

**From:** [Caitlin Roman](#)  
**To:** [kevinsquieraustin@gmail.com](mailto:kevinsquieraustin@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#)  
**Subject:** Re: Coast Guard Park Enhancements  
**Date:** Tuesday, February 11, 2025 3:56:32 PM  
**Attachments:** [Outlook-GMC.png](#)

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Good afternoon Mr. Austin,

Thank you for your comments. Please see the response below in green.

-- The site maps included with this application are too blurry to be legible on my home computer. This makes it impossible to see exactly where the volleyball court is being installed, and details of the southern access road. Do you have readable versions of these plans available to the public for viewing? If so, how and where can I look at them. The Coastal Resources Division has reviewed the submittal and made the documents associated with this request publicly available on their website (<https://coastalgadnr.org/>). The direct link to access the drawings is here: <https://dnr.app.box.com/s/zlhzc4e2kw1g3wvc5kwfp7oh1ou0u1yc>. I've opened the link for each of the attachments and am able to clearly view the files at this time. Is there a specific page number you can reference that you are unable to clearly view?

-- Page 4 of the permitting act application includes references to a new lifeguard station and ADA accessible viewing area, but those features do not appear to be on the request for a "revocable license for the use of tidal waterbottoms." Are those features part of this project? The revocable license permits activities within the Shoreline Protection Act (SPA) jurisdictional area. There is no lifeguard station or ADA accessible viewing area proposed within the SPA jurisdictional area; however, these features will require modification of vegetation within the SPA jurisdictional area to allow for clear line of sight. **Have those features or any other changes to the park been approved and permitted by the county?** Any questions related to local permitting/approval or about aspects of the proposed project outside of the SPA

jurisdictional area should be directed to the Glynn County Board of Commissioners. **Why does the application take them into account?** The application takes these features into account because the proposed ADA accessible viewing area and lifeguard station, while physically located outside of the SPA jurisdictional area, will require modification of vegetation within the SPA jurisdictional area to allow for clear line of sight.

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**From:** [Caitlin Roman](#)  
**To:** [sonrisefarmer@hotmail.com](mailto:sonrisefarmer@hotmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: East Beach Expansion  
**Date:** Tuesday, February 18, 2025 4:27:09 PM  
**Attachments:** [image.png](#)

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Good afternoon,

Thank you for your comment on the proposed Coast Guard Park Enhancements project. Please let me know if you have any comments specific to proposed project impacts within the Shoreline Protection Act (SPA) jurisdictional area.

Thanks,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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-----Original Message-----

From: mimi <[sonrisefarmer@hotmail.com](mailto:sonrisefarmer@hotmail.com)>

Sent: Friday, February 14, 2025 3:47 PM

To: Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

Subject: East Beach Expansion

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No - leave East Beach alone!

**From:** [Caitlin Roman](#)  
**To:** [jen7867@icloud.com](mailto:jen7867@icloud.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Expansion  
**Date:** Tuesday, February 18, 2025 4:34:54 PM  
**Attachments:** [image002.png](#)

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Good afternoon,

Thank you for your comment on the proposed Coast Guard Park Enhancements project.

The project proposes impacts to the Shoreline Protection Act (SPA) jurisdictional area. Within that SPA jurisdictional area, the project proposes to remove 1,030-square feet (0.024-acres) of wetland. The wetland within the SPA jurisdictional area will be replanted with native vegetation, ensuring that the character and aesthetic remain consistent with other areas of the beach. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

Thanks,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**GMC**

-----Original Message-----

From: Jennifer <[jen7867@icloud.com](mailto:jen7867@icloud.com)>

Sent: Saturday, February 15, 2025 8:22 PM

To: Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

Subject: Coast Guard Beach Expansion

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Ms. Byrnes - I live on East Beach and oppose the coast guard expansion. It would ruin the beauty of the area and tear down wetlands that make our island unique. There are other ways to solve the parking issue like charging for parking similar to Tybee and Jacksonville. Please do not further commercialize our island.

Thanks,  
Jennifer H



**From:** [Jason Hagen](#)  
**To:** [Byrnes, Elizabeth](#)  
**Cc:** [Noble, Josh](#); [Caitlin Roman](#); [John T. Gentry](#); [Matt Mitchell](#); [Rob Brown](#); [Resden Talbert](#)  
**Subject:** RE: Coast Guard on Public Notice 2/1/2025  
**Date:** Wednesday, February 19, 2025 3:18:27 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[SPA20240006 Coast Guard Beach Public Notice and Drawings.pdf](#)  
[Letter to Elizabeth Byrnes, Coastal Resources Division, in Support of the Coast Guard Beach Project 2.19.25.pdf](#)

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Beth, good afternoon.

Please find attached a letter in support of the Coast Guard Beach project's SPA permit application. This letter advocates for the project's approval and highlights its benefits to the community and coastal environment.

Would you kindly add this to our application packet for consideration? Please let me know if you need any additional information.

Thank you for your time and assistance.

Best regards,



## Jason Hagen

Program Management Director

1725 Reynolds St., Ste. 230, Brunswick, GA 31520  
 912-554-7139  
 [jhagen@glynncounty-ga.gov](mailto:jhagen@glynncounty-ga.gov)  
 [glynncounty.org](http://glynncounty.org)

**From:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

**Sent:** Friday, January 31, 2025 10:42 AM

**To:** [Caitlin Roman](mailto:caitlin.roman@gmcnetwork.com) <[caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)>; [Rob Brown](mailto:rob.brown@gmcnetwork.com) <[rob.brown@gmcnetwork.com](mailto:rob.brown@gmcnetwork.com)>; [Matt Mitchell](mailto:matt.mitchell@gmcnetwork.com) <[matt.mitchell@gmcnetwork.com](mailto:matt.mitchell@gmcnetwork.com)>; [Jason Hagen](mailto:jhagen@glynncounty-ga.gov) <[jhagen@glynncounty-ga.gov](mailto:jhagen@glynncounty-ga.gov)>

**Cc:** [Noble, Josh](mailto:Noble, Josh) <[Josh.Noble@dnr.ga.gov](mailto:Josh.Noble@dnr.ga.gov)>

**Subject:** Coast Guard on Public Notice 2/1/2025

**CAUTION:** This email originated outside of the Glynn County Network E-mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

The attached public notice will be published on our website tonight at midnight and will include a dropbox link for access to all of the site plans provided for the application. I am placing the signs on property today. Any public comments received will be sent to you for response. Please respond to all comments and be sure to attach us to the responses as these will be included in the application packet as well.

<https://coastalgadnr.org/>

Thank you,

**Beth Byrnes**

Coastal Permit Coordinator

**[Coastal Resources Division](#)**

Mobile: 912-266-0277

CRD Main Line: 912-264-7218

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## **GLYNN COUNTY BOARD OF COMMISSIONERS**

Office of Project Management and Business Integration

1725 Reynolds Street, Brunswick, GA 31520

Phone: (912) 554-7405 Fax: (912) 554-7139 [jhagen@glynncounty-ga.gov](mailto:jhagen@glynncounty-ga.gov)

[www.glynncounty.org](http://www.glynncounty.org)

February 19, 2025

Elizabeth Byrnes  
Coastal Permit Coordinator  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520

### **Subject: Support for Coast Guard Beach Park Enhancements – SPA Permit Application**

Dear Ms. Byrnes,

I am writing on behalf of Glynn County in strong support of the proposed improvements at Coast Guard Beach Park and the issuance of the Shore Protection Act (SPA) permit associated with this project. These enhancements have been thoughtfully designed to improve public access, enhance safety, and protect the natural environment while maintaining compliance with state regulations and best practices for coastal management.

Coast Guard Beach Park serves as a vital recreational and ecological asset for St. Simons Island. The proposed enhancements, as outlined in the permit application, aim to balance community needs with environmental stewardship. Key components of the project include:

- **Improved Beach Access:** Realigning the existing southern beach access path to avoid private property while maintaining safe, efficient access for pedestrians and emergency response vehicles.
- **Environmental Protection Measures:** Incorporating native dune vegetation restoration, sand fencing to mitigate erosion, and maintaining the majority of existing vegetation to protect the natural landscape.
- **Stormwater and Flood Mitigation:** Addressing long-standing drainage issues to reduce stormwater runoff, which currently contributes sediment and pollutants to adjacent marshlands.
- **Public Safety Enhancements:** Constructing a lifeguard station to improve emergency response capabilities and ensuring ADA-compliant access for all visitors.
- **Recreational Improvements:** Adding a sand volleyball court with beach-quality sand to expand public amenities while ensuring minimal impact within the SPA jurisdictional area.

The project has been carefully planned to limit its impact on the coastal ecosystem. Of the total SPA jurisdictional area within County-owned property (0.324 acres), only 0.055 acres (approximately 15%) will experience permanent disturbance, with the remaining 85% remaining in its natural or improved vegetative state. Additionally, all areas temporarily impacted during construction will be revegetated with native species.



This project is a direct response to the growing needs of our community and is an investment in both environmental sustainability and public enjoyment. The proposed improvements will not only enhance the user experience at Coast Guard Beach Park but will also ensure the long-term preservation and resilience of this cherished coastal resource.

We appreciate the thorough review process conducted by the Coastal Resources Division and look forward to working together to see these improvements realized. Please let me know if additional information is needed to facilitate the approval of the SPA permit.

Sincerely,

A handwritten signature in cursive script that reads "Jason Hagen".

Jason Hagen  
Program Management Director  
Glynn County Board of Commissioners

**From:** [Caitlin Roman](#)  
**To:** [pbrodnax@bellsouth.net](mailto:pbrodnax@bellsouth.net)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE Coast Guard Beach on St Simons Island  
**Date:** Wednesday, February 19, 2025 4:00:21 PM  
**Attachments:** [Outlook-GMC.png](#)

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Good afternoon Ms. Brodnax,

Thank you for your comment on the proposed Coast Guard Park Enhancements project. Please note, no parking is proposed within the Shoreline Protection Act (SPA) jurisdictional area. Please let me know if you have any comments specific to proposed project impacts within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

Thanks,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)



-----Original Message-----

**From:** Peggy Brodnax <[pbrodnax@bellsouth.net](mailto:pbrodnax@bellsouth.net)>  
**Sent:** Wednesday, February 19, 2025 3:09 PM  
**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
**Subject:** Coast Guard Beach on St Simons Island

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please don't change this wonderful natural beach area for a parking lot, etc. this short coastline is very precious to everyone who visits it. We need to protect every bit of the limited shoreline that Georgia has.

