.
-

5) Regional Permits

Regional permits are issued by the District Engineer for a general category of activities when:

- the activities are similar in nature and cause minimal environmental impact (both individually and cumulatively), and
 - the regional permit reduces duplication of regulatory control by State and Federal agencies.
-

F) When Things Go Wrong

1) Appeals

Every permit process provides a means to appeal denied permits. Permits granted locally are appealed at the local level; state permits are appealed at the state level. If your permit has been denied there is an appeals process that can be heard by the local administrative system or can be taken further to state or federal court. Each decision-making body defines and enforces its own appeals process. For further information on procedures for appeals, contact the appropriate regulating agency..

2) Penalties

The law provides that individuals violating any provisions of local zoning ordinances shall be found guilty of a misdemeanor and will be held accountable for each offense by authority of the law. Each day of violation can be seen as a separate offense. In cases of state violations, a misdemeanor may be issued along with assessed fines. In extreme cases, criminal penalties may be imposed. A "stop construction order" will be placed until the appropriate permit has been issued. The violator/applicant will take on all costs for the removal of constructed structures and whatever restoration is needed due to the disturbance of the area.

G) Summary Table of Activities and Agencies

Activity	Permit Agency	Contact
Clearing of Land	EPD in Brantley, Camden and Long counties	(912) 264-7284
	Individual local government in remaining counties	See XXXXX
Construction in Coastal Zone Areas	CRD	(912) 264-7218
	COE	(800) 448-2402
	EPD	(912) 264-7284
Stormwater Drainage – requires a National Pollution Discharge Elimination System (NPDES) permit	EPD	(912) 264-7284
	COE	(800) 448-2402
Construction or Land Disturbance Along/Within Marshland or Beaches	CRD	(912) 264-7218
Construction of Pilings, Dredging or Filling	CRD	(912) 264-7218
	COE	(800) 448-2402
Construction of Septic Systems	County Health Department	Local Government Contacts, Page 33
Utility Connections	On-site inspections: local building inspector	Local Government Contacts, Page 33
	Offsite inspections and maintenance: utility provider	
Hazardous Waste: Disposal, Collection or Storage	EPD	(912) 264-7284 (Brunswick)
		(912) 353-3225 (Savannah)

Acronyms

CRD	Coastal Resources Division, Department of Natural Resources
EPD	Environmental Protection Division, Department of Natural Resources
COE	United States Army Corps of Engineers

**** Local Zoning and Building Permit Requirements must be met in addition to the requirements of the above agencies. Contact your local agency for more information**

H) Development Related Activities

1) Land Disturbing Activities

IMPORTANT! Any of the activities described below must be approved by the appropriate authority prior to initiating the proposed action. Action taken without a legal permit may result in a fine and/or restoration costs being imposed on the violator.

a) Excavation

Although excavation of land at the beginning of construction is often unavoidable, it can cause soil erosion, resulting in water pollution. Soil disturbing activities must be limited to the construction area, with necessary buffers in place at all times. Mandatory minimum setbacks must be observed and man-made porous materials should be set up as screening around the construction area. (Specific setback requirements are available from the Department of Natural Resources, Environmental Protection Division.)

To help prevent soil erosion and water pollution, plant natural vegetation around the disturbed area. The root systems of the vegetation are able to hold soil in place thereby reducing stormwater runoff through the natural absorption intact soil. Check with your local issuing permit agency before beginning excavation to determine ways to minimize problems.

b) Land Clearing

Clearing land is a major disturbance to the drainage and natural landscape of an area being developed and must be done in a manner ensuring the least impact on the area. The area of land cleared should be minimized as much as possible.

Tree preservation is of paramount importance. Tree removal should be limited, and trees and other vegetation replanted. This prevents soil erosion and water degradation, while maintaining the aesthetic value of the property and surrounding area. It also enhances the property's monetary value. Check with your local issuing permit agency along with local building and zoning inspectors before beginning clearing activity.

c) Construction

The area under construction must have marked boundaries that are respected at all times. Any type of land clearing, moving of soil or ground disturbance must be confined within setback limits. Construction exits should be properly identified and used to prevent the unwanted disturbance of surrounding vegetation. Construction materials must be disposed of properly with disposal containers on site within the construction area's marked boundaries.

d) Septic Systems

The proper construction of septic systems is imperative to avoid contamination of surrounding waters. Minimum requirements include setback from the property line, tank depth, absorption field size and drain location. A county health department inspector must evaluate your property and soil permeability before septic tank construction can begin. A permit is required from the health department for installation of any septic system.

e) Impervious Surfaces

Impervious surfaces such as neighborhood streets, driveways, sidewalks and swimming pool decking are vehicles for stormwater run-off. Pollutants, fertilizers, bacteria, litter and sediments collect on impervious surfaces and are washed by rain into streams or wetlands. Setbacks and vegetative buffer zones help prevent runoff from polluting surrounding waters.

f) Utility Connections

Utility companies are responsible for the power line connection from their main line to the property line. At the property boundary the power line becomes the responsibility of the developer or property owner. It is imperative to call appropriate utility companies to identify existing lines and ensure safety before undertaking any land disturbing activity. Check with your developer and the local utility companies to ensure proper installation. It is also important to contact the utility company before digging in order to prevent damaging existing lines.

g) Construction of Pilings

With the construction of pilings, it is imperative to impact the wetlands area as little as possible. Unpermitted dredging, draining or filling of wetlands is prohibited. Any removal of materials used to fill wetland areas or any restoration done to recreate wetlands will be done at the owners expense with a fine assessed.

2) Categories of Development

Somebody smarter than this author said, “taxonomy preceeds phylogeny.” Simple translation: Until you sort things you can't deal with them meaningfully. Below is an attempt at sorting, naming and suggesting consequences of various categories of “Development” activity.

a) Residential Development

The process of developing land for creation or expansion of homes and apartments has planned and unplanned outcomes, including changing aesthetic values, drainage, habitat conditions for a species, or the monetary value of surrounding lands.

Modifying or alternating plans after the issuance of an original permit is prohibited. A permit is issued for one particular project. If any changes are made to the original plans the permit is no longer valid and if construction continues a fine may be assessed. Any changes or modifications must be approved by the permit issuing authority before construction begins or continues.

Filling of wetlands is a violation, yet is often attempted during residential development. Yard trash or land waste disposal in wetlands area is not permitted—removal will be at the owner's expense and a fine assessed by The Department of Natural Resources, Coastal Resource Division.

b) Swimming Pools

Swimming pool add aesthetic and recreational value to many homes but their construction has potentially negative impacts: changing natural drainage systems and other habitat conditions, and creating waste water discharge. Draining or filling wetlands is prohibited. Unauthorized use of fill materials will result in removal at the owners expense, and a fine may be assessed.

The local building inspector will issue a permit. For questions, check with your local issuing agency.

c) Ponds

Man-made ponds are often built to add to the aesthetic value of a home. While they may add to the value, ponds can change the natural drainage characteristics or other habitat conditions for a particular species or create a stormwater runoff problem. If building a pond near wetlands, specific setback requirements are mandatory. Draining or filling wetlands is prohibited without a permit. Unauthorized use of fill materials will result in removal at the owners expense, and a fine may be assessed.

d) Private and Recreational Docks

Docks increase the recreational and aesthetic value of real property. While adding value to the property, they create many disturbances in nature. Docks and dock pilings disturb the flow of navigational waters, change the habitat conditions for species, plant and animal, and change the natural drainage systems. Draining or filling wetlands is prohibited. Unauthorized use of fill materials will result in removal at the owners expense, and a fine may be assessed.

e) Community and Commercial Marina Facilities

Any type of boating or marina facility must comply with all local and state regulations to lessen the impact of the wetland area. Improper development could result in lessening the aesthetic value of the land and the monetary value of surrounding lands, alteration of drainage, and degradation of natural habitat. Degradation of water quality and water pollution are at risk due to stormwater runoff.

f) Commercial Development and Small Manufacturing

Any type of growth in the residential area is going to create collateral support growth in commercial services. It is important to preserve the natural area in which you are building by trying to match the natural landscape and aesthetics of the area. **This needs more.**

3) Table: Laws & Contacts

Land Disturbing Activities	Contacts
Residential Development	Local building and zoning department; CRD/EPD/Corps of Engineers if in wetlands (F2) or in 25-foot erosion buffer (S4)
Swimming Pools	Local building and zoning department; CRD/EPD/Corps of Engineers if in wetlands (S7, F2) or in 25-foot erosion buffer (S4)
Ponds	CRD/EPD/CoE if in wetlands (S7,F2) or in 25-foot erosion buffer (S4)
Private & Recreational Docks	Coastal Resources Division (S7, S9)
Community and Commercial Marinas	Corps of Engineers, Savannah District (F2, F12)
Commercial Development	EPD (S4); if separate well, underground tank or waste system, EPD (S10, S11, S12); (S11); Local building & zoning department. [Note: If industrial development, contact EPD.]

