



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912-264-7218

WALTER RABON  
COMMISSIONER

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**COASTAL MARSHLANDS PROTECTION ACT  
STAFF'S FINDINGS & RECOMMENDATIONS**

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July 18, 2025

**TO:** Coastal Marshlands Protection Committee:  
Commissioner Walter Rabon, Chairman  
Mr. Chad Barrow  
Mr. Brad Brookshire  
Mr. Davis Poole  
Dr. Valerie Hepburn

**FROM:** Department Staff to the Committee

**APPLICANT:** Seabrook Village Foundation, Inc.  
C/O Krystal B. Hart  
660 Trade Hill Rd.  
Midway, GA 31320

**AGENT:** Sam LaBarba  
LaBarba Environmental Services  
139 Altama Connector, #161  
Brunswick, GA 31525

**LOCATION:** 7162 Islands Hwy, Carrs Neck Creek, Midway, Liberty County,  
Georgia

**PROJECT:** The proposed project is to construct and maintain a living shoreline and  
fishing pier at 7162 Islands Hwy, Carrs Neck Creek, Liberty County,  
Georgia.

**ARMY CORPS NUMBER:** SAS-2025-00113

**APPLICABLE LAW:** O.C.G.A. §12-5-280 *et seq.*, as amended, Coastal Marshlands Protection  
Act (CMPA) of 1970.

**SUMMARY OF PUBLIC COMMENTS:** The Public Notice of the Coastal Marshlands  
Protection Committee (CMPC) ran from June 11, 2025 to July 10, 2025. Two comments were  
received in favor of the project.

**FINDINGS:** Department Staff to the CMPC make the following findings regarding this  
application:

**Project Scope and Justification: O.C.G.A. § 12-5-286(b): O.C.G.A § 12-5-286 (b) (8) requires a discussion of why the permit should be granted.**

1. The project site is located at Martha Randolph Stevens Park, a 12-acre recreational site locally known as “The Landing.”
2. The shoreline is currently unprotected and is experiencing active erosion. There are no water dependent structures on the property.
3. The applicant proposes to construct and maintain a living shoreline and fishing pier.
4. The bank of the creek will be graded to establish a 2H:1V or a 3H:1V slope. The newly sloped bank will begin at approximately 5ft. landward and end 19ft. seaward of the CMPA jurisdiction line. Approximately 44 cubic yards of material will be transferred from the graded shoreline to the adjacent upland.
5. Once the desired slope is established the shoreline will be stabilized with 4,913sq.ft. of Flexamat, a vegetated concrete block mat, that will be anchored using “U” anchors. The toe of the slope will be protected by the placement of 420sq.ft. of riprap.
6. Once the Flexamat and riprap are installed, 328sq.ft. of oyster tables will be installed landward of the riprap toe where oyster recruitment is most prevalent. 434sq.ft. of oyster bags will be installed on the outer edge of the project area. The bags will be placed on the Flexamat and extend over the edges. *Spartina alterniflora* will be replanted throughout the shoreline for total coverage of 3,731sq.ft.
7. Total impacts to coastal marshlands for the proposed living shoreline are 5,340sq.ft. (0.12 acre) and will include 121.55 cubic yards of fill.
8. The applicant proposes to construct and maintain a fishing pier that will consist of a 5ft. x 18ft. (90sq.ft.; 52sq.ft. in CMPA jurisdiction) fixed wooden walkway which will extend seaward to a 14ft. x 28ft. (392sq.ft.) fixed deck.
9. The fishing pier will extend approximately 7ft. into Carrs Neck Creek where it is 35ft. at Mean Low Water (MLW).
10. The proposed pier facility will impact approximately 444sq.ft. (0.01 acre) of coastal marshlands.
11. Total impacts to coastal marshlands for the proposed living shoreline and fishing pier are 5,784sq.ft. (0.13 acre) and will include 121.55 cubic yards of fill.

**O.C.G.A. § 12-5-286 (b) (8) requires a discussion of why the permit should be granted.**

12. The applicant has stated the area is suitable for supporting oysters and *Spartina*; however, ongoing erosion has prevented these species from growing along the curved shoreline.
13. The applicant has stated that the shoreline is experiencing significant erosion.