Sent from my iPhone

**From:** [Caitlin Roman](#)  
**To:** [khuff@surfrider.org](mailto:khuff@surfrider.org)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Wednesday, February 26, 2025 12:37:19 PM  
**Attachments:** [Outlook-GMC.png](#)

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Ms. Huff,

Thank you for your comments on the proposed Coast Guard Park Enhancements project on behalf of the Surfrider Foundation. Below are our responses related to your comments associated with impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- The Georgia Outdoor Stewardship Act (GOSA) is designed to fund genuine conservation efforts. Expanding facilities at the expense of wetlands, dunes, and a thriving maritime forest directly contradicts GOSA's mission. Approving this project would set a dangerous precedent, risking the misuse of critical conservation funding across Georgia.  
*Comments specific to funding should be directed to either the funding agency in question or the Glynn County Board of Commissioners.*
- Coast Guard Beach on St. Simons Island is a rare blend of natural beauty, recreational space, and local character. The proposed project would destroy the maritime forest that makes this beach unique, stripping away its ecological value.  
*Within the SPA jurisdictional area (0.324 acres), the proposed project will permanently impact only 0.055 acres (or 17% of the land area) and 0.151 acres (47%) will be undisturbed. Of the remaining 0.118 acres, vegetation modification and maintenance are proposed, which includes removing existing vegetation, including any invasive plants, and replanting this area with native vegetation. We have worked closely with the Coastal Resources Division and will continue to work with them to ensure vegetation is utilized that meets their requirements.*
- Removing sand dunes for parking expansion is a direct violation of the Shore Protection Act. Dunes play a vital role in stabilizing the shoreline, reducing flood risks, and acting as natural buffers against storms. Permits for dune removal should be issued only under extraordinary circumstances. Prioritizing short-term parking needs over long-term coastal resilience undermines community safety and environmental integrity.  
*No parking structures are proposed within the SPA jurisdictional area. Further, no removal of sand dunes are proposed as part of this project. The project does propose maintenance and slight realignment of the existing southern beach access to keep the path off of private property. Note that any temporary disturbance associated with this maintenance and realignment will be stabilized with native dune vegetation, in close coordination with the Coastal Resources Division.*

- The plan to clearcut 30-year-old live oaks and pines in the maritime forest for “viewshed enhancement” sacrifices essential wildlife habitat. These forests support diverse coastal species, and replacing this critical habitat with simple grassy vegetation disregards the ecological importance of this coastal ecosystem.  
*The plans propose vegetation modification within the SPA jurisdictional area; however, vegetation in 47% of the SPA jurisdictional area will be untouched. Vegetation modification is to allow for line of sight, both for those who plan to use the proposed ADA viewing area and for the proposed lifeguard facility. The proposed vegetation modification within the SPA jurisdictional area will include removal of the existing vegetation and replacement with native species, in close coordination with the Coastal Resources Division, which do not impede line of sight.*
- Surfrider advocates for nature-based solutions in addressing coastal challenges like sea level rise. Preserving natural sand dunes is essential for shoreline stability, flood protection, and habitat preservation. We oppose the removal of critical habitats, especially in areas like Coast Guard Beach, which already faces severe flooding and stormwater runoff issues. These conditions contribute sediment and pollutants to the adjacent salt marsh, compounding ecological harm.  
*Note that the proposed project aims to address flooding and stormwater runoff issues on this site. There are no proposed impervious surfaces within the SPA jurisdictional area and additional vegetation and sand fencing are proposed, which offer improved stability, erosion protection, and flood protection in addition to preserving habitat with native and appropriate vegetation which must be approved by the Coastal Resources Division. Additionally, the Fish and Wildlife Service's Georgia Ecological Services Field Office indicated, "There are no critical habitats within your project area under this office's jurisdiction."*

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**GMC**

**From:** [Caitlin Roman](#)  
**To:** [htawboswell@gmail.com](mailto:htawboswell@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Wednesday, February 26, 2025 12:54:15 PM  
**Attachments:** [Outlook-GMC.png](#)

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Ms. Boswell,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- If the sand dunes are destroyed or even altered, it will affect many species that may have longstanding consequences.  
*No removal of sand dunes are proposed as part of this project. The project does propose maintenance and slight realignment of the existing southern beach access to keep the path off of private property. Note that any temporary disturbance associated with this maintenance and realignment will be stabilized with native dune vegetation, in close coordination with the Coastal Resources Division.*
- Again, I am asking you to prevent the destruction or degradation of critical habitat such as protected wetlands, maritime forest and active beach dunes along the coast of Georgia.  
*The Fish and Wildlife Service's Georgia Ecological Services Field Office indicated, "There are no critical habitats within your project area under this office's jurisdiction."*

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**GMC**

---

**From:** Tami Boswell <[htawboswell@gmail.com](mailto:htawboswell@gmail.com)>  
**Sent:** Wednesday, February 26, 2025 6:01 AM  
**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
**Subject:** RE: Project at Coast Guard Beach Park

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Hello Ms. Byrnes,

I am writing to express my concerns about the proposed project at Coast Guard Beach Park on St. Simons Island, GA.

Personally, the natural coastal wildlife and landscape have greatly influenced who I am today as a citizen in my community, a teacher of elementary and middle school aged children, a mother of two children, a wife, a daughter, a sister, and a grandchild. I was privileged to spend 33 years of my life in this area. Even though I have taken residency with my family in the northern part of our beautiful state, I visit what I consider to still be "my" coastal beaches and other areas several times a year. I am drawn to and respect the wildlife and their habitat that have and continue to teach me as well as my family many lessons in life that cannot be understood otherwise. I value our coastal landscape not just for its beauty but also for how it develops, maintains, and nourishes the vital life within this special topography. If the sand dunes are destroyed or even altered, it will affect many species that may have longstanding consequences.

I write to ask you to stop this project from moving forward. This project seems to be driven by the dollar for immediate gratification not considering the lasting effects. Please consider updating Massengale Beach which is just a very short walk from Coast Guard Beach.

Again, I am asking you to prevent the destruction or degradation of critical habitat such as protected wetlands, maritime forest and active beach dunes along the coast of Georgia.

A Concerned Citizen,  
Tami Boswell

**From:** [Caitlin Roman](#)  
**To:** [jeanderosa@gmail.com](mailto:jeanderosa@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Wednesday, February 26, 2025 1:02:16 PM  
**Attachments:** [Outlook-GMC.png](#)

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Ms. DeRosa,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- While I think it would be fun to have volleyball at the beach, why do we have to level the dunes to make this possible?  
*The proposed volleyball court is proposed within the SPA jurisdictional area, which extends 25-ft landward of the landward toe of dune. That is to say, the proposed volleyball court will be 25-ft landward of the dune and will not require leveling, grading, or modification of the dune.*
- Again, I am asking you to prevent the destruction or degradation of critical habitat such as protected wetlands, maritime forest and active beach dunes along the coast of Georgia.  
*The Fish and Wildlife Service's Georgia Ecological Services Field Office indicated, "There are no critical habitats within your project area under this office's jurisdiction."*
- I love the natural parking lot and hate to think concrete is going in and more trees are coming down. The rest room is fine, but an update would be ok. What I would like to see is less dogs pooping and peeing where I want to walk on the beach. What is the plan for that?  
Please keep this area natural and not a tourist attraction.  
*For comments on the project related to areas outside of the SPA jurisdictional area, please contact the Glynn County Board of Commissioners. For your concerns related to dogs, Glynn County Code Enforcement may be best suited to address your concerns.*

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**GMC**

---

**From:** Jean DeRosa <D>  
**Sent:** Wednesday, February 26, 2025 6:56 AM  
**To:** Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>  
**Subject:** Improvements at coast guard beach

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Beth. While I think it would be fun to have volleyball at the beach, why do we have to level the dunes to make this possible? Surely there is a better solution. I love the natural parking lot and hate to think concrete is going in and more trees are coming down. The rest room is fine, but an update would be ok. What I would like to see is less dogs pooping and peeing where I want to walk on the beach. What is the plan for that? Please keep this area natural and not a tourist attraction. Thanks for listening. Jean

Jean DeRosa  
219 Pine Street  
SSI  
404-784-3304



**From:** [Caitlin Roman](#)  
**To:** [jeanderosa@gmail.com](mailto:jeanderosa@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** Re: Coast Guard Beach Enhancements  
**Date:** Wednesday, February 26, 2025 7:22:46 PM  
**Attachments:** [Outlook-GMC.png](#)  
[Outlook-GMC.png](#)

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Ms. DeRosa,

I wanted to correct myself in a comment I made to you. I incorrectly stated:

*"That is to say, the proposed volleyball court will be 25-ft landward of the dune and will not require leveling, grading, or modification of the dune."*

The proposed volleyball court is within that SPA jurisdictional area and will be closer to the dune than 25-feet but does not cross the toe of dune boundary, meaning it does not require leveling, grading, or modification of the dune. Impacts associated with the volleyball court stop short of that toe of dune line, as shown in the exhibits posted for comment.

Apologies for the error. Please let me know if you need further clarification.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**GMC**

---

**From:** Caitlin Roman  
**Sent:** Wednesday, February 26, 2025 1:02 PM  
**To:** [jeanderosa@gmail.com](mailto:jeanderosa@gmail.com) <[jeanderosa@gmail.com](mailto:jeanderosa@gmail.com)>  
**Cc:** [Byrnes, Elizabeth](mailto:elizabeth.byrnes@dnr.ga.gov) <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>; [Noble, Josh](mailto:Josh.Noble@dnr.ga.gov) <[Josh.Noble@dnr.ga.gov](mailto:Josh.Noble@dnr.ga.gov)>  
**Subject:** RE: Coast Guard Beach Enhancements

Ms. DeRosa,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with impacts proposed within the Shoreline

Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- While I think it would be fun to have volleyball at the beach, why do we have to level the dunes to make this possible?