State	Pg.	Federal	Pg.
S1) Georgia Administrative Procedure Act	13	F1) Clean Air Act	19
S2) Coastal Management	13	F2) Clean Water Act And State General Programmatic Permits	19
S3) Solid Waste Management	13	F3) Coastal Barrier Resources Act (1982) And The Coastal Barrier Improvement Act (1990)	20
S4) Erosion and Sedimentation	14	F4) Coastal Zone Management Act (CZMA)	20
S5) Hazardous Waste	15	F5) National Environmental Policy Act (NEPA)	20
S6) Groundwater Use	15	F6) Endangered Species Preservation Act Of 1966	21
S7) Coastal Marshlands	15	F7) National Fishing Enhancement Act	21
S8) Shore Protection	16	F8) National Flood Insurance Program	22
S9) Recreational Docks	16	F9) National Food Securities Act	22
S10) Septic Tanks	17	F10) National Historic Preservation Act	22
S11) Underground Storage Tanks	18	F11) Resource Conservation And Recovery Act	23
S12) Water Quality	18	F12) Rivers And Harbors Act Of 1899	23

Contacts & what they do

Local Building Inspector – ensures compliance with local building codes, subdivision regulations, and federal flood insurance elevation requirements; administer erosion controls requirements.

County Health Department – tests soils and inspects sites to provide guidance on septic system design and installation; reviews and enforces permits for same.

Georgia Coastal Resources Division – reviews permits for land-disturbing activities within the ocean shore protection area and the tidal marshlands; issues and administers licenses for small docks and marinas; samples estuaries and near-shore waters; samples and regulates fisheries.

Georgia Environmental Protection Division – administers permits for stormwater control on construction sites (5 acres or more) and in urban areas (population of 50,000 or more) and for point-source discharge of wastewater by public or private parties; performs water sampling and assessment; issues permits for major water withdrawals from rivers and aquifers

United States Corps of Army Engineers – delineates freshwater wetlands and regulates ditching and filling of these areas; reviews and administers permits for larger docks and marinas.

I) Appendices

1) State Laws

<p>S1) <i>Georgia Administrative Procedure Act</i></p>	<p>(O.C.G.A. 50-13-4, et seq.)</p>	<p>The Georgia Administrative Procedure Act establishes procedural requirements for adoption, amendment, or repeal of rules and establishes the procedural requirements for adoption, amendment, or repeal of rules and regulations, among other things. New rules require at least 30 days notice of intended action. Similar public comment requirements are required for federal regulatory actions. Public comment and input is important for any regulatory actions, both to provide an opportunity for presentation of citizens' ideas and concerns and to provide time for implementation by those entities that may be potentially impacted.</p>
<p>S2) <i>Coastal Management</i></p>	<p>Georgia Coastal Management Act (O.C.G.A. 12-5-320, et seq.)</p>	<p>The Coastal Management Act provides enabling authority for the State to prepare and administer a coastal management program. The Act does not establish new regulations or laws; it is designed to establish procedural requirements for the Department of Natural Resources to develop and implement a program for the sustainable development and protection of coastal resources. It establishes the Department of Natural Resources as the State agency to receive and disburse federal grant monies. It establishes the Governor as the approving authority of the program and as the person that must submit the program to the federal government for approval under the federal Coastal Zone Management Act. It requires other State agencies to cooperate with the Coastal Resources Division when exercising their authority within the coastal area.</p>
	<p>General Description</p>	<p>This description is taken from <i>The State of Georgia Coastal Management Program and Final Environmental Impact Statement</i>, published December 1997 and prepared by: National Oceanic and Atmospheric Administration, Office of Ocean and Coastal Resource Management, and the Georgia Department of Natural Resources Coastal Resources Division</p>
<p>S3) <i>Solid Waste Management</i></p>	<p>Georgia Comprehensive Solid Waste Management Act (O.C.G.A. 12-8-21, et seq.)</p>	<p>The Georgia Comprehensive Solid Waste Management Act defines rules regarding solid waste disposal in the State. Solid waste handling facilities must be permitted by the State unless an individual is disposing of waste from his own residence onto land or facilities owned by him and disposal of such waste does not adversely affect human health (O.C.G.A. 12-8-30.10). State law mandates that a county, municipality, or group of counties beginning a process to select a site for municipal waste disposal must first call at least one public meeting.</p>
	<p>General Description</p>	<p>In addition to the above-named jurisdictions, a regional solid waste management authority must hold at least one meeting within the jurisdiction of each participating authority. Meetings held to make siting decisions for any publicly or privately owned municipal solid waste disposal facility must be publicized before the meeting is held (O.C.G.A. 12-8-26). Each city and county is required to develop a comprehensive solid waste management plan that, at a minimum, provides for the assurance of adequate solid waste handling capability and capacity for at least ten years. This plan must identify those sites that are not suitable for solid waste facilities based upon environmental and land use factors (O.C.G.A. 12-8-3 1.1); these factors may include historic and archeological sites. Solid waste facilities within 5,708 yards of a national historic site are not permitted (O.C.G.A. 12-8-25.1). Solid waste facilities on property owned exclusively by a solid waste generator are generally exempt from these provisions. Local governments have the authority to zone areas of environmental, historic, or cultural sensitivity to protect those sites from becoming waste disposal areas regardless of whether they are publicly or privately owned.</p>

S4)
*Erosion and
 Sedimentation*

**Georgia
 Erosion and
 Sedimentation
 Act (O.C.G.A.
 12-7-1, et seq.)**

**General
 Description**

The Georgia Erosion and Sedimentation Act requires that each county or municipality adopt a comprehensive ordinance establishing procedures governing land disturbing activities based on the minimum requirements established by the Act. The Erosion and Sedimentation Act is administered by local governments, except in counties that decline this responsibility. In coastal Georgia, the Environmental Protection Division administers the Act in Brantley, Camden and Long counties. Permits are required for specified “land-disturbing activities,” including the construction or modification of manufacturing facilities, construction activities, certain activities associated with transportation facilities, activities on marsh hammocks, etc. With constraints, permitting authority can be delegated to local governments.

The Act requires that land-disturbing activities shall not be conducted within 25 feet of the banks of any State waters unless variance is granted (O.C.G.A. 12-7-6-(15)). Construction of single family residences under contract with the owner are exempt from the permit requirement but are still required to meet the standards of the Act (O.C.G.A. 12-7-17-(4)). Large development projects, both residential and commercial, must obtain a permit and meet the requirements of the Act. According to the Georgia Coastal Management Act, any permits or variances issued under the Erosion and Sedimentation Act must be consistent with the Georgia Coastal Management Program. Permits within the jurisdiction of the Coastal Management Protection Act and the Shore Protection Act can include requirements that certain minimum water quality standards be met as a condition of the permit

Specific exemptions to the Act’s include surface mining, granite quarrying, minor land-disturbing activities such as home gardening, construction of single-family homes built or contracted by the homeowner for his occupancy, agricultural practices, forestry land management practices, dairy operations, livestock and poultry management practices, construction of farm buildings, and any projects carried out under the supervision of the Natural Resource Conservation Service of the U.S. Department of Agriculture. Exemptions from the requirements of the Act apply to any project involving 1.1 acres or less, provided that the exemption does apply to any land-disturbing activities within 200 feet of the bank of any State waters. Construction or maintenance projects undertaken or financed by the Georgia Department of Transportation (DOT), the Georgia Highway Authority, or the Georgia Tollway Authority, or any road or maintenance project undertaken by any county or municipality are also exempt from the permit requirements of the Act, provided that such projects conform to the specifications used by the Georgia DOT for control of soil erosion.

Exemptions are also provided to land-disturbing activities by any airport authority, and by any electric membership corporation or municipal electrical system, provided that such activities conform as far as practicable with the minimum standards set forth at Code Section 12-7-6 of the Erosion and Sedimentation Act. The Georgia DOT has developed a “Standard Specifications—Construction of Roads and Bridges,” which describes contractor requirements, including controls for sedimentation and erosion. The specifications describe requirements for both temporary control measures for use during the construction phase, permanent erosion and sedimentation control measures that need to be incorporated into the design of the project. Failure to comply with the provisions of the specifications will result in cessation of all construction activities by the contractor, and may result in the withholding of moneys due to the contractor according to a schedule off non-performance of erosion control, enforced by the Georgia DOT.