**Application Form, Applicant Name and Address, Project Plans, Plat, Deed or other instrument, Written permission to carry out project by owner of land, O.C.G.A. § 12-5-286(b)(1-4):**

14. Applicant has submitted the application form, name and address, project plans, plats, and deed.

**Adjoining Landowners, Non-refundable application fee, O.C.G.A. § 12-5-286 (b)(5,7):**

15. Applicant has submitted names and addresses of adjoining property owners as well as the non-refundable application fee.

**Local Government Zoning, O.C.G.A. § 12-5-286(b)(6):**

16. A letter was received from Liberty County Engineering Department stating that the project is not violative of zoning law.

**Alternative Sites Description and Feasibility 12-5-286 (b)(8):**

17. There are no feasible alternative sites for the project since the erosion is occurring at this site. The fishing pier will offer safe and stable access for recreational fishing in Carrs Neck Creek.

**Landfill, Hazardous Waste Inquiry, O.C.G.A. § 12-5-286(b)(9):**

18. Applicant has reviewed the Hazardous Site Index maintained by Georgia Environmental Protection Division. There are no landfills or hazardous waste sites near the proposed project location.

**Water Quality Certification, O.C.G.A. § 12-5-286(b)(10):**

19. Water Quality Certification is not required for the proposed project.

**Adherence to Erosion and Sediment Control Responsibilities, O.C.G.A. § 12-5-286 (b)(11):**

20. Applicant has stated the intention to adhere to soil and erosion control responsibilities.

**Notification of Proposed Project, O.C.G.A. § 12-5-286(d)(e):**

21. The public notice of the Coastal Marshlands Protection Committee (CMPC) ran from June 11, 2025 to July 10, 2025. Two comments were received in favor of the project.

**Public Interest Considerations, O.C.G.A. § 12-5-286(g):**

22. In passing upon application for a permit, the CMPC shall consider the public interest.

- a) **The design of the project is such that no unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal.** The proposed dock is designed to minimize interference with natural water flow. Additionally, the living shoreline features, including Flexamat, riprap, and oyster bags, are designed to stabilize the shoreline without extending significantly into the waterway. These features ensure that natural water flow patterns are maintained while protecting the shoreline from erosion. The project will not unreasonably obstruct or alter the natural flow of navigational water in Carrs Neck Creek.
- b) **The design of the project is such that no unreasonably harmful or increased erosion, shoaling of the channels, or stagnant areas of water will be created.** The dock design incorporates measures to mitigate erosion and shoaling. The timber pile foundation allows for water flow around and beneath the structure, reducing the risk of stagnant water accumulation. Additionally, the living shoreline enhancements, such as rip-rap, oyster bags, and Flexamat, stabilize the shoreline and prevent erosion. These features work together to ensure that the proposal will not cause harmful erosion, shoaling of channels, or stagnant water areas in Carrs Neck Creek.
- c) **The proposal will not unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, and clams or any marine life or wildlife or other natural resources including but not limited to water and oxygen supply.** The project includes features such as the installation of oyster bags and oyster catcher tables which enhance habitat for marine life. These features provide ecological

benefits by supporting water filtration and promoting biodiversity. The dock is small in scale and designed to minimize shading of marsh vegetation, ensuring the continued growth of important plant species that support oxygen levels and habitat for aquatic life. The proposed project will not unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life and associated resources.

**Restriction on granting of permits; size restriction; activities and structures considered contrary to the public interest, O.C.G.A. § 12-5-288 (a) and (b):**

23. The proposed projects are water-dependent. The project cannot be satisfied using an alternative non-marshland site.
24. Total impacts to coastal marshlands for the proposed living shoreline and fishing pier are 5,784sq.ft. (0.13 acre) and will include 121.55 cubic yards of fill.

**Leasing of state owned marshland or water bottoms, O.C.G.A. § 12-5-287:**

25. The proposed project does not require a water bottoms lease.

**Determining Project Boundaries, Rule 391-2-3-.02(3):**

26. The marshlands component consists of the construction of a living shoreline and fishing pier. When completed, proposed structures in CMPA jurisdiction will total approximately 5,784sq.ft. (0.13 acres) and will include 121.55 cubic yards of fill.
27. The upland component of the proposed project is 4,008sq.ft. and consists of a 5ft. x 6ft. (30sq.ft.) concrete landing, a 5ft. x 20ft. (100sq.ft.) aluminum ramp, a section of the fixed wooden walkway (38sq.ft.), and an existing 3,840sq.ft. pervious parking area.