*The proposed volleyball court is proposed within the SPA jurisdictional area, which extends 25-ft landward of the landward toe of dune. That is to say, the proposed volleyball court will be 25-ft landward of the dune and will not require leveling, grading, or modification of the dune.*

- Again, I am asking you to prevent the destruction or degradation of critical habitat such as protected wetlands, maritime forest and active beach dunes along the coast of Georgia.

*The Fish and Wildlife Service's Georgia Ecological Services Field Office indicated, "There are no critical habitats within your project area under this office's jurisdiction."*

- I love the natural parking lot and hate to think concrete is going in and more trees are coming down. The rest room is fine, but an update would be ok. What I would like to see is less dogs pooping and peeing where I want to walk on the beach. What is the plan for that? Please keep this area natural and not a tourist attraction.

*For comments on the project related to areas outside of the SPA jurisdictional area, please contact the Glynn County Board of Commissioners. For your concerns related to dogs, Glynn County Code Enforcement may be best suited to address your concerns.*

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**GMC**

---

**From:** Jean DeRosa <D>

**Sent:** Wednesday, February 26, 2025 6:56 AM

**To:** Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>

**Subject:** Improvements at coast guard beach

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Beth. While I think it would be fun to have volleyball at the beach, why do we have to level the dunes to make this possible? Surely there is a better solution. I love the natural parking lot and hate to think concrete is going in and more trees are coming down. The rest room is fine, but an update would be ok. What I would like to

see is less dogs pooping and peeing where I want to walk on the beach. What is the plan for that? Please keep this area natural and not a tourist attraction. Thanks for listening. Jean

Jean DeRosa  
219 Pine Street  
SSI  
404-784-3304

**From:** [Caitlin Roman](#)  
**To:** [poolenge@gmail.com](mailto:poolenge@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Thursday, February 27, 2025 11:07:41 AM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Ms. Pool,

Thank you for your comments on the proposed Coast Guard Beach Enhancement project. Please note that comments not specifically related to the proposed impacts within the Shoreline Protection Act (SPA) jurisdictional should be directed to the Glynn County Board of Commissioners.

- The adjacent area to beaches...dunes, native landscape and behind that, natural terrain, should be left to be the guardians of our beaches.  
*The project within the SPA jurisdictional area proposes use of exclusively native vegetation, which is subject to the approval of the Coastal Resources Division. An aspect of vegetation modification proposed within the SPA jurisdictional area also includes removal of non-native vegetation and replacement with native species. Minor dune impacts are proposed for maintenance and realignment of an existing southern beach access, which crosses onto private property. All areas of temporary disturbance for this proposed maintenance and realignment will be replanted with native dune vegetation, with species selection subject to the approval of the Coastal Resources Division. For project comments or concerns outside of the SPA jurisdictional area, you may wish to contact the Glynn County Board of Commissioners.*
- It also appears that the plans for this project by Glynn County have not been 100% transparent.  
*If you can be more specific about impacts of the proposed project to the SPA jurisdictional area that you feel are not transparent, I can seek answers and provide feedback or clarification. If your comment or concern is related to aspects of the project other than the proposed impacts to the SPA jurisdictional area, you may wish to contact the Glynn County Board of Commissioners.*

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)



**From:** Kathy P <[poolenge@gmail.com](mailto:poolenge@gmail.com)>  
**Sent:** Wednesday, February 26, 2025 2:10 PM  
**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
**Subject:** St. Simons Coast Guard Beach

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Byrnes,

I no longer live on St. Simons, but I grew up at the location of the 915 Beachview Drive, in an early built two-story beach house that our family held on to until we could no longer pay the increasing property taxes. This house was torn down and replaced by two large, two-story homes built out to setback. One line of our family that found affordable accommodations in the Harrington Rd area but now in retirement, is considering having to leave the island, again, because of taxes.

I grew up as a "free range" child, heading out the door everyday on weekends and during summer vacation to the beach. At low tide I could walk all the way to East Beach, until beach erosion and storms, added bulkheads and seawalls required me to walk Beachview Drive until I got to the King & Prince Hotel. My parents always got me a pass for the pool, which in those days was about \$30 per season. From there I had access to the beach by the Coast Guard Station to Gould's Inlet.

Each year I witnessed changes. These plans to continue altering the adjoining area around the SSI Coast Guard Beach should stop. What is removed, rebuilt and added, is yet another nail in the coffin of America's naturally occurring landscape.

This book, published in 1983, *"The Beaches are Moving: The Drowning of America's Shoreline,"* reveals the continual erosion, armoring, and more erosion in adjacent beaches. The adjacent area to beaches...dunes, native landscape and behind that, natural terrain, should be left to be the guardians of our beaches. Yes, we have already extremely modified the access to this stretch of beach. Don't continue.

It also appears that the plans for this project by Glynn County have not been 100% transparent. I recommend that the CMPC and SPC block not approve this project.

Regards,

Kathy Pool  
[poolenge@gmail.com](mailto:poolenge@gmail.com)  
360-531-3098

**From:** [Caitlin Roman](#)  
**To:** [megan@onehundredmiles.org](mailto:megan@onehundredmiles.org)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Thursday, February 27, 2025 11:21:37 AM  
**Attachments:** [Outlook-GMC.png](#)  
[OHM Response to Comments 02.27.25.docx](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ms. Desrosiers,

Thank you for your comments on the proposed Coast Guard Beach Enhancement project. Please note that comments not specifically related to the proposed impacts within the Shoreline Protection Act (SPA) jurisdictional should be directed to the Glynn County Board of Commissioners.

I've responded to your comments in the attached document. Please let me know if you have any issues viewing it.

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)

**GMC**

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**From:** Megan Desrosiers <[megan@onehundredmiles.org](mailto:megan@onehundredmiles.org)>  
**Sent:** Wednesday, February 26, 2025 11:31 AM  
**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
**Subject:** Comments re Coast Guard Beach SPA permit request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Byrnes,

Please accept these comments on behalf of One Hundred Miles.

Sincerely,

Megan Desrosiers  
President/CEO

One Hundred Miles

912.223.8608

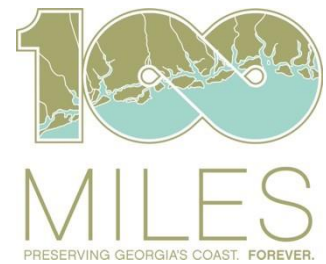
Protecting Georgia's 100-mile coast through advocacy, education, and community engagement.

[www.OneHundredMiles.org](http://www.OneHundredMiles.org)

Sent via email to: [elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)

February 26, 2025

Ms. Beth Byrnes  
Georgia Department of Natural Resources  
Coastal Resources Division  
One Conservation Way  
Brunswick, GA. 31520



7 Glynn Avenue  
Brunswick, GA 31520  
[www.OneHundredMiles.org](http://www.OneHundredMiles.org)  
912.264.4111

*RE: Opposition to and comments on Shore Protection Act (SPA) permit application for construction and demolition at Coast Guard Beach Park on St. Simons Island, GA*

Dear Ms. Byrnes and members of the Shore Protection Committee,

Thank you for the opportunity to review and comment on the request for a Shore Protection Act (SPA) permit to clear and replace vegetation, place sand fencing, fill wetlands, construct a sand volleyball court, modify the northern beach access, and realign and replace the southern beach access—all within the SPA Jurisdiction at the Coast Guard Beach Park on St. Simons Island. Please accept this comment letter regarding the issuance of a permit for this project on behalf of One Hundred Miles (OHM). OHM is a coastal conservation organization dedicated to protecting Georgia's 100-mile coast through advocacy, education, and community engagement.

According to the Coastal Resource Division's (CRD) public notice for this project:

*"It is the responsibility of the applicant to demonstrate that the project is not contrary to the public interest and that no feasible alternative sites exist. In passing upon the application for permit, the permit issuing authority shall consider the public interest which for purposes of this part shall be deemed to be the following considerations: (1) Whether or not unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created; (2) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of marine life, wildlife, or other resources; and (3) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with reasonable access by and recreational use and enjoyment of public properties impacted by the project."<sup>1</sup>*

**OHM is writing to urge you to deny the requested permit to alter dunes, wetlands, and vegetation within the jurisdictional area at Coast Guard Beach.**

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<sup>1</sup><https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island>



For the proposed project, the county proposes to permanently alter 17% of the jurisdictional area and temporarily alter 36.4% for a total impact of 53.4% of the total jurisdictional area. This alteration will include the filling of 0.024 acres of wetlands, removing vegetation, and leveling a sand dune to construct a volleyball court. To mitigate the impacts, the county proposes to install sand fencing and use beach grade sand to level the volleyball court and fill the wetland. <sup>2</sup>We are concerned about the following aspects of the proposed project:

Clarification that the permit application reads, “the project includes clearing and replacement of vegetation, placement of sand fencing, filling of approximately 0.024-acres of wetlands, construction of a sand volleyball court, minor modification to the existing northern beach access, and minor realignment and replacement of an existing beach access point on the southern portion of the project area, as shown on the SPA & JD Boundary Exhibit included with the site plans.”. Please note, the project does not propose to level a sand dune. The Shoreline Protection Act (SPA) jurisdictional area is the area of land 25-ft landward of the landward toe of dune of the most landward dune. The volleyball court is proposed within this jurisdictional area but does not include impacts beyond the toe of dune. Only a portion of the volleyball court is within the SPA jurisdictional area, and most of the volleyball court will be outside of the SPA jurisdictional area. Additionally, the project proposes 0.118-acres of temporary impacts, all of which will be restabilized following construction activities with native vegetation, approved through the Coastal Resources Division.

**A. Altering sand dunes and restabilizing with sand fencing.** According to the Georgia DNR Coastal Resources Division (CRD), sand dunes are an essential part of the sand sharing system in Georgia and on the east coast. They also protect communities from flooding and storm surge. The conservation of sand dunes should be a high priority and alteration of sand dunes should only be done when necessary.<sup>3</sup>

The installation of sand fencing is a common technique used to regrow dunes after they have been altered. However, according to a study published in the journal *Geomorphology* in 2020, natural sand dunes are more stable and larger and grow and recover more quickly than dunes that are stabilized with sand fencing.<sup>4</sup>

No sand fencing is proposed on any sand dunes. The sand fencing is not being proposed in an effort to regrow dunes but as a means to help stabilize the area near the volleyball court and deter foot traffic onto the dune.