Forestry and agricultural land-disturbing activities are subject to the Best Management Practices of the Georgia Forestry Commission and the Georgia Soil and Water Conservation Commission, respectively.

<p>S5) <i>Hazardous Waste</i></p>	<p>Georgia Hazardous Waste Management Act (O.C.G.A. 12-8-60, et seq.)</p>	<p>The Georgia Hazardous Waste Management Act describes a comprehensive, statewide program to manage hazardous wastes through regulating hazardous waste generation, transportation, storage, treatment, and disposal. Hazardous waste is defined by the Department of Natural Resources, and it includes any waste that the Board concludes is capable of posing a substantial present or future hazard to human health or the environment when improperly created, transported, stored, disposed, or otherwise managed, based on regulations promulgated by the U.S. Environmental Protection Agency. The Hazardous Waste Management Act is administered and implemented by the Environmental Protection Division.</p>
<p>S6) <i>Groundwater Use</i></p>	<p>Groundwater Use Act (O.C.G.A. 12-5-90, et seq.)</p>	<p>The Groundwater Use Act charges the Board of Natural Resources with the responsibility to adopt rules and regulations relating to the conduct, content, and submission of water conservation plans, including water conservation practices, water drilling protocols, and specific rules for withdrawal and utilization of groundwater. The Environmental Protection Division administers these rules and regulations. Groundwater withdrawals of greater than 100,000 gallons per day require a permit from the Environmental Protection Division. Permit applications requesting an increase in water usage must also submit a water conservation plan approved by the Director of Environmental Protection Division (O.C.G.A. 12-5-96). The Environmental Protection Division has prepared a comprehensive groundwater management plan for coastal Georgia that addresses water conservation measures, protection from saltwater encroachment, reasonable uses, preservation for future development and economic development I issues. The Memorandum of Agreement with the Environmental Protection Division ensures permits issued under the Groundwater Use Act must be consistent with the Coastal Management Program.</p>
<p>S7) <i>Coastal Marshlands Protection</i></p>	<p>Coastal Marshlands Protection Act (O.C.G.A. 12-5-280, et seq.) 12-5 -281.</p>	<p>The Coastal Marshlands Protection Act provides the Coastal Resources Division with the authority to protect tidal wetlands. The Coastal Marshlands Protection Act limits certain activities and structures in marsh areas and requires permits for other activities and structures. Erecting structures, dredging, or filling marsh areas requires a Marsh Permit administered through the Coastal Management Program. In cases where the proposed activity involves construction on State-owned tidal water bottoms, a Revocable License issued by the Coastal Resources Division may also be required. Marsh Permits and Revocable Licenses are not issued for activities that are inconsistent with the Georgia Coastal Management Program.</p> <p>The jurisdiction of the Coastal Marshlands Protection Act extends to “coastal marshlands” or “marshlands”, which includes marshland, intertidal area, mudflats, tidal water bottoms, and salt marsh area within estuarine area of the state, whether or not the tidewaters reach the littoral areas through natural or artificial watercourses. The estuarine area is defined as all tidally influenced waters, marshes, and marshlands lying within a tide elevation range from 5.6 feet above mean high tide level and below. Any agricultural or silvicultural activity that directly alters lands within the jurisdictional areas of the Coastal Marshlands Protection Act must meet the permit requirements of the Act and must obtain a permit issued by the Coastal Resources Division on behalf of the Coastal Protection Committee.</p> <p>Permits for marinas, community docks, boat ramps, recreational docks, and piers within the jurisdiction of the Coastal Marshlands Protection Act are administered by the Coastal Resource Division. To construct a marina, a marina lease is required. Private-use recreational docks are exempt from the Coastal Marshlands Protection Act but must obtain a Revocable License and a State Programmatic General Permit.</p>

<p>S8) <i>Shore Protection</i></p>	<p>Shore Protection Act (O.C.G.A. 2-5-230. et seq.) 12-5-231. Legislative findings and declarations.</p>	<p>“The General Assembly finds and declares that coastal sand dunes, beaches, sandbar shoals comprise a vital natural resource system, known as the sand-sharing system, which acts as a buffer to protect real and personal property and natural resources from the damaging effects of floods, winds, tides, and erosion. It is recognized that the coastal sand dunes are the most inland portion of the sand-sharing system and that because the dunes are the fragile product of shoreline evolution, they are easily disturbed by actions harming vegetation or inhibiting their natural development. The General Assembly further finds offshore sandbars and shoals are the system’s first line of defense against the potential destructive energy generated by winds, tides, and storms, and help to protect the onshore segment of the system by acting as reservoirs of sand for the beaches. Removal of sand from these bars and shoals can interrupt natural sand flows and can have unintended undesirable, and irreparable effects on the entire sand-sharing system, particularly when the historical patterns of sand and water flows are not considered and accommodated. Also, it is found that ocean beaches provide an unparalleled natural recreational resource which has become vitally linked to the economy of Georgia's coastal zone and to that of the entire state.”</p>
	<p>General Description</p>	<p>The Shore Protection Act requires anyone building or making a major alteration of an oceanfront structure to apply for a permit if this activity is proposed to occur seaward of a setback line. The setback line is determined by the presence of mature, naturally occurring trees of 20 feet or more in height. For further guidance in the interpretation of the Act and its requirements, please contact the Coastal Resources Division of the Georgia Department of Natural Resources.</p>
<p>S9) <i>Recreational Docks</i></p>	<p>Revocable License Program (O.C.G.A. 50-16-61). General Description</p>	<p>O.C.G.A. 50-16-61 describes the general supervision of State properties responsibility of the Governor. Under this authority, the Department of Natural Resources, Coastal Resources Division issues Revocable Licenses for recreational docks on State-owned tidal water bottoms. In 1995, the Georgia Supreme Court found State owns fee simple title to the foreshore on navigable tidal waters and, as a result, owns the river's water bottoms up to the high water mark and may regulate the use of these tidelands for the public good. (<i>Dorroh v. McCarthy</i> 265 Ga. 750, i62 S.E. 2d 208 (1995)). The opinion of the State Attorney General states: “In managing tidelands, the Department of Natural Resources acts under the authority of this section and the Department’s employment of the extension of property lines method of allocating use of State-owned water bottoms may be generally acceptable, but rigid adherence to such a policy when it denies deep water access to a riparian or littoral owner, may cause inequitable results.” (i993 Op. Att’y Gen. No. 93-25.) As described in the State Properties Code (O.C.G.A.50- 16-30, et seq.), the term “Revocable License” means “the granting, subject to certain terms and conditions contained in a written revocable license or agreement, to a named person or persons (licensee), and to that person or persons only, of a revocable privilege to use a certain described parcel or tract of the property to be know as the licensed premises for the named purpose.” A Revocable License may be revoked, canceled, terminated, with or without cause, at any time by the licensor.</p>

S10)
Septic Tanks

**Title 31–Health
(O.C.G.A. Title 31
generally)
(Septic Tank
Law)**

**31-2-7.
Standards for
individual
sewage
management
systems.**

- (a) The Department of Human Resources shall have the authority as it deems necessary and proper to adopt state-wide minimum standards for on-site, individual sewage management systems, including but not limited to standards for the size and construction of septic tanks. The Department is authorized to require that any on-site, individual sewage management system be examined and approved prior to allowing the use of such system in the state. Any on-site, individual sewage management system which has been properly approved shall by virtue of such approval and by operation of law, be approved for installation in every county of the state; provided, however, that such on-site, individual sewage management system shall be required to meet local regulations authorized by law. Upon written request or more health districts, the department is authorized by law. Upon written request of three or more health districts, the department is authorized to require reexamination of any such system or component thereof, provided that documentation is submitted indicating unsatisfactory service of such system or component thereof. Before any such examination or reexamination, the department may require the person, persons, or organization manufacturing or marketing the system to reimburse the department or its agent for reasonable expenses of such examination. (Code 1981, § 31-2-7, enacted by Ga. L. 1992, 1; Ga. L. 1994, p. 1777, § 1.) 31-3-5.1. Regulations for septic tanks or individual sewage management system unincorporated areas; conformity to building permit.