**Marshland Buffers for Upland Component of the Project, Rule 391-2-3-.02(4):**

28. The applicant has certified adherence to soil and erosion control responsibilities.
29. Land disturbance and construction within the 50ft. marshlands buffer in the upland component of the project is limited to:
  - a) **Construction and maintenance of temporary structures necessary for construction of the marshlands component of the project.** Temporary impacts within the 50ft. marshlands buffer are limited to the placement of the materials needed and hand tools construct the concrete pad, aluminum ramp, and portion of wooden walkway.
  - b) **Construction and maintenance of permanent structures that are required for the functionality of and/or provide permanent access to the marshlands component of the project.** Permanent impacts within the 50ft. marshlands buffer will be a 30sq.ft. concrete landing, a 100sq.ft. aluminum ramp, a 47sq.ft. portion of the wooden walkway, and a 3,840sq.ft. pervious parking area.
  - c) **Planting and grading with vegetated materials within the marshlands buffer to enhance stormwater management, such as erosion and sediment control measures, and to allow pedestrian access for passive recreation.** Planting and grading are not proposed for the fishing pier portion of the project.

**Stormwater Management Standards for the Upland Component of the Project, Rule 391-2-3-.02(5):**

30. There shall be no discharge of untreated stormwater from the upland component of the project.

**Impervious Surface, Rule 391-2-3-.02(6):**

31. The upland component of the project proposed project will be 94.8% pervious upon completion.

**RECOMMENDATION:** Should the Committee determine that the proposed project is in the public interest, Department staff recommends the following STANDARD and SPECIAL conditions:

**COASTAL MARSHLANDS PROTECTION ACT STANDARD CONDITIONS**

1. The project must comply, as applicable, for areas permitted herein, with all other federal, state, and local statutes, ordinances, and regulations and the applicant must obtain all licenses and permits prior to commencement of construction.
2. This permit does not resolve actual or potential disputes regarding ownership of, rights in or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests.
3. All plans, documents and materials contained in this permit application, required by Coastal Marshlands Protection Act of 1970, as amended O.C.G.A. § 12-5-280 et seq. are a part of this permit and conformance to such plans, documents, and materials are a condition of this permit. No change or deviation from these plans, documents, and materials shall be permitted without prior notification and approval by the Department or CMPC.
4. No further encroachment or construction shall take place within state jurisdiction, except as permitted by the CMPC. Any modification of the plans or structure in the jurisdictional area must be reviewed and approved by the Department or the CMPC, as necessary, prior to construction.
5. No construction or alteration of a project may commence until the expiration of 30 days following the date on which the application is approved; provided however that if a timely appeal is filed, no construction or alteration may commence until all administrative and judicial proceedings are terminated.
6. The permit must be posted onsite within 24 hours of beginning construction.
7. A copy of these and all permit conditions must be supplied to the person in charge of construction. All contractors and subcontractors are responsible for strict adherence to all permit conditions.
8. All Best Management Practices (BMPs) should be used to prevent any erosion and sedimentation at the site. No unauthorized equipment, materials, or debris may be placed in, disposed of, or stored in jurisdictional areas. Any visible alterations in the marsh topography will be restored immediately using low-impact hand tools. Any damage to the marsh vegetation that has not recovered naturally during the next growing season will be repaired by a method acceptable to the Department.
9. If the permitted improvements are damaged, fall into disrepair, become dilapidated, or are not meeting their expected usefulness and are not maintained at a serviceable level, it is the responsibility of the owner to remove the improvements. A new permit will be required to retain and repair the structure, improvement, or asset if it loses its structural integrity and is no longer serviceable.
10. The CMPC is not bound in the future to protect any improvement or asset authorized by the permit.

**SPECIAL CONDITIONS**

1. Permittee must install manatee awareness signage during construction of the facility. The permittee shall adhere to standard manatee conditions and procedures for aquatic construction as approved by the Savannah District Office of the US Army Corps of Engineers, US Fish and Wildlife Service, and the Georgia Department of Natural Resources.
2. No dredging is allowed in association with the project.
3. Permittee may be required to provide a post-construction survey. Such survey shall comply with the Georgia Plat Act O.C.G.A. 15-6-67 et seq.