**B. Filling wetlands with beach grade sand.** Coastal wetlands play an essential role in flood protection. Wetlands that are tidally influenced are regularly inundated with sediments and nutrients that build soil elevation, support plant growth that stabilizes shorelines, and sequester carbon.<sup>5</sup>

The wetland occurring in the SPA jurisdictional area is not a tidally-influenced wetland, it is a depression, isolated wetland that has no consistent surface water connection. The project proposes to build the volleyball court with beach-quality sand and revegetate the adjacent areas. Revegetation will support plant growth and stabilize the area, in addition to sequestering carbon.

**C. Clearing existing vegetation and replanting with native grasses.** The existing vegetation at Coast Guard Beach is considered a maritime forest. Maritime forests consist of a variety of vegetation types, including grasses, shrubs, and trees. Coastal maritime forests provide the important ecological functions of shoreline stabilization and

wind protection and are considered a high priority habitat by the State Wildlife Action Plan.<sup>6</sup> They also provide critical habitat for plants and animals, including the painted bunting, a high priority species listed in the State Wildlife Action Plan<sup>7</sup>.

The document referenced defines Maritime Forest and Coastal Hammocks as, “Coastal forests dominated by live oak and palmetto.”. Note that the wetland area within the SPA is not dominated by live oak or palmetto. It is dominated by vines, shrubs, and scrubs. We have and continue to coordinate closely with the Coastal Resources Division to ensure the project meets their requirements.

**D. Viable alternatives were evaluated that would prevent any impairment of the jurisdictional area.** According to the applicant’s permit request materials, these impacts could be avoided if the volleyball court was located on the beach and the jurisdictional area wasn’t altered by clearing or wetland filling. The alternatives were discounted

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2

[https://coastalgadnr.org/sites/default/files/crd/PublicNotice/Coast%20Guard%20Park/B.%20Project%20Description\\_Coast%20Guard.pdf](https://coastalgadnr.org/sites/default/files/crd/PublicNotice/Coast%20Guard%20Park/B.%20Project%20Description_Coast%20Guard.pdf), pp 1-7

<sup>3</sup> <https://coastalgadnr.org/Coastlines/April2024/Beaches>

<sup>4</sup> <https://www.sciencedirect.com/science/article/abs/pii/S0169555X19304866>

<sup>5</sup> <https://phys.org/news/2025-01-highlights-vital-role-coastal-wetlands.html>

<sup>6</sup> [https://georgiawildlife.com/sites/default/files/wrd/pdf/swap/SWAP2015MainReport\\_92015.pdf](https://georgiawildlife.com/sites/default/files/wrd/pdf/swap/SWAP2015MainReport_92015.pdf), pg. 161

<sup>7</sup> <https://georgiawildlife.com/sites/default/files/wrd/pdf/swap/appendix-a-high-priority-species-and-habitats-summary-data.pdf>

because the application states that they would result in fewer parking spaces and less white sand area for beachgoers.<sup>8</sup>

The application indicates the alternative was not selected because it was not best suited to meet the needs of the community and neighbors and limited the efficacy of the proposed lifeguard station. Additionally, the Coastal Resources Division and local community members recommended to not place the volleyball court on the beach because they did not want to reduce usable area on the beach, and it could not be a permanent feature on the beach. By placing it partially within the SPA jurisdictional area, it would have a permanent home.

**E. GOSA funding is being used to fund this project.** According to §12-6A-2 of the Georgia Code of Laws, the Georgia Outdoor Stewardship Trust Fund was established for the purpose of protecting conservation land. In code section §12-6A-4, “conservation land” is defined as:

*Land and water, or interests therein, that are in their undeveloped, natural states or that have been developed only to the extent consistent with, or are restored to be consistent with, at least one of the following environmental values or conservation benefits:*

- (A) Water quality protection for wetlands, rivers, streams, or lakes;*
- (B) Protection of wildlife habitats;*
- (C) Protection of cultural sites, heritage corridors, and archeological and historic resources;*
- (D) Protection of land around Georgia's military installations to ensure that missions are compatible with surrounding communities and that encroachment on military installations does not impair future missions;*
- (E) Support of economic development through conservation projects; or*
- (F) Provision for recreation in the form of boating, hiking, camping, fishing, hunting, running, jogging, biking, walking, or similar outdoor activities.*

According to the CRD's public notice<sup>9</sup>, the committee must consider the following questions:

- Will the project unreasonably harm or increase alteration of the dynamic dune field or submerged lands or the function of the sand-sharing system?
- Will the granting of a permit and the completion of the applicant's proposal unreasonably interfere with the conservation of marine life, wildlife, or other resources?
- Will the granting of a permit and the completion of the applicant's proposal unreasonably interfere with reasonable access by and recreational use and enjoyment of public properties impacted by the project?

**OHM opposes the permit request because it is our opinion that the answer to all the required questions is YES for the following reasons:**

- The proposed action **will harm the natural dune system** on St. Simons as Coast Guard Beach, and the dune system would function better if the proposal did not include any alteration to the sand dunes.

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<sup>8</sup>

[https://coastalgadnr.org/sites/default/files/crd/PublicNotice/Coast%20Guard%20Park/B.%20Project%20Description\\_Coast%20Guard.pdf](https://coastalgadnr.org/sites/default/files/crd/PublicNotice/Coast%20Guard%20Park/B.%20Project%20Description_Coast%20Guard.pdf), pp. 6-7

<sup>9</sup><https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island>

- The proposed destruction of the wetlands at Coast Guard Beach **will cause increased alteration to submerged lands** and result in more coastal long-term vulnerability to flooding and sea level rise.
- Removing maritime forest and replanting and managing the area with native grasses **could permanently impair** the stability of the jurisdictional area and **will eliminate the important wildlife habitat** it currently provides.
- In this case, contrary to the intent of GOSA's enabling legislation, GOSA funding is being used to improve a parking lot, fill wetlands, destroy a maritime forest, and build volleyball courts. **These actions do not meet the definition of conservation.**

Further, in its GOSA funding application<sup>10</sup>, the county *falsely* states that it has no plans to seek a permit to alter the jurisdictional area, which they are currently doing. The GOSA application also touts the presence of a tidal wetland and maritime forest in the project area—both of which the county is proposing to alter/destroy.

The county misrepresented the project AND the project **will unreasonably interfere with reasonable access by and recreational use and enjoyment of public properties impacted by the project** because their misrepresentation to the GOSA committee results in a misuse of funds that could have been used on other projects across the state that would have been more in line with the mission of GOSA.

Comments specific to funding should be directed to either the funding agency in question or the Glynn County Board of Commissioners.

In summary, OHM urges you not to grant the SPA permit that would allow Glynn County to alter the jurisdictional area at Coast Guard Beach. Thank you for your attention to this issue and careful consideration. If you have questions or would like more information regarding the content of this letter, you can contact me at [megan@onehundredmiles.org](mailto:megan@onehundredmiles.org) or 912.223.8608.

Sincerely,

Megan Desrosiers, President/CEO  
One Hundred Miles

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<sup>10</sup> Attached, pg. 7 answer to question: Please describe how you plan to utilize and implement the selected Best Management Practice(s)?



## 2023 Pre-application: Coast Guard Beach Park

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**Organization Profile**

mhardin@glynncounty-ga.gov

**Summary**

171.00

### Georgia Outdoor Stewardship Program: Pre-application

**Deadline for submission: Before midnight on Friday, October 13, 2023**

Please utilize the GOSP/Conserve Georgia Program Manual available at

[www.gadnr.org/gosp](http://www.gadnr.org/gosp)

for direction on how to complete this application. If you have questions that are not satisfied by the manual, contact Bethany Carnes,

GOSP Grants Specialist at

[bethany.carnes@dnr.ga.gov](mailto:bethany.carnes@dnr.ga.gov)

or 404-463-0288 for further assistance.

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## Part 1 – Pre-application Demographics

**Applicant Name:**

Glynn County Board of Commissioners

**Entity Characterization:**

Qualified Local Government

Local governments must be in good standing with the Department of Community Affairs (DCA).

The current DCA compliance report can be found at <https://apps.dca.ga.gov/LocalGovStatus/planning.asp>

**Applicant Address:**

1725 Reynolds Street, Suite 300

**Applicant City:**

Brunswick

**Applicant State:**

Georgia

**Applicant Zip:**

31520

**Applicant County:**

Glynn

**Main Point of Contact:**

Monica Hardin

**Mailing Address (if different than above)****Phone Number:**

912-554-7133

**Main Point of Contact Email:**

[mhardin@glynncounty-ga.gov](mailto:mhardin@glynncounty-ga.gov)

**Chief Elected Official, Director or President:**

Wayne Neal

**Mailing Address:**

1725 Reynolds Street, Suite 302

**Phone number:**

912-554-7405

**Email:**

wneal@glynncounty-ga.gov

**Chief Financial Officer:**

Tamara Munson

**Mailing Address (if different than above)**

1725 Reynolds Street, Suite 300, Brunswick GA 31520

**Phone number:**

912-554-7130

**Email:**

tmunson@glynncounty-ga.gov

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## Part 2 – Pre-application Project Questionnaire

**Project Category:**

Local Parks and Trails of Regional Significance

**Project Type:**

Stewardship

**Project Title:**

Coast Guard Beach Park

**Site Address (If no address exists, enter either a parcel number or GPS Coordinates):**

4101 First Street, Saint Simons Island, Georgia 31522

**Site City:**

Saint Simons Island

**Site State:**

Georgia

**Site Zip:**

31522

**Site County:**

Glynn

**Congressional District (project site):**

1

**State Senate District (project site):**

3

**State House District (project site):**

179

**Are you requesting grant or loan funding for this project?**

Grant funding

Please identify each of the following total dollar values.



The "Total Project Cost" should be the sum of the "Total Amount of Funding Requested" and "Match Commitment Total".

For all applicants except state agencies match amount must be at least 25% of the Total Project Cost and correspond with the answer provided in Question #1 in Part 3 of this application.

**Total Project Cost:**

\$7,566,236

**Total Amount of Funding Requested:**

\$3,000,000

**Match Commitment Total:**

\$4,566,236

Conserve Georgia grant and loan requests have a \$500,000 minimum and are limited to a maximum award of \$3,000,000.