- (b) No building permit for the construction of any residence, building, or other facility which is to be served by a septic tank or individual sewage management system shall be issued by or pursuant to the authority of a county governing authority unless the septic tank or individual sewage management system installation permit is in conformity with any state-wide minimum standards for sewage management systems or the rules and regulations of county board of health adopted pursuant to the authority of subsection (a) of this Code section. No person, firm, corporation, or other entity shall install a septic tank or individual sewage management system in violation of any state-wide minimum standards or the regulations of a county board of health adopted pursuant to the authority of subsection (a) the Code section. Each county governing authority shall provide by ordinance or resolution for the enforcement of the provisions of this subsection. (Code 1981, § 31 -3-5.1, enact 1986, p. 227, § 1; Ga. L. 1992, p.3308. § 2; Ga. L. 1994, p. 1777, § 2.)

S11) <i>Underground Storage Tanks</i>	Georgia Underground Storage Tank Act (O.C.G.A. 12-13-1, et seq.) General Description	The Underground Storage Tank Law provides the authority for the Environmental Protection Division to define the State criteria for operating, detecting releases, corrective actions, and enforcement of the utilization of underground storage tanks (USTs). The rules, found at Chapter 391-3-15 of the Rules and Regulations of the State of Georgia, establish minimum standards and procedures to protect human health and safety to protect and maintain the quality of groundwater and surface water resources from environmental contamination that could result from any releases of harmful substances stored in such tanks. These requirements reflect the federal law regulating underground storage tanks as well as the applicable State rules. All facilities with underground storage tanks are subject to these requirements. The Memorandum of Agreement between the Coastal Resources Division and the Environmental Protection Division ensures cooperation and coordination in the implementation of UST standards within the area.
S12) <i>Water Quality</i>	Georgia Water Quality Control Act (O.C.G.A. 12-5-20) 12-5-21 General Description	<p>The Georgia Water Quality Control Act grants the Environmental Protection Division authority to ensure that water uses in the State of Georgia are used prudently, are maintained or restored to a reasonable degree of purity, and are maintained in adequate <i>supply</i>. In the administration of this law, the Environmental Protection Division can revise rules and regulations pertaining to water quality and quantity, set permit conditions and effluent limitations, and set permissible limits of surface water usage for both consumptive and non-consumptive uses through the Board of Natural Resources. Through a Memorandum of Agreement between the Environmental Protection Division and Coastal Resources Division, the rules and permits of the Environmental Protection Division are administered in a manner consistent with the enforceable policies of the Coastal Management Program.</p> <p>(a) The authority to regulate the rivers, streams, lakes, and subsurface waters throughout the State for public and private water <i>supply</i> and agricultural, industrial, and recreational uses is provided to the Environmental Protection Division. The Act makes it unlawful for any person to dispose of sewage, industrial wastes, or other wastes, or to withdraw, divert, or impound any surface waters of the State without a permit. Tourism and recreational entities, manufacturing and transportation facilities, and other activities found in the coastal zone covered under the policies of the Georgia Coastal Management Program are responsible for compliance with the regulations implementing the Georgia Water Quality Control Act.</p>
S13) <i>Safe Drinking Water</i>	Georgia Safe Drinking Water Act (O.C.G.A. 12-5-170, et seq.) 12-5-1 71. General Description	The Georgia Safe Drinking Water Act of 1977 charges the Environmental Protection Division with the responsibility for maintaining the quality of drinking water and for maintaining a water-supply program adequate for present and future needs of the State. The Environmental Protection Division is designated as the agency to establish rules and policies for the proper administration of drinking water management programs.

2) Federal Authority

The following federal authorities are referenced in various parts of the Coastal Management Program Document. Although the Program does not rely on these federal authorities as policies of the Program, they provide significant backup authority for many of Georgia's as well as the law in their own right. The federal laws also provide certain requirements for federal agencies within the coastal zone. A brief summary of pertinent federal authorities follows.

F1)

Clean Air Act

(42 U.S.C. § 7401, et seq.)

The federal Clean Air Act is administered by the Environmental Protection Agency (EPA). It establishes a permit system and regular monitoring of the pollutants discharged from major sources of air pollution. The EPA is required to set emission standards for at least 189 toxic air pollutants.

The federal Clean Air Act provides for regulation of emissions to the atmosphere to protect the nation's air resources. Georgia has been delegated the authority to implement a State regulatory program under the Clean Air Act. The State program requirements are administered by the Georgia Environmental Protection Division. facilities in the State must meet the requirements of the Clean Air Act and the rules Environmental Protection Division. The Memorandum of Agreement between the Environmental Protection Division and the Georgia Coastal Resources Division ensures cooperation in the issuance and enforcement of air quality laws and standards.

F2)

Clean Water Act and State General Programmatic Permits

(33 U.S.C. § 1251, et seq.)

Section 303

The federal Clean Water, formerly known as the Federal Water Pollution Control Act of 1972, provides a technology-based approach to regulating water pollution, i.e., it requires the use of best available technology for the treatment of pollution before it is discharged into water. Water quality standards and criteria are established by the Clean Water Act.

Requires states to implement water quality standards and provide listings of impaired waters. These listings must include waters where the effluent limitations or controls on thermal discharges have not proven sufficient to meet applicable standards, or to assure protection and propagation of marine life. The states must establish a priority ranking for such waters, taking into account the severity of the pollution and the uses to be made of such waters.

Section 303(b)

Requires states to prepare and submit biennially a report that describes water quality conditions of navigable waters across the state to the U.S. Environmental Protection Agency (EPA). The EPA reviews individual state reports and uses the information to develop a national water quality inventory report which is transmitted to the U.S. Congress. The Georgia Environmental Protection Division is responsible for preparing the Georgia 305(b) report. The information required by Section 303 describing impaired waters is included within Georgia's 305(b) report.

Section 319

Requires states to assess water quality impacts that result from nonpoint source pollution control and to develop management programs for nonpoint source pollution control. The U.S. Environmental Protection Agency approves all state management programs and provides grants to support program implementation. The Georgia Section 319 Program, administered by the Environmental Protection Division, focuses on education and demonstration projects for agricultural, silvicultural, and metropolitan areas.

Section 401

Provides Georgia with review authority. The 401 Water Quality Certification Program authorizes states to review federal licenses and permits that may result in a discharge to the navigable waters of the United States. Wetland areas, in addition to lakes, streams, rivers, and oceans are considered navigable waters. This authority provides a review of any federally-permitted activity that results in a discharge to navigable waters of the U.S. (e.g. National Pollutant Discharge Elimination System permits and 404 Dredge and Fill permits). This certification program is administered by the Georgia Environmental Protection Division in cooperation and coordination with the Coastal Resources Division in the eleven-county coastal area to ensure consistency with the policies of the Georgia Coastal Management Program.