**Match % Calculation**

60.35

Total Project Cost, Amount of Funding Requested, and Match Commitment total must agree with the dollar values entered in the project budget worksheet required in Part 4 of this application.

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## Acknowledgement Statements

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**A. Are you aware that this project must adhere to all required American with Disabilities (ADA) guidelines, as mandated by law?**

Yes

**B. I understand per the GOSP Program Manual under section 2.3C, no expenditures can be considered for either reimbursement nor match prior to the signing of a Project Agreement with GADNR, unless allowable under sections 2.1 and 2.3B.**

Accept

**C. By checking the box below, I acknowledge that I have read the Georgia Outdoor Stewardship Program Manual in its entirety.**

I have read and understand the GOSP Manual.

---

## Part 3 – Evaluation Criteria

### Project Narrative:

**Please provide a description of the proposed project and the need for assistance. The narrative should be clear and concise. If the project includes construction of a trail, linear length of the trail must be included in the narrative.**

Glynn County is applying for a \$3M GOSP Conserve Georgia Grant to fund improvements to the Coast Guard Beach Park (CGBP), an approximately 8.5-acre passive, beachfront recreational park located on St. Simons Island. The Park and adjacent World War II Museum are owned by Glynn County. The existing Park has limited recreational outdoor amenities; insufficient parking and bathroom facilities; poor emergency vehicle access; and experiences severe flooding and drainage issues that result in stormwater runoff contributing sediment and pollutants to the adjacent freshwater wetlands and salt marsh. Total project construction and improvement costs are estimated to exceed \$9M, and therefore the County is applying for the maximum Grant amount.

Project improvements to be GOSP grant funded, if awarded, include the following (A):

- ADA-Accessible Viewing Platform Boardwalk along the eastern site boundary, with a beach overlook (8' wide, 301 LF, #10);
- Multi-Use Trail Connector (8' wide, 550 LF length, to replace the existing concrete sidewalk, #2). This creates enhanced bicycle access for a site that has high connectivity to most of St. Simons Island via paved bicycle trails.
- Beach Access Viewing Platform/Boardwalk (12' wide, 300 LF length, #4);
- Proposed new wood plank path to beach contingent on state permitting (linear feet not provided b/c the length and placement will depend on permitting approval, #11);
- Parking expansion and improvements, including: new entrance to connect the Museum and CGBP; new parking stalls and addition of green infrastructure (bioretention cells and permeable pavement; #18); and new pedestrian walkway to connect the World War II Museum to the Park and Beach (500 LF length; #26);
- Improvements to 2nd Beach Access (southern access point), creating a new Public Boat Launch and improved emergency beach access (#24);
- Invasive species removal / native species replanting, if needed, for vegetated buffers (#14 & elsewhere as/if needed) and addition of new trees;
- Environmental Education Stations;
- New Beachfront Park, including EV charging stations, showers, shade structure, kids play area, picnic area, car and trailer parking, bike parking, and other amenities.

Other major planned Park improvements that will not be funded with GOSP grant funds include the addition of a new Coast Guard Station (with additional storage and other amenities), Life Saving Tower, and bathrooms with changing areas (#6, #12, #13), as the County has received and is pursuing additional grant funds for these elements. However, the County plans to count allowable costs for a portion of these elements towards the grant match.

St. Simons Island's beaches are the only ones in Georgia that are free to access and park a vehicle, and the CGBP is the beach access with the most parking on St. Simons Island. During the 2018 Masterplan process, it was recommended to pursue adding a parking fee to construct this project. If GOSP funds are awarded, the County would not have to assess a parking fee to offset construction costs related to the Park improvements identified above.

A/ Numbers provided correlate to CGBP Masterplan uploaded in Section 4.

**1. Can you provide matching funds greater than 25% of the total project cost? (5 points)**

Yes

**Identify the percentage that you are committing to:**

≥ 50.0% (5 points)

**2. Does this project satisfy specific and clearly identified priority needs, as identified in a formalized planning document? (25 points)**

Yes

**Name of Planning Document(s):**

CGBP Master Plan, 2023 Comprehensive Plan, and Strategic Plan

**Describe how elements within your proposal satisfy critical and/or priority needs, as identified in a formalized planning document. Also, describe how they relate specifically to the outdoor experience.**

CGBP improvements will align with many priority needs identified in County planning documents such as the 2023 Comprehensive Plan and 2023-2026 Strategic Plan. These planning initiatives informed the Park's planning and design process and resulted in the creation/adoption of the CGBP Master Plan. The County's support of CGBP project goals is demonstrated by the County's specific inclusion of the Park improvement project within the County's Community Work Plan, which identifies action items that fulfill the goals and needs of the County's Comprehensive Plan (pg. 11-

7).

Improvements will significantly enhance the outdoor experience for park and beach visitors by creating a safer, more accessible, and more enjoyable space; providing additional amenities, emergency services, and educational opportunities; creating and improving outdoor recreational opportunities; and protecting important coastal resources.

Priority needs identified in planning documents that align with CGBP project goals include:

#### GOAL #1: OPTIMIZE PUBLIC SAFETY AND EMERGENCY PREPAREDNESS

Address public safety concerns and prepare for weather-related emergencies that commonly affect coastal communities

Planned CGBP improvements will:

- Create Coast Guard Station & Lifesaving Tower with view of high-trafficked beach usage areas
- Improve 2nd beach access point to improve emergency vehicle access to Coast Guard Station and beach
- Mitigate excessive parking lot flooding that impedes emergency vehicle access / endangers the public
- Create safer, wider pedestrian/bike paths

References

- CompPlan, Sec. 4.2.3 Community Safety/Preparedness (pg. 4-3) & 5.4.2 Providing Access (pg. 5.5)
- StrategicPlan, Goal #2
- CGBP MP

#### GOAL #2: PROTECT ENVIRONMENTAL RESOURCES AND ENCOURAGE SUSTAINABLE DEVELOPMENT

Protect coastal environment by increasing tree canopy, managing stormwater runoff and improving water quality, and encouraging green building practices

Planned CGBP improvements will:

- Improve stormwater management and reduce excessive flooding/runoff
- Use green infrastructure practices to treat and infiltrate stormwater to protect water quality of salt marsh/freshwater wetlands/groundwater, and nearby beaches that are impaired by bacteria (see Question #4 for more info)
- Protect existing mature tree canopy
- Replace cabbage palm trees in parking lot with tree species providing more shade/canopy in the future
- Remove invasive vegetation and replant native vegetation, where needed, in existing vegetated shoreline buffer
- Ensure all project design elements consider the hazards and vulnerabilities identified by the County's "2020 Shoreline Assessment and Implementation Resiliency Plan" and "2021 Sea Level Rise Response and Implementation Plan"

References

- CompPlan, Sec 4.24 Resource Management (pg. 4.3) & Sec. 5.2 & 5.4
- StrategicPlan, Goal #3
- CGBP MP

#### GOAL #3: PROVIDE ACCESSIBLE RECREATION AND PARKS FACILITIES AND COMMUNITY RESOURCES / IMPROVE QUALITY OF LIFE

Planned CGBP improvements will:

- Increase public area/visitor service area and parking capacity, for both Park and Museum visitors
- Improve traffic flow and beach accessibility (improvements to two beach access points)
- Create a public boat launch at the 2nd (emergency) beach access point
- Improve restroom functionality and capacity, and add changing rooms
- Encourage use of pedestrian/bike paths
- Create educational signage to educate the public about the coastal environment, promote responsible beach usage, and the World War II Museum

References

- CompPlan, Secs 4.2.7- 4.2.9 & 5.4.2 & 5.4.3
- StrategicPlan, Goal #3 CGBP MP

**Upload the cover page and sections that are applicable to your project. You must upload at least one document to receive points.**

**Upload Planning Document (1):**

Coast Guard Beach Master Plan Docs.pdf

**Upload Planning Document (2):**

Excerpts\_Comp Plan.pdf

**Upload Planning Document (3):**

Strategic Plan V5.pdf

*Note: Acceptable forms of documentation include but are not limited to: comprehensive plan; recreation master plan; county or regional master plan; trail system plan; capital improvements plan; regional water plan or land/use management plan.*

**3. Please list each outdoor natural resource-based recreational activity provided by the acquisition or development of this property. You must upload a map to receive points. (up to 25 points)**

Fishing, Biking, Boating/canoeing/kayaking, Wildlife viewing, Other

**You must upload a map depicting the presence and location of each natural resource-based recreation activity to receive points.**

**If "other" please specify:**

Beach volleyball, surfing, paddleboarding, running, walking, outdoor games (frisbee/catch/etc.)

**Upload Outdoor Activity Map: Upload map identifying the location of all selected activities**

2023.10.12 - CGBP\_Masterplan-LR (002).pdf

**4. Is this project located in one of the areas described below? (0 points)**

Yes

Using the Watershed Technical Appendix (found at [https://gadnr.org/sites/default/files/dnr/pdf/GOSA\\_EPDTTechnicalAppendix\\_July2022.pdf](https://gadnr.org/sites/default/files/dnr/pdf/GOSA_EPDTTechnicalAppendix_July2022.pdf) provided as a reference, select each applicable technical area. For each location characteristic selected, applicant must describe the specific ways in which the project will contribute to improving water quality or water quantity in the specific area. Specific sources of information used to identify applicable characteristics of the project area should be referenced.

**A.** The project is located in a Hydrologic Unit Code HUC-12 watershed, identified by Georgia Environmental Protection Division (GAEPD) as a priority watershed for water quality purposes.

**B.** The project is located in a HUC-12 or equivalent size area as impacted by or sensitive to hydrologic alteration.

**C.** The project is located in a HUC-12 watershed identified by GAEPD as a healthy watershed.

**D.** The project is located in a HUC-12 watershed with waters identified by GAEPD as impaired with any of the following criteria violated: algae, biota impacted (fish community), biota impacted (macroinvertebrate community), bacteria (Fecal Coliform, Enterococci), Chlorophyll a, or dissolved oxygen.

**E.** The project is located in one of the most significant groundwater recharge areas in Georgia.

**F.** The project is located in the Inner or Outer Management Zone identified in a Wellhead Protection Plan or a Source Water Protection Plan.