Appendix F2 (continued) Clean Water Act State General and Programmatic Permits	Section 402	<p>Specifies that point source discharge obtain a National Pollution Discharge Elimination System (NPDES) permit before they can discharge pollutants into water. The permit sets limits on how much of each particular pollutant can be discharged. NPDES permits do not eliminate discharges; rather, they regulate how much pollution can be discharged. The permit holder must monitor discharges and report the results to the Environmental Protection Agency and to The Environmental Protection Division of the Georgia Department of Natural Resources. Water quality standards are set by each state for each water body and for each type of pollutant.</p>
	Section 404	<p>Regulates the filling of wetlands. Under 404, the Army Corps of Engineers is authorized to grant permits to applicants that want to fill or dredge wetlands. Section 404(e)(1) provides authority to the U.S. Army Corps of Engineers to issue general permits for any category of activities that are similar in nature and result in no more than minimal adverse effects to waters of the United States, either individually or cumulatively. Some of these permits are known as State Programmatic General Permits, which operate in conjunction with a state or local regulatory programs (e.g., the Georgia Water Quality Control Act) that protects the aquatic environment manner equivalent to the Clean Water Act. These State Programmatic General Permits reduce unnecessary duplication of effort and allow the Corps to focus its resources other activities. The Georgia Coastal Resources Division has established a Memorandum of Agreement to administer the State General Programmatic Permit for recreational in the coastal area. The review process for this permit is similar to the review process for the Revocable License, thus the delegation of this authority to the Coastal Resource Division has helped to simplify permit processes.</p>
F3) <i>Coastal Barrier Resources Act (1982) and the Coastal Barrier Improvement Act (1990)</i>		<p>The Coastal Barrier Resources Act and the Coastal Barrier Improvement Act prohibit most federal expenditures and financial assistance within undeveloped coastal barriers that are designated units of the Coastal Bather Resource System. Georgia has Coastal Barrier Resource Units on Little Tybee Island, Wassaw Island, Little St. Simons Island, Sea Island, Little Cumberland Island, and Cumberland Island. The Acts also designate Ossabaw, St. Catherines, Blackbeard, Sapelo, Wolf, and Jekyll islands as “Otherwise Protected Areas” thereby prohibiting the sale of new federal flood insurance for new construction or substantial.</p>
F4) <i>Coastal Zone Management Act (CZMA)</i> (16 U.S.C. § 1451, et seq.)		<p>The CZMA passed in 1972 to manage and protect the habitats, resources, and scenic and recreational qualities of the areas along the country's coasts. Administered by the Department of Commerce, National Oceanic and Atmospheric Administration (NOAA), the CZMA encourages states to set up voluntary programs to manage their coastal zones in a comprehensive manner. NOAA provides federal grants, that are matched by state funds to develop and implement coastal management programs. Management programs must include deemed boundaries, deemed land uses, an inventory of areas of particular concern, the legal authorities under state law to carry out the program, the structure of the agency or agencies that will carry out the program, a planning process for protection of and access to public beaches and other coastal areas, a planning process for energy facilities, and a means of controlling beach erosion. It also requires that states coordinate their program with other states.</p> <p>The 1990 amendments to the CZMA require that states with approved coastal zone management programs, as well as states that submit such programs for approval, to develop programs to manage NONPOINT sources of water pollution. NOAA and EPA provide technical assistance to develop these programs. The CZMA also established the National Estuarine Research Reserve System, which consists of representative estuarine ecosystems that are managed for long-term research and public education.</p>
F5) <i>National Environmental Policy Act (NEPA)</i> (42 U.S.C. et seq.)		<p>NEPA requires all federal agencies and federally funded projects to consider the environmental consequences of major federal actions. The Act is directed at federal agencies, not at states or local governments or individuals. NEPA requires the completion of an Environmental Impact Statement (EIS) to describe the potential for environmental impact of the proposed project; it does not, however, require the government to take the most environmentally correct action. NEPA also requires that an Environmental Assessment (EA) be performed on every federal project to determine whether an EIS is necessary. It as a result of the EA, the agency proposing the project determines that there is no significant environmental impact, the agency can issue a Finding of No Single Environmental Impact (FONSI) and continue with the project without an EIS.</p>

F6)

*Endangered Species
Preservation Act of 1966*

**(Pub. L. 89-669,
80 Stat. (1966))**

The Act authorizes the Secretary of the Interior to make a list of endangered species and acquire land to protect those species. The Act was amended by the Endangered Species Conservation Act of 1969 to allow the Secretary to list species threatened with extinction and to include listings of animals throughout the world. The Act was subsequently replaced by the Endangered Species Act of 1973, as amended. The Endangered Species Act provides a means of identifying species that need protection, methods to provide for consideration of listed species prior to any federal action that may affect them, and a way to punish those who harm listed species. The majority of Endangered Species Act is implemented by the Department of the Interior through the U.S. Fish and Wildlife Service. Marine species are handled by the National Marine Fisheries Service.

The Endangered Species Act includes the following major provisions. Section 4 sets requirements and standards for listing species as either threatened or endangered. Section 5 authorizes land acquisition for listed species. Section 6 provides for cooperation in endangered species conservation with the states, including matching federal funds and delegating permitting authority. Section 7 involves interagency cooperation and requires federal agencies to insure that their actions do not jeopardize the continued existence of any listed species. Section 9 prohibits import, export, or transport of listed wildlife or plants. This section also prohibits take and possession of listed wildlife. Section 10 provides for certain permits for listed species, including Habitat Conservation Plans for private landowners.

Under Section 7, every federal agency, in consultation with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service as appropriate, must ensure any action it authorizes, funds, or carries out, in the United States or upon the high seas is not likely to jeopardize the continued existence of any listed species or result in the destruction or adverse modification of critical habitat. The U.S. Fish and Wildlife Service consults with federal agencies in cooperation with the Coastal Resources Division and other state agencies on Section 7 evaluations.

**Standard
Manatee
Conditions**

These are an example of procedures established in Georgia under Section 7 interagency coordination. These conditions were developed to simplify and speed the Section 7 process while still providing for protection of an endangered species. Procedures are currently being developed for sea turtles. The Standard Manatee Conditions describe procedures for construction activities such as: posting notices; educating construction site workers about criminal penalties associated with violation of the Act; installing siltation barriers; and, "no wake/idle speed" policies for boats operating in the known vicinity of manatees. The Conditions also provide telephone numbers to report collisions with manatees and size and posting requirements for manatee warning signs.

Section 10 provides a permitting process for incidental take of endangered threatened species for scientific purposes and incidental take by nonfederal entities provided that, among other things, a Habitat Conservation Plan is undertaken. If federal permits are required, such as U.S. Army Corps of Engineers permits for marinas, docks and other water-related activities, Section 7 (interagency coordination) is the mechanism used for dealing with endangered or threatened species.

Recently, the U.S. Fish and Wildlife Service and the National Marine Fisheries Service have developed several initiatives and strategies to administer the Endangered Species Act in a more proactive and effective manner. Among these initiatives are Candidate Conservation Agreements, Safe Harbor Agreements, and Habitat Conservation Plans, all of which assist private landowners with endangered and threatened species on their property.

F7)

*National Fishing
Enhancement Act*

(33 U.S.C. 2103, et seq.)

The Act recognizes the importance of artificial reefs, establishes the states as lead regulatory agencies on the development of artificial reefs, and calls for a national artificial reef development plan to provide guidance to the states.

F8)*National Flood Insurance Program*

The National Flood Insurance Program is administered through the Federal Insurance Administration, which is a division within the Federal Emergency Management Agency (FEMA). The National Flood Insurance Program sets standards for construction in flood prone areas. In such areas, in order to obtain the flood insurance required by most banks and mortgage companies for a property loan, the owner must comply with the building standards of the National Flood Insurance Program. These building practices have been adopted through local building ordinances by most communities throughout the country.

F9)*National Food Securities Act*

The National Food Securities Act regulates agricultural activities in highly erodible areas and requires approved conservation plans in certain circumstances. The Act also prohibits clearing and draining of wetlands for agricultural purposes. The provisions of the Food Securities Act are administered by the United States Department of Agricultural Natural Resource Conservation Service and Agricultural Stabilization and Conservation Service. The Georgia Coastal Resources Division coordinates with these agencies to ensure compliance with the policies of the Georgia Coastal Management Program.

Animal feedlot operations, animal waste disposal, application of agricultural chemicals, and other agricultural practices are regulated under the Federal Clean Water Act, as amended. Discharges of any agricultural pollutant require a permit relative to provisions of the National Pollutant Discharge Elimination System (NPDES). The Georgia Environmental Protection Division is authorized by the United States Environmental Protection Agency to carry out the purposes and requirements of Federal Clean Water Act including the issue of NPDES permits and Section 401 certifications. The Georgia Environmental Protection Division is also the State agency responsible for regulation relative to the Georgia Water Quality Control Act, Groundwater Use Act, and Hazardous Waste Management Act

In addition to the direct permitting and compliance responsibilities of the Environmental Protection Division, the Division has entered into a Memorandum Agreement with the Georgia Soil and Water Conservation Commission and the United States Department of Agriculture, Natural Resource Conservation Service to permit waste disposal systems for animal confinement operations. The Memorandum of Agreement between the Coastal Resources Division and the Environmental Protection Division ensures cooperation and coordination to achieve Coastal Management Program goals for such permits.

F10)*National Historic Preservation Act*

The 1966 National Historic Preservation Act, as amended, (NHPA) provides framework for historic preservation in this country. The NHPA provides for the National Register of Historic Places to identify and evaluate significant historic properties; requires the designation of a State Historic Preservation Officer to carry out the historic preservation program in each state; authorizes Certified Local Governments to participate in federal and state programs; provides matching grants-in-aid to states; and, establishes the environmental review process that mandates the consideration of impacts of federally funded or licensed projects on historic properties.

The Historic Preservation Division of the Georgia Department of Natural Resources serves as the State Historical Preservation Office and works with local communities to preserve the historical, architectural, and archeological resources of the State of Georgia.

F11)*Resource Conservation and Recovery Act*

The Resource Conservation and Recovery Act (RCRA) (42 U.S.C. § 6972, et seq.) is part of the Solid Waste Disposal Act (42 U.S.C. § 6901, et seq.). RCRA is designed to regulate hazardous wastes by identifying and tracking them, in what has become the “cradle to grave” handling of these materials. Any industry or business that stores, transports, or disposes of hazardous waste, as defined by the Act, is subject to the requirements of the Solid Waste Disposal Act and the implementing regulations. RCRA does not reduce hazardous waste, it merely acts to track it.

F12)*Rivers and Harbors Act of 1899***(33 U.S.C. § 403, et seq.)**

This Act provides laws governing safe navigation of the nation's rivers and harbors. Under Section 10 of the Rivers and Harbors Act, a developer or landowner may need to apply for an Obstruction and Alteration Permit from the U.S. Army Corps of Engineers. This section prohibits the “creation of any obstruction not affirmatively authorized by Congress, to the navigable capacity of any of the waters of the United States.” Generally, the Rivers and Harbor Act requires that a landowner secure a Section permit from the Corps before building any wharf, pier, or other structure in any water of the United States outside established harbor lines.

Construction of docks, piers, wharves, marinas, etc., must comply with these federal requirements. Through the federal consistency provisions of the Georgia Coastal Management Program, permits for marinas, docks, piers, and other structures must comply with the rules and regulations implementing the Shore Protection Act, the Coastal Marshlands Protection Act, the Revocable License Program, and the Section 401 Water Quality Certification.

J) Glossary

The terms and definitions found in this glossary are taken from "The State of Georgia Coastal Management Program and Final Environmental Impact Statement," published December 1997 that was prepared by:

- National Oceanic and Atmospheric Administration,
- Office of Ocean and Coastal Resource Management, and
- The Georgia Department of Natural Resources, Coastal Resource Division.

"A Zone" That portion of the 100-year flood plain not subject to wave action. The residual forward motion of the breaking wave may be present in this zone. (See: Flood Hazard Area.)

Activity An action or actions that will have reasonably foreseeable effects upon land use, water use, or natural resources of the coastal area.

Applicant Any person or agency who files an application for permit.

Aquaculture The extensive or intensive farming of aquatic animals or plants.

Bare Sand Surface An area of nearly level unconsolidated sand landward of the ordinary high-water which does not contain sufficient indigenous vegetation to maintain its stability.

Barrier Islands Tybee, Little Tybee, Petit Chou, Williamson, Wassaw, Ossabaw, St. Catherines, Blackbeard, Sapelo, Cabretta, Wolf, Egg, Little St. Simons, Sea, St. Simons, Jekyll, Little Cumberland islands, and any ocean-facing island which may be formed in the future and has multiple ridges generally parallel to the shore composed of sand, gravel, or mud built on the seashore by waves and currents; and areas of vegetation.

Beach A zone of unconsolidated material that extends landward from the ordinary low-water mark to the line of permanent vegetation.

Best Management Practice (BMP) A method, activity, maintenance procedure, or other management practice for reducing the amount of pollution entering a waterbody. BMPs generally fall into two categories: source control BMPs and nonpoint source control BMPs. The term originated from the rules and regulations developed pursuant to Section 208 of the federal Clean Water Act (40 CFR 130).

Board The Board of Natural Resources.

Certification of Consistency A certification made by a person in connection with an application for a federally administered permit to conduct an activity or activities as previously defined. Such certification of consistency shall be based on determination of the activity's compliance with the policies of the Georgia Coastal Management Program Document. Only activities requiring a federally administered permit will require such a certification of consistency.

C.F.R or CFR U.S. Code of Federal Regulations of all departments of the United States Government are published or "codified."

Coastal Area or Coastal Zone All tidally influenced and submerged lands seaward to the state's jurisdictional limits and all lands, submerged lands, waters, and other resources within the counties of Brantley, Bryan, Camden, Charlton, Chatham, Effingham, Glynn, Long, Liberty, McIntosh, and Wayne

Coastal Marshlands Any intertidal area, mudflat, tidal water bottom, or salt marsh in the state of Georgia within the estuarine area of the state, whether or not the tidewaters reach littoral areas through natural or artificial watercourses. "vegetated marshlands" shall include those areas which grow one, but not necessarily all, of the following:

- salt marsh grass (*Spartina alterniflora*)
- black needlerush (*Juncus roemerianus*)
- saltmeadow cordgrass (*Spartina patens*)
- big cordgrass (*Spartina cynosuroides*)
- saltgrass (*Distichlis spicata*)
- coast dropseed (*Sporobolus virginicus*)
- bigelow glasswort (*Salicornia bigelovii*)
- woody glasswort (*Salicornia virginica*)
- saltwort (*Baccharis maritima*)
- sea lavender (*Limonium nashii*)
- sea oxeye (*Borrichia frutescens*)
- silverling (*Baccharis halimifolia*)
- false willow (*Baccharis angustifolia*) and
- high-tide bush (*Iva frutescens*).

The occurrence and extent of salt marsh peat at the undisturbed surface is deemed to be conclusive evidence of the extent of a salt marsh or a part thereof.

Commissioner The Commissioner of the Department of Natural Resources.

Consistency The compliance with the resource policies and requirements as outlined in the Coastal Management Program Document (O.C.G.A. 12-5-260 *et seq.*)

Department The Department of Natural Resources

Disposal Site That portion of the "waters of the United States" where specific disposal activities are permitted and consist of a bottom surface area and any overlying volume of water. In case of wetlands on which surface water is not present, the disposal site consists of the woodland surface area. Upland locations can also constitute disposal sites.

Dredged Material Material that is excavated or dredged from waters of the United States.

Dynamic Dune Field The dynamic area of beach and sand dunes, varying in height and width, the ocean boundary of which extends to the ordinary high-water mark and the landward boundary of which is the first occurrence either or live native trees 20 feet in height or greater or of structure existing on July 1, 1979. The landward boundary of the dynamic dune field shall be the seaward-most line connecting any such tree or structure as set forth in the Shore Protection Act to any other structure if the distance between the two is a reasonable distance not to exceed 250 feet.

In determining what is a reasonable distance for purpose of the above paragraph, topography, dune stability, vegetation, lot configuration, existing structures, distance from the ordinary high-water mark and other relevant information shall be taken into consideration in order to conserve the vital functions of the sand-sharing system. If real-estate appraiser certified pursuant to Chapter 39A of Title 43 of the Official Code of Georgia Annotated determines that an existing structure, shoreline engineering activity, or other alternation which forms part of the landward boundary of the dynamic dune field has been more than 80 percent destroyed by storm-driven water or erosion, the landward boundary of the dynamic dune field shall be determined as through such structure had not been in existence on July 1, 1979.

Eligible Person	Any person who is the owner of high land adjoining state-owned marshland or water bottoms, or combination thereof, sought to be leased by said person such that...100 percent of the landward boundary of the state owned marshland or water bottom, or combination thereof, sought to be leased is bordered by said adjoining high land.
Environmental Integrity	A complete or whole natural system, unimpaired by physical alteration or contamination to function as an ecosystem.
Erosion	The wearing away of land whereby materials are removed from sand dunes, beaches, and shore face by natural processes, including, but not limited to, wave action, tidal currents, littoral currents, and wind.
Estuarine Area	All tidally influenced waters, marshes, and marshlands lying within a tide-elevation range from 5.6 feet above mean tide level below.
et seq.	And subsequent amendments to prior laws and rules as they appear in the O.C.G.A.
Federal Emergency Management Agency (FEMA)	The agency charged with the responsibility of administering the National Flood Insurance Program through the Federal Insurance Administration.
Federally Administered Permit	Only those permits, licenses, or approvals required by federal law or regulations and issued by an agency of the federal government.
Flood Hazard Areas	Areas designated by the Federal Insurance Administration as flood-prone, including all land inundated by a flood that has one percent chance of being equaled or exceeded in any given year (also known as the "baseflood" or "100 year flood"). Flood hazard areas are categorized into two zones: A zones and V zones.
Floodplain	A plain bordering a river and made of sediment deposited during floods.
Freshwater Wetlands	Those wetland areas characterized by vegetation adapted to saturated conditions, but are tolerant of saline conditions.
Coastal Management Program or Program Document or Plan	That management plan prepared by the Department of Natural Resources in consultation with agencies and local governments exercising statutory authority in the coastal area and in accordance with the requirements of the federal Coastal Zone Management Act of 1972, as amended (P.L. 92-583).
Georgia Coastal Management Program (GCMP)	A compilation of policies to guide the public and private uses of land and waters within the coastal area administered by the Department of Natural Resources in consultation with state agencies and local governments of the coastal area and approved by the Secretary of Commerce in accordance with the requirements of the federal Coastal Zone Management Act of 1972, as amended, 16 U.S.C., Section 1451 and following.
Greenbelt	A vegetated area of various widths provided between or surrounding an area, often used to provide a natural barrier between industrial and residential areas, airports, etc. Greenbelts provide air and water filtration, habitat for plants and animals, noise reduction, and visual and aesthetic improvement.
Groundwater	Water that flows underground or seeps downward and saturates soil or rock, supplying springs and wells. The upper level of this saturated zone is called the water table.
Hammock(s)	Forested islands adjacent to or surrounded by saltmarshes that exist as a result of number of processes such as: the remnants of old barrier islands formed during times of higher sea level; islands separated from larger islands by erosion; formations from ballast dumped by ships during the colonial era; or, dredge spoil sites.