**Select all that apply**

D., E.

**You must upload at least one supporting document to receive points. For additional information about each of these characteristics, please see the Technical Appendix.([https://gadnr.org/sites/default/files/dnr/pdf/GOSA\\_EPDTTechnicalAppendix\\_July2022.pdf](https://gadnr.org/sites/default/files/dnr/pdf/GOSA_EPDTTechnicalAppendix_July2022.pdf))**

**Upload Watershed Location Document (1):**

Attach 1\_Buffers\_Site Photos\_MP.pdf

**Upload Watershed Location Document (2):**

Attach 2\_HUC 12 Impariment Map.pdf

**Upload Watershed Location Document (3):**

Attach 3\_Beach Closures\_East Beach\_2014-2023.pdf

**Upload Watershed Location Document (4):**

Attach 4\_ Groundwater Recharge Map.pdf

**4.b. Will any of the below listed Best Management Practices be used for any improvements, restoration, or management activities associated with the project? (up to 25 points)**

Yes

For additional information about each of these characteristics, please see the Watershed Technical Appendix ([https://gadnr.org/sites/default/files/dnr/pdf/GOSAEPDTechnicalAppendix\\_July2022.pdf](https://gadnr.org/sites/default/files/dnr/pdf/GOSAEPDTechnicalAppendix_July2022.pdf))

- A. Protection or restoration of vegetated buffers in a condition appropriate for the region.
- B. Restoration of streambanks and natural hydrologic processes.
- C. Protection of wetlands/marshlands or stream buffers, with minimization of impacts from improvements and management activities.
- D. Use of green infrastructure (e.g., bioretention areas, grass swales, and trails constructed with mulch, gravel or other pervious materials rather than concrete or asphalt.)
- E. Permanent protection of a significant portion (>25%) of any USGS HUC 12 or larger watershed.

**Select the Best Management Practices that apply:**

A. Vegetated Riparian Buffers, C. Wetlands and riparian zones, D. Green Infrastructure

**Please describe how you plan to utilize and implement the selected Best Management Practice(s)?**

The Project Area is located adjacent to the East Beach, Massengale Beach, and Atlantic Ocean, and includes land protected by the Shore Protection Act (SPA). Although permissible to pursue through an SPA Permit, the County does not plan to construct new buildings or clear vegetation within the 25-foot buffer of the shore jurisdiction line to maintain this vegetated buffer to protect the site from coastal storms and comply with state/local regulations. The County plans to remove invasive species located within the buffer and replace with native vegetation (Attachment 1).

Approximately two-thirds of the current parking lot is compacted limestone rock. Remaining areas are surfaced with impervious asphalt or concrete. During rain events, sediment-laden runoff with limestone rock dust flows either into adjacent freshwater wetlands to the north or directly into marsh to the west. There are no stormwater storage or water quality treatment BMPs currently on site. As part of this project, stormwater management will be enhanced with the addition of green infrastructure BMPs, including bioretention cells and permeable pavement (Attachment 1). The bioretention cells will be located on the eastern end of the site, near the planned buildings, and the parking stalls will be constructed with permeable pavement. The driving lanes will be impervious asphalt for durability from more frequent vehicular use, but they will be sloped towards the permeable pavement or bioretention cells to infiltrate stormwater runoff. The permeable pavement profile will be designed to capture/store/treat at least the 1.2-inch water quality event, with sufficient depth to capture runoff from the impervious driving lanes. Due to rapid infiltration rates, this site will infiltrate a storm event much larger than the 1.2-inch water quality event, which increases the resiliency of this site and design. Based on fully capturing and infiltrating at least the 1.2-inch event, this equates infiltrating at least 85% of the average annual runoff volume. Therefore, from a pollutant load perspective, at least 85% of the load would be prevented from directly entering surface waters and wetlands. Per the GSMM, bioretention can provide removal rates of 90% for pathogens (including enterococci, which the adjacent beach is impaired for), and 85% for TSS (a likely pollutant in stormwater runoff from the site due to sediment/limestone rock dust). Permeable pavement provides 80% TSS removal rates.

The green infrastructure BMP water quality treatment will provide benefit to the "not supporting" beach segment of Massengale Park Beach (enterococci impairment due to nonpoint source pollution) located 1,000 feet from the project site (Attachment 2). While the adjacent coastal beach segment for East Beach is listed as "supporting," there have been three beach closures on average per year over the last decade due to high bacteria levels (Attachment 3). With all of the infiltration at this site from the green infrastructure BMPs, it is also important to note that this site is 1,200 feet from the boundary of a most Significant Groundwater Recharge Area in Georgia – "Miocene/Pliocene Recent Unconfined," so it will provide benefit to that coastal plain recharge area (Attachment 4).

**5. Does the project include the acquisition or stewardship of land with a cultural or historical value? (10 points)**

Yes

**Describe how this project adds to or enriches the local, regional, or state-wide cultural and/or historical value of the property. Provide support showing how it is formally recognized, such as Historic Preservation Division documents, Georgia/National Register of Historic Places listings, etc.**

The CGBP is located on the same County-owned parcel as the World War II Home Front Museum, which is listed on the National Register of Historic Places. Parking capacity is severely inadequate at the Museum currently and there is poor traffic flow into the CGBP. In order to provide additional parking and safer connectivity between the Museum, Park, and beach, which is one of the major goals of this Project, planned improvements will create 1) additional parking capacity within the CGBP that is more environmentally-friendly through the use of Green Infrastructure (see Answer 4b for more information); 2) addition of a second parking entrance that connects directly to the Museum to improve traffic flow; and 3) a new pedestrian walkway from the Museum to the Park and Beach. This is particularly important during the summer season when museum officials estimate that over 100 people visit the museum daily and the CGBP is also experiencing peak usage. Park improvements will also include the addition of outdoor signage that highlights the historical significance of the adjacent Museum.

The Museum, which formerly operated as a Coast Guard Station, is leased by the Coastal Georgia Historical Society and is listed on the National Register of Historic Places (Attachments 1-3). The Historic Coast Guard Station was originally constructed in 1936 to serve as a storage and maintenance facility for the Station's search and rescue vessels. Although the original mission for the Coast Guard personnel was to rescue swimmers, assist boats in distress, and log the passing of all planes and ships, their mission changed on November 1, 1941, to help guard the East Coast and detect enemy activity during World War II.

Their new mission became critical on April 8, 1942, when two U.S. merchant ships were torpedoed by a German U-boat off the coast of St. Simons Island, killing 22 crew members. Coast Guard personnel immediately launched a rescue effort from this location to save the survivors. After World War II, the Coast Guard Station continued to monitor the coast to ensure maritime safety. The Station was decommissioned in 1995, when Coast Guard operations moved to a new location and ownership of the Station was transferred back to Glynn County.

The Coastal Landmark Preservation Society (CLPS), a local non-profit organization, was formed to protect and manage the former Coast Guard Station site, under a license agreement with the County. Thanks to the CLPS' efforts, the Coast Guard Station was finally listed on the National Register of Historic Places in 1998. In 2001, the CLPS merged with the Coastal Georgia Historical Society and the building was rehabilitated; in 2006 it was opened as a Maritime Museum by the Coastal Georgia Historical Society. The site is now the World War II Home Front Museum interpreting local home front activities to defend the coast and support the war efforts.

**You may upload any supporting documentation that supports the cultural or historical significance of this project. You do not have to upload documents to receive points.**

**Upload Cultural/Historical Document (1):**

National Register of Historic Places.pdf

**Upload Cultural/Historical Document (2):**

national-register-listed-20230801.xlsx

**Upload Cultural/Historical Document (3):**

NPS register.pdf

**Upload Cultural/Historical Document (4):**

**Upload Cultural/Historical Document (5):**

**6. Does the project include the acquisition or stewardship of land with a significant ecological, conservation, restoration, or natural resource sustainability value? (25 points)**

Yes

**Describe the significance of the project's ecological value, such as native plant and animal species of a conservation concern; and/or the critical importance of the habitat, particularly those that include a stream buffer. How does your project enhance the ecological value of the habitat?**

The Park is located adjacent to the beach area generally referred to as the "Coast Guard Beach" (Attachment 1). The southeastern end of the Park opens up to a vegetated buffer, approximately 30-70 feet wide, that transitions into a well-established dune field. The beach has accreted (i.e., widened) substantially, and vegetation in the dune field has expanded an additional 200-400 feet, creating additional habitat for shore bird nesting and breeding and other wildlife. Freshwater wetlands to the north and saltwater marsh to the west serve as important food sources/breeding grounds for wildlife and as receiving waters for stormwater drainage from the project site. The 1.33-acre parcel that borders the entire southern edge of CGBP is owned by the St. Simons Land Trust and is permanently protected from development; it serves as a 50-foot-wide vegetated buffer.

The Park is located in the Southern Coastal Plain Ecoregion and supports significant coastal ecosystem diversity. Based on information from the SWAP and 2018 CGBP Inventory and Analysis, the Park includes or is located immediately adjacent to six High Priority habitats of the Southern Coastal Plains and may support at least 17 species identified by the SWAP as High Priority, many of which are commonly observed to be present in the site's general vicinity (Attachment 2). This includes several different types of coastal habitats; live oak trees and various species of marsh grasses, trees and shrubs; fiddler crabs; and a wide variety of resident birds as well as migratory birds. An IPaC report generated for the site indicates that 3 endangered species and 8 threatened species of mammals, birds, and reptiles are "potentially impacted by activities in this location" (Attachment 3).

As discussed in Section 4b, the project site is located in a HUC-12 watershed with waters identified as impaired for bacteria and the adjacent East Beach area experiences frequent beach closures due to escalated bacteria levels. The site is also located within 1,200 feet of one of the most significant groundwater recharge areas in Georgia (Attachment 4).

The site's current parking lot is comprised of compacted limestone rock or surfaced with impervious asphalt/concrete. During rain events, the site floods and sediment-laden runoff flows into adjacent freshwater wetlands or salt marsh, introducing pathogens and sediments and negatively impacting these habitats and the plants/animals that depend on them. As part of this project, the parking lot will be redesigned to improve stormwater management through the addition of green infrastructure to infiltrate and treat runoff (Attachment 5). These improvements will help mitigate factors that led to the beach bacteria issues and also provide benefit to the coastal plain recharge area noted above. Additional restoration and conservation actions that will positively impact the ecological value of the Park include protection of existing mature tree canopy (live oak trees, a High Priority Species); addition of tree species that provide more shade/canopy in the parking lot; preservation of the 25-foot shoreline buffer; and removal of invasive vegetation and replacement with native vegetation in the existing vegetated shoreline buffer.

**You must upload supporting documentation, such as documentation provided by the Georgia Environmental Protection Division, GAEPD Watershed Technical Appendix support, photographs, maps, publications, etc. to receive points.**

**Upload Ecological Value Document (1):**

Attach 1\_ 2023.10.12 - CGBP\_Masterplan\_Ecol Info\_Final.pdf

**Upload Ecological Value Document (2):**

Attach 2\_ SWAP & CGBP InvAnalysis.pdf

**Upload Ecological Value Document (3):**

Attach 4\_ Impairments & GW Rescharge.pdf

**Upload Ecological Value Document (4):**

Attach 5\_ Site Photos & MP.pdf

**Upload Ecological Value Document (5):**

Attach 3\_ Coast Guard Park IPaC List\_8.17.23.w highlight.pdf

**7. Do you have a plan and budget to maintain, manage, and secure this property for multiple years of commitment beyond the project completion date? (15 points)**

Yes

Describe how you plan to maintain, manage and keep this property secure from vandalism, loitering, crime, etc. Your narrative should include the methodology in which you plan to achieve this (i.e. video surveillance, patrols, enforcement on site, smart lights, controlled access at night, etc.). Total points will be divided amongst the following three categories:

- Maintenance Plan: How does this plan address site upkeep and viability into the future?
- Management Plan: How does this plan address management and staffing needs required to

support and promote this site into the future?

- Safety Plan: How does this plan ensure that this will be a safe and secure addition to Georgia's public outdoor experience into the future?

**Maintenance, Management, and Safety Plan Narrative:**

The County's 2023 Comprehensive Plan and 2023-2026 Strategic Plan identify safety-related goals such as ensuring Glynn County is a safe community through emergency preparedness, optimization of public safety, and preparing for weather-related emergencies that commonly affect coastal communities (Attachment 1). In order to fulfill these goals, and ensure the safety of the Public, the County has planned many improvements to the CGBP as described elsewhere in this grant application. Implementing these park improvements will help ensure this park is a safe and secure amenity that meets the County's high safety standards for park and beach visitors.

Glynn County is committed to maintaining, managing and providing adequate safety for the CGBP in perpetuity, and has prepared a Plan outlining the steps the Glynn County Recreation and Parks Department (the Department) and other County entities will take (Attachment 2). Glynn County, primarily through the Department's annual budget allocations, will be responsible for long-term Park maintenance activities and associated costs. For the 2024 Fiscal Year, the County has allocated approximately \$5,938,379 to the Department for administration, staffing, recreation, park maintenance, and other related expenses (Attachment 3). The County anticipates allocating the same or more in future budget cycles to this Department. This revenue provides sufficient resources to maintain and operate the Park. The County has also prepared a Resolution adopted by the County Commissioners that demonstrates the County's long-term financial commitment (Attachment 1).

The Department is under the leadership of Ms. Lisa Gurganus, who has over 34 years' experience in park management and has helped the Department be recognized as one of the top recreational departments in the State. The Department is subdivided into the Parks Service Division and Recreation Services Division. These divisions are supervised by Division Chiefs and Program Managers that report to Ms. Gurganus. Personnel charts and resumes are provided in Attachment 3.

The Parks Service Division of the Recreation and Parks Department is responsible for park maintenance and management of day-to-day operations of the St. Simons Parks, including the CGBP. Additional information about the specific duties and maintenance activities overseen by this Division are provided in the Department's Maintenance, Management and Security Plan (Attachment 2). The Recreation Service Division of the Recreation and Parks Department oversees all recreation programs and services. This involves recruitment, hiring, training, and managing the seasonal lifeguard team, and upkeep of beach equipment. This Division is also responsible for staffing the County's lifesaving tower with lifeguards and coordinates with all first responders when providing daily patrol monitoring at the park and on the beaches.

In order to ensure that the green infrastructure BMPs (bioretention and permeable pavement) installed as part of this Project are properly maintained to ensure they function as designed, final Park project design plans will also include a separate maintenance plan. The County will also routinely inspect the practices utilizing inspection forms and associated tools specifically developed for these practices in Coastal Georgia to ensure they are functioning properly (Attachment 2).

**Provide documentation such as proof of dedicated funding for maintenance; resolution of support; formal security plan if you have already developed it, etc. You must upload at least one document to receive points.**

**Upload maintenance Plan, management plans, Security Plan, budgets, documents, etc. (1)**

Attach 1 \_Planning Docs\_Res & CovLet\_wHighlights.pdf

**Upload maintenance Plan, management plans, Security Plan, budgets, documents, etc. (2)**

Attach 2\_ Maintenance PlanV3 & GI Inspec Forms.pdf

**Upload maintenance Plan, management plans, Security Plan, budgets, documents, etc. (3)**

Attach 3\_Personnel Budget Resumes.pdf

**8. Does your project offer a measurable Regional Significance as defined below? (25 points)**

Yes

**“Regional Significance” can be defined as enhancing the natural-resource based outdoor experience and quality of Georgia's natural resources, while providing value to a greater community beyond the local area.**



**Describe the regional significance of your project in accordance with the shown definition above, or by any other factors that contribute to the regional significance of the project.**

#### REGIONAL DRAW AND OUTDOOR EXPERIENCE IMPROVEMENTS

Glynn County is home to over 86,000 residents and averages almost 4 million visitors annually. The County ranks as one of the top tourist destinations in the State and revenue generated by tourism averages approximately \$1.6 billion per year. The CGBP is strategically located in the "Golden Isles," which encompasses four beautiful barrier islands, including St. Simons Island, Little St. Simons Island, Sea Island, and Jekyll Island (Attachment 1). The CGBP is already one of the most-visited parks on St. Simons Island, and the proposed improvements will greatly expand and improve outdoor amenities, parking capacity, and beach/Museum access, which will result in the creation of a larger, better, multi-use beachfront recreational park that will strengthen the Park's regional draw. In recognition of the Park's regional significance, the Coastal Regional Commission of Georgia has provided a Letter of Support (Attachment 2).

The CGBP is located immediately adjacent to the World War II Museum and within close proximity to the Bloody Marsh Battle Site; St. Simons Lighthouse & Museum; Mallory and Neptune Parks; Fort Frederica National Monument; and several African American Cultural Heritage sites such as the Historic Hamilton Plantation; Harrington School Cultural Center, and Cannon Point's Preserve, making it a cohesive getaway for all Glynn County residents and visitors.

The CGBP is the largest free beach access in the State. In the Golden Isles, Jekyll Island has a toll to access the island, Sea Island is gated, and Little St. Simons is only accessible by water. The only other beaches accessible by car in Georgia are on Tybee Island, and they have parking fees. If GOSP funds are awarded, the County would not have to assess a parking fee to offset construction costs related to the Park improvements as previously recommended during earlier stages of the master planning process (Attachment 3).

Park improvements will result in increased parking capacity; the creation of a new Beach Front Park and amenities; improved beach access points at two key locations, including a public boat launch; and enhanced recreational opportunities for hiking and biking; boating, kayaking, paddle boarding, and sailing; birding and wildlife viewing; and many other beach-related activities (Attachment 1).

#### NATURAL RESOURCE CONSERVATION

The Park has existing mature trees and green spaces and associated dune system that provide habitat for key species of local/migratory birds, sea turtles and coastal vegetation identified in the State's SWAP, and is located in close proximity to other nationally and regionally-recognized nature-based parks, such as Jekyll Island and Little St. Simons Island. Currently, the parking lot at the CGBP experiences severe flooding, which transports stormwater runoff, including sediments and nonpoint source pollutants, into adjacent freshwater wetlands, saltwater marshes and other vegetated areas and coastal dunes. Planned improvements will address flooding and water quality issues and protect sensitive coastal habitats from harmful impacts through the addition of green infrastructure (i.e., bioretention and permeable pavement) to treat and infiltrate stormwater, as well as replanting of native vegetation in existing buffers at the CGBP, as needed.

#### Upload supporting document (1)

Attach 1\_ Prop Loc & Connectivity Maps.pdf

#### Upload supporting document (2)

Attach 2\_CRC Letter of Support.pdf

#### Upload supporting document (3)

Attach 3\_2018\_Transportation\_wHighlights.pdf

**9. Is there a measurable monetary value added to this project through cooperation with external qualified local governments, Local Authorities registered with the Georgia Department of Community Affairs, 501(c)(3) non-profit organizations, Community Improvement Districts or with other partners? (Up to 10 points)**

Yes

**\*\*Applicant may score up to 10 total points as defined by the categories below, although you may have multiple partners within each category. Each category must meet a minimum of 1% of the total requested funding to qualify.**  
**\*For eligibility purposes, please provide the 501c3 filing for Non-profit partners.**

#### Partnership with

Other - 2 Points

**Describe the contribution of all partnerships and provide documentation of close participation of all entities. All entities must provide a monetary value of some kind to the project to be considered. Any cash, donations, etc. detailed in commitment letters must be included in the Project Budget Worksheet.**

Glynn County has been working in close partnership with the Golden Isles Convention and Visitors Bureau, Inc. (CVB) since this project's inception to identify needed park improvements, finalize the Park's conceptual design and associated Master Plan, and bring this project to fruition. This has included a number of public engagement activities (public meetings, hearings and surveys) to assess community needs and wants as well as presentations to County Commissioners (Attachment 1).

On December 15, 2022, Glynn County signed a Memorandum of Understanding (MOU) with CVB to equally share all construction costs associated with improvements to the CGBP (Attachment 2). The MOU was the culmination of a long-standing partnership between these two agencies and the acknowledgment that one entity may not be able to fund the entire project cost.