Land Disturbing Activity	Any activity that may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land other than federal and state lands, except that the term shall not include those activities exempted by O.C.G.A. 12-7-17.
Land Trust	Land trusts are non-profit corporations whose purpose includes acquiring and holding land and interest for conservation purposes. Land trusts are recognized as publicly supported charitable organizations by the Internal Revenue Service.
Litter	All discarded sand, gravel, slag, brickbats, rubbish, waste material, tin cans, refuse, garbage, trash, debris, dead animals, or other discarded materials of every kind and description which are not waste as such terms is defined in Paragraph 6 of O.C.G.A. Section 16-7-51.
Local Government	A county, as defined by O.C.G.A. 36-1-1, or an incorporated municipality, as defined by O.C.G.A. 36-40-21, or any combination thereof, which has been authorized by an Act of the General Assembly, any of which has within its jurisdiction any coastal area.
Mean High Water	The average elevation of water during a succession of high-tide events, as measured over a prescribed period. See "Ordinary High-Water Mark" below.
MOA	Memorandum of Agreement, a formal agreement signed by two or more parties.
National Flood Insurance Program	Initiated by Congress in 1968, this program makes flood insurance available to communities with flood hazard areas while regulating new construction and development in special flood hazard areas. This program is administered by the Federal Insurance Administration section of the Federal Management Agency.
National Programmatic General Permit (NWP)	A type of general permit issued on a nationwide basis by the U.S. Army Corps of Engineers that authorizes activities that are substantially similar in nature and cause only minimal individual or cumulative impacts. NWPs are designed to reduce regulatory delays for certain activities with minimal environmental impacts.
Navigable Waters	As defined in the federal Clean Water Act (33 US 1362(7)), and interpreted by the courts to mean the "waters of the United States," includes wetlands adjacent to waters associated with interstate commerce, as well as certain intrastate "isolated" wetland areas located a great distance from streams and navigable water bodies.
NOAA	The National Oceanic and Atmospheric Administration is a subordinate agency within the U.S. Department of Commerce. NOAA is the parent agency for the office of Ocean and Coastal Resource Management (OCRM), that administers the federal Coastal Zone Management Act.
Nonpoint Source	Any source that discharges pollutants into the waters of the state from other than a point source, i.e. an outfall or discharge. Such sources include, but are not limited to runoff from agricultural, silvicultural, stormwater, and urban areas, especially parking lots.
Ordinary High-Water Mark	The position along the shore of the mean monthly spring high tide reached during the most recent tidal epoch. This term is not synonymous with "mean" high-water mark.
O.C.G.A. or OCGA: Official Code of Georgia Annotated	All of the laws of Georgia are in the O.C.G.A. The O.C.G.A. is arranged by titles, chapters, and sections; the Shore Protection Act is cited as O.C.G.A. 12-5-230, <i>et seq.</i> , because it is codified as Title 12 Chapter 5 Section 230. The term <i>et seq. is</i> used to indicate that the sections following the one cited are also applicable.

Ordinary Low-Water Mark	The position along the shore of the mean monthly low tide reached during the most recent tidal epoch. This term is not synonymous with "mean" low-water mark.
Permeable or Permeable Zone	The property of a material that allows the passage or diffusion of liquids. Permeable zones refer to those areas that have soil characteristics that allow the infiltration of water.
Permit Issuing Authority	The Shore Protection Committee, the Coastal Marshlands Protection Committee, or local unit of government which has adopted a program of shore protection which meets the standards of the Shore Protection act and which has been certified by the board as an approved program
P.L. or PL	Public Law of the United States.
Person	Any individual, partnership, corporation, municipal corporation, local government, association, state agency, or public or private authority.
Point Source	Any discernible, confined, or discreet conveyance, including, but not limited to: any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated feedlot operation, or vessel or other floating craft, from which pollutants are or may be discharged.
Policy or Policies of the Georgia Coastal Management Program	The enforceable provisions of present or future applicable statutes of this state or regulations duly promulgated thereunder.
Political Subdivision	The governing authority of a county or a municipality in which the marshlands to be affected or any part thereof are located.
Pollution	Any manmade or man-induced alteration of chemical, physical, biological, and radiological integrity of the environment.
Private Dock	A structure built onto or over the marsh and submerged lands that is used for recreational fishing and other recreational activities, and is not available to the public.
"Reason to Believe"	Subpart G of the Corps of Engineers 404(b)(1) guidelines requires the use of available information to make preliminary determination concerning the need for testing of material proposed for dredging. This principle is commonly known as "reason to believe," and is used in Tier I evaluations to determine acceptability of the material for discharge without testing. The decision not to perform additional testing based on prior information must be documented, in order to provide a "reasonable assurance that the proposed discharge material is not a carrier of contaminants."
Recreational Dock	See definition for "Private Dock."
Sand Dunes	Mounds of sand deposited along a coastline by wind action, that mounds are often covered with sparse, pioneer vegetation and are located landward of the ordinary high-water mark and may extend into the tree line.
Sand-Sharing System	An interdependent sediment system composed of sand dunes, beaches, and offshore bars and shoals.
"Shall" or "Will"	A <i>mandatory</i> condition. Requirements described with the "shall" or "will" stipulation must be met.

Shoreline Engineering Activity	An activity that encompasses any artificial method of altering the natural topography or vegetation of the sand dunes, beaches, bars, submerged shoreline lands, and other components of the sand-sharing system. This includes but is not limited to, such activities as: <ul style="list-style-type: none"> a) Grading, clearing vegetation, excavating earth, or landscaping, where such activities are for purpose other than erection of a structure. b) Artificial dune construction c) Beach restoration or renourishment; d) Erosion control activities, including, but not limited to, the construction and maintenance of seawalls and riprap protection; and e) Shoreline stabilization activities, including, but not limited to, the construction maintenance of seawalls and riprap protection; and f) The construction and maintenance of pipelines and piers.
Should	An <i>advisory</i> condition— recommended but not mandatory.
Silviculture	The practice of applied forest ecology. As used in the timber industry, the practice of considering all aspects of the forest community for timber harvesting, such as using sound practices to avoid introduction of sediment and contaminants into streams and waterways, avoid disruption of spawning and nursery grounds, and maintain forest habitat.
Spawning Areas	Areas that provide suitable habitat for deposition of eggs or sperm directly into the water by aquatic animals, such as fish, shellfish, frogs, etc.
Stable Sand Dune	A sand dune that is maintained in a steady state of neither erosion nor accretion by indigenous vegetative cover.
State Agency	This state and all its departments, boards, authorities, bureaus, and commissions.
State Permit	All those permits, licenses, or approvals, whether required by federal or state law, which are administered by a state agency.
State Programmatic General Permit (SPGP)	A type of general permit issued, on a statewide basis, by the U.S. Army Corps of Engineers that authorizes, for purposes of the Rivers and Harbors Act and/or Section 404 of the Clean Water Act, certain activities that are also regulated by state, regional, or local regulatory programs. As with nationwide permits, individual or cumulative impacts. SPGPs are designed to reduce regulatory delays for certain activities with minimal environmental impacts, and they serve to augment the requirements and environmental features of the state, regional, or local program by adding specific conditions to those programs. They are intended to avoid unnecessary duplication of regulatory control by other agencies.
Stormwater Runoff	Overland flow from rainfall that does not infiltrate the ground or evaporate but instead flows onto adjacent land or watercourses or is routed into drain/sewer system.
Submerged Land	All lands lying in or being under tidally influenced waters of the state.
Surficial	Found at or near the surface, especially as related to water found near the soil's surface.
Temporary	As used in shore structures, means those structures that are not intended to remain in place except for a very short period of time and that may be used for special events. Such structures include, but are not limited to, tents, signal towers, and fences.
Tidal Epoch	Variations in major tide-producing forces resulting from changes in the moon's phase, declination of the earth, distance of the moon from the earth, and regression of the moon's modes, and completing one cycle in approximately 19 years.

Tidal Water Bottoms	The bed or bottom of all tidewaters within the state. The State of Georgia continues to hold title to all tidal water bottoms within the state, except where title in a private party can be traced to a valid Crown of England and by the common law.
Tidal Wetlands	Those wetland areas that are influenced primarily by tidal inundation of salt or brackish water. Plants and animals in these systems are adapted to the stresses of salinity, periodic inundation, and extremes in temperature.
Tidally Influenced Waters	Any water where the tide ebbs and floods on a daily basis.
Tiered Approach	A structured, hierarchical procedure for determining data needs relative to decision-making, which involves decreased uncertainty and increased available information with increasing tiers. This approaches intended to ensure the maintenance and protection of environmental quality, as well as the optimal use of resources. Specifically, the least effort is required in situation where clear determination can be made of whether (or not) unacceptable adverse impact are likely to occur based on available information. The most effort is required where clear determination cannot be made with available information.
U.S.C or USC	United States Code. All of the statutes passed by Congress are in the United States Code. The U.S.C is arranged by titles and sections; the Endangered Species Act, for instance, is cited 16 U.S.C 1531 to 1544 because it is codified in Title 16 of the United States Code at sections 1531 through 1544. The titles are arranged by subject matter. The term <i>et seq.</i> is sometimes used to indicate the sections following one cited are also applicable.
"V Zone" (Velocity Zone)	That proportion of the coastal 100 year flood plain that would be inundated by tidal surges with velocity wave action. Generally, the V Zone indicates the inland extent of a three-foot breaking wave, where the still water depth during the 100 year flood decreases to less than four feet.
Water Dependent	Water related, dependent on waterfront access, or cannot be satisfied by the use of alternative non-marshland site. (Modified from the Coastal Marshlands Protection Act.)
Waters or Waters of the State	Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage system, springs, wells, wetlands, and all other bodies of surface or subsurface water, natural, or artificial, lying within or forming part of the boundaries of the State which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.
Watercourse	A flowing, channelized water system.
Wetlands	Those areas inundated or saturated by surface or groundwater at a frequency or duration sufficient to support—and under normal circumstances do support—a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. (See 33 CFR 323.2, and 40 CFR 230.3). Wetlands include both freshwater and tidal wetlands. (This definition is taken from "U.S. Army Corps of Engineers Wetlands Delineation Manual," published in January 1987. This definition shall be used until such times a more generally accepted definition is developed.)

K) Contact Agencies

1) State of Georgia

Department of Natural Resources Coastal Resource Division (CRD)	One Conservation Way, Suite 300 Brunswick, Georgia 31520 - 8687 (912) 264-7218 Fax (912) 262-3143
	6555 Abercorn Street, Suite 110B Savannah, Georgia 31402 (912) 691-6810 Fax??

Department of Natural Resources Environmental Protection Division (EPD)	One Conservation Way, Suite 300 Brunswick, Georgia 31520 - 8687 (912) 264-7284 Fax (912) 262-3160
	6555 Abercorn Street, Suite 130 Savannah, Georgia 31402 (912) 353-3225 Fax (912) 353.3234

Web Site:	www.dnr.state.ga.us
------------------	--

Department of Transportation Jesup District Office	294 North Highway 301 Jesup, Georgia 31545 (912) 427-5764
---	---

Federal

**Army Corps of Engineers
Regulatory Branch
Coastal Area Section** Post Office Box 889
Savannah, Georgia
31402-0889
(912) 652-5503 ; (800) 448-2402

Web Site: www.usace.army.mil

**Federal Emergency
Management Agency
Federal Insurance Administration
National Flood Insurance Program** 500 C. Street, S.W.
Washington, DC 29472
(800) 638-6620

**National Oceanic and
Atmospheric Administration
Office of Ocean and
Coastal Resource Management** 1305 East-West Highway
Silver Spring, MD 20910
(301) 713-3155

**U.S. Department of Agriculture
Natural Resources Conservation Service** 124 Barnard Street Suite 101
Savannah, Georgia 31401
(912) 236-0761

State Soil Scientist Federal Building
3rd Floor, Box 13
#55 East Hancock Avenue
Athens, Georgia 30601
(404) 546-2278

2) Local Governments

Brantley	Health Department	115 Florida Avenue	Nahunta, GA 31553	(912) 462-6165
	Tax Assessor	117 Brantley	Nahunta, GA 31553	(912) 462-5251
	Tax Commissioner	117 Brantley	Nahunta, GA 31553	(912) 462-5723
Bryan	Health Department.	9665 Ford Ave	Richmond Hill, GA 31324	(912) 756-2611
	Building & Zoning	Post Office Box 1071	Pembroke, GA 31321	(912) 653-4681
	Commissioners Office	Post Office Box 430	Pembroke, GA 31321	(912) 653-4681
	Health Department.	11 Courthouse Square	Pembroke, GA 31321	(912) 653-4331
	Public Works	506 Ledford Street	Pembroke, GA 31321	(912) 653-4511
	Solid Waste	506 Ledford Street	Pembroke, GA 31321	(912) 653-4511
Camden	Administrator	200 E 4th	Woodbine, GA 31569	(912) 576-5649
	Health Department.	Post Office Box 99	Woodbine, GA 31569	(912) 576-5601
Charlton	Health Department.	1209 N 3rd Street	Folkston, GA 31537	(912) 496-2561
	Clerk	100 S 3rd Street	Folkston, GA 31537	(912) 496-2354
Chatham	Clerk	124 Bull Street	Savannah, GA 31401	(912) 652-7875
	Emergency Management Agency Defense Dept.	124 Bull Street	Savannah, GA 31401	(912) 651-3100
	County Manager	124 Bull Street	Savannah, GA 31401	(912) 652-7869
	Metropolitan Planning Commission	110 E State Street	Savannah, GA 31401	(912) 651-1440
	Inspections	124 Bull St # 410	Savannah, GA 31401	(912) 652-7830
Effingham	Administrator	Post Office Box 307	Springfield, GA 31329	(912) 754-2111
	Health Department..	802 Ga Highway 119 S.	Springfield, GA 31329	(912) 754-6484
	Planning Department.	768 Highway 119 S	Springfield, GA 31329	(912) 754-2105
	Zoning	768 Highway 119 South	Springfield, GA 31329	(912) 754-2128
Glynn	Engineer	4141 Norwich Street Ext	Brunswick, GA 31520	(912) 267-5692
	Enviromental Health	1803 Gloucester Street	Brunswick, GA 31520	(912) 264-3931
	Planning Commission	1803 Gloucester Street	Brunswick, GA 31520	(912) 267-5740
	Administrator	701 Gloucester Street	Brunswick, GA 31520	(912) 267-5600
Liberty	Environmental Commission Office	101 N Commerce	Hinesville, GA 31313	(912) 368-5520
	Commission Office	112 N Main Street	Hinesville, GA 31313	(912) 876-2164
McIntosh	Commission Office	310 North Way	Darien, GA 31305	(912) 437-6671
Long	Administrator	Post Office Box 476	Ludowici, GA 31316	(912) 545-2143
	Commission	49 E Mcdonald Street	Ludowici, GA 31316	(912) 545-2143
	Health Department	46 N Main Street	Ludowici, GA 31316	(912) 545-2107
Wayne	Administrator	341 E Walnut Street	Jesup, GA 31546	(912) 427-5900
	Commission Office	341 E Walnut Street	Jesup, GA 31546	(912) 427-5900

L) Related Publications of Interest

Environmental Management Requirements for Stream and River Corridors in Georgia

University of Georgia, for Environmental Protection Division, Georgia Department of Natural Resources, 1997.

(Available at www.dnr.state.ga.us .)

HANDBOOK: building in the coastal environment

Georgia Department of Natural Resources, June 1975. (Inquire at www.dnr.state.ga.us .)

Land Development Provisions To Protect Georgia Water Quality

University of Georgia, for Georgia Department of Natural Resources, 1997. (Available at www.dnr.state.ga.us .)

Protecting Natural Wetlands: A guide to Stormwater Best Management Practices

Tetra Tech, Inc. for U.S. Environmental Protection Agency, October 1996. (Available at www.epa.gov .)