As established within Section 4 of the MOU, Glynn County and CVB agreed to set up a Beach Park Fund to be funded as follows:

"Each of the County and the CVB will contribute funds to the Project in an amount equal to five percent (5%) of the revenue collected by the County each month from the accommodation excise tax, as such tax collection is addressed in the Services Agreement dated July 1, 2013, by and between the County and the CVB. Said funds shall be contributed by the parties to the Fund no later than the 20th day of each month based on a percentage of the prior month's collections. The Parties will continue making equal contributions to the Beach Park Fund in accordance with this Paragraph 4 until such time as the Beach Park project is fully funded and completed at which time this agreement will expire."

The MOU includes the accounting mechanisms to keep project revenue and expenses separate, project timing, and other project considerations. Also, the County and the CVB agreed in Section 4(e) to seek other alternative funding opportunities, such as grant funds, to help complete the project. Section 4(e) of the MOU is of particular relevance as construction costs for infrastructure projects have doubled or tripled in recent years and extending the construction period for the Park is infeasible due to its high traffic and demand and current safety issues related to flooding and restricted emergency vehicle access.

The County and the CVB have shared design and engineering costs throughout the design process and are committed to ensuring a timely construction completion date of approximately 12 months after the GOSP grant award (if awarded).

**Please upload letters of participation, letters of commitment of donation or volunteering, etc. You must upload a document for each partnership to receive points. Letters of commitment must quantify the dollar value of each partnership.**

**Upload letters of commitment identifying the monetary value (1)**

Attach 1\_CVB Partnership Docs.pdf

**Upload letters of commitment identifying the monetary value (2)**

Attach 2\_ MOU, GICVB CGBP 121522wHighlights.pdf

**Upload letters of commitment identifying the monetary value (3)**

**Upload letters of commitment identifying the monetary value (4)**

**Upload letters of commitment identifying the monetary value (5)**

**10. Does this project support goals and objectives in Georgia's current State Wildlife Action Plan (SWAP)? (20 points)**

Yes

**Describe how the project helps implement SWAP priority conservation actions described in Appendix P or address conservation needs for any High Priority Species or Habitats listed in Appendix A. (The SWAP main report and appendices can be found at <https://georgiawildlife.com/WildlifeActionPlan>.) Points may also be awarded for conservation actions that are consistent with the goals outlined in the SWAP main report or any other appendices. (You can also search for species in the vicinity of your project area at <https://georgiabiodiversity.org>. This site includes range maps and ecological information for SWAP high priority species.)**

CGBP improvements will help conserve High Priority Habitats and Species and also fulfill multiple conservation goals and actions identified by the SWAP.

#### HIGH PRIORITY SPECIES AND HABITATS

The CGBP is located in the Southern Coastal Plain Ecoregion, Sea Island/Coastal Marsh region. This ecoregion supports significant ecosystem diversity and more than 200 High Priority plant and animal species and High Priority habitats have been identified within the Southern Coastal Plains. The Project Site includes or is located immediately adjacent to six High Priority habitats of the Southern Coastal Plains, including salt marsh, coastal beaches and sand bars, coastal dunes and bluffs, coastal scrub-shrub wetlands, and maritime forest and coastal hammocks.

Animal species identified by the SWAP that may be located onsite include fiddler crabs, white ibis, herons, egrets, and wood storks. These birds are observed in abundance due to the proximity of nearby marshes and wetlands that provide food sources and breeding grounds. In addition to the bird species listed above, the Golden Isles is also known for hosting migratory birds such as loons, mergansers and buffleheads. Although these bird species are not listed in the SWAP specifically, they are still an important part of the beta diversity for the state of Georgia. As indicated on page 5, 2nd paragraph of the SWAP, "conservation planners agree that the best approach to maintaining biological diversity over a broad region is the maintenance of the full suite of natural communities on which native species depend".

#### HIGH PRIORITY CONSERVATION ACTIONS

The proposed project will facilitate 8 of the 12 High Priority Conservation Actions listed in Appendix P, page P-1, 2nd paragraph, which also overlap with High Priority Conservation Actions listed in the SWAP main report (pages 212-228). These Actions include Conservation of High Priority Habitats and Species; Improve Environmental Education; Increase Capacity for Wildlife Conservation; Reduce Development Impacts; and Form Regional Partnerships.

Planned improvements at the site will:

- Use green infrastructure practices (bioretention and permeable pavement) to treat and infiltrate stormwater to protect water quality of salt marsh/freshwater wetlands/groundwater, and nearby beaches that are impaired by bacteria (see Question #4 for more info)
- Protect existing mature live oak tree canopy (a High Priority tree species)
- Replace existing, sparse palm trees in parking lot with tree species that provide more shade/canopy
- Where needed, remove invasive vegetation and replant native vegetation in existing vegetated shoreline buffer
- Facilitate environmental education through interpretive signage and/or QR Code-based methods, including the development of an associated educational website. This will include information about High Priority species and habitats and beach nesting birds.

The County has formed a valuable partnership with the Golden Isles CVB to identify needed park improvements, finalize the Park's conceptual design and associated Master Plan, and fund construction costs.

#### **You must identify the appendix name, page number, and paragraph for each reference to receive points.**

The CGBP Inventory and Analysis was utilized to identify the potential for High Priority Species within the Project Site. The analysis indicated the Project Area may support 12 plant species identified as High Priority by the SWAP, including cordgrass rush (Appendix A, page A-30, 5th paragraph), trees live oaks (Appendix A, page A-32, first and 8th paragraphs) and cabbage palms, as well as black needle point rush, seaside golden rod, sugarberry, yaupon holly (Appendix A, page A-31, 1st paragraph), eastern red cedar, loblolly pine (Appendix A, page A-32, 8th paragraph), Carolina laurel cherry, wax myrtle (Appendix A, page A-31, 1st paragraph), and lance leaf green briar. Animal species will include fiddler crabs and wading birds (Appendix A, page A-24, 7th paragraph), including the white ibis. Other birds known to this area are low country salt marsh birds such as herons (Appendix A, page A-3, 20th and 21st rows) and page 172 of the SWAT, 21st row, egrets, and wood storks (Appendix A, page A-3, 36th row & Appendix P pages P-7, 1st row and P-8, 1st row) and (page 173 of SWAP, 21st row).

The proposed project will facilitate 8 of the 12 High Priority Conservation Actions listed in Appendix P, page P-1, 2nd paragraph, which also overlap with High Priority Conservation Actions listed in the SWAP main report (pages 212-228).

**You may upload a copy of each reference identified above. Combine multiple references into one single PDF and upload below.**

**Upload SWAP supporting document**

Attach 1\_ SWAP & CGBP Inv Analysis.pdf

**11. Does this project overlap with the Foundational Goals in Georgia's current State Comprehensive Outdoor Recreation Plan?(Up to 5 points)**

Yes

**Check all SCORP goals that apply**

A. Conserve natural resources, B. Enhance economic vitality, C. Promote health, fitness, and livability of communities, D. Improve awareness, accessibility, and inclusion, E. Partnership

**Describe how your project supports the selected SCORP goals from above.**

Our Project supports the SCORP's Four Georgia's Pillars of Outdoor Recreation:

GOAL A: Project will conserve natural resources by utilizing SCORP Key Strategies: integrate opportunities for natural resource conservation; including outdoor recreation planning at local level; increase access to passive outdoor recreation opportunities; and create interpretive/educational opportunities. Park improvements will add green infrastructure to infiltrate stormwater runoff / improve water quality / protect habitats and species from the damaging effects of polluted runoff; preserve mature trees and replant with native vegetation; improve traffic flow, beach accessibility and create wider/safer bike and pedestrian trails; and add interpretive signage and other educational resources.

GOALS B & E: Project will enhance economic vitality and facilitate partnerships by: facilitating partnerships between local convention and visitor bureaus, local governments, and organizations promoting specific forms of tourism; funding prioritization; and fostering collaboration between State and local government. Park improvements will create a greater regional draw and attract more Park visitors. For 2023, the estimated number of visitors will surpass previous years as occupancy at local hotels and short-term rentals have doubled. The County has formed a valuable partnership with the Golden Isles Convention and Visitors Bureau, Inc. (CVB), and hopes to collaborate with the Georgia DNR by securing a GOSP grant.

GOAL C: Improvements will continue to promote health through fitness and livability of all Georgians by providing park visitors and beachgoers with opportunities to enjoy multiple outdoor recreational opportunities such as walking, running, swimming and even more so with the proposed new park amenities that will facilitate new/improved opportunities for biking, kayaking, volleyball, and sailing, etc.

GOAL D: Project will improve awareness/accessibility/inclusion and will reduce barriers that prevent the use of outdoor facilities.

The Park is located only minutes from the City of Brunswick, which is over 60% African American, and is less than half a mile away from the St. Simons Elementary School, a designated elementary school that serves >45% of City students. Unfortunately, this school has had to limit its outdoor recreational activities at the Park due to poor park conditions.

Barriers identified during the SCORP Statewide Demand Survey that are also present at the Park include:

- Poor condition of outdoor recreational facilities (Park experiences extreme flooding during heavy rainfall);
- Safety and Security (pedestrians cannot safely travel between the Beach/Museum, and Park & there is poor vehicular traffic flow);
- Restroom availability (restrooms are insufficient to meet demand);
- Parking (parking lot is insufficient to meet demand, floods, no designated pedestrian walkways)
- Site Information (educational resources are limited).

Park improvements will:

- improve traffic flow, beach accessibility and create wider/safer bike and pedestrian trails to the beach access point
- add an ADA-compliant beachfront viewing platform and other ADA-accessible amenities to make it possible for people with disabilities to enjoy outdoor recreational/educational opportunities and view the beach, and
- incorporate new programming to include an educational website, online treasure hunt, and an environmental passport with QR codes to educate the public about the importance of sea life and coastal vegetation.

**You must identify the page number and paragraph within the SCORP supporting your narrative to receive points.**

Above narrative, first paragraph please see SCORP, Page 42, 3rd paragraph.

Goal A, please see SCORP page 43, 5th paragraph

Goal B and E, see SCORP page 45, 2nd paragraph

Goal C, see SCORP, page 47, 2nd paragraph

Goal D, see SCORP page 49, 1st paragraph

African American Community inclusion, please see SCORP page 49, 1st paragraph.

Statewide Demand Survey, please see SCORP page 31, 3rd paragraph. The Park also remained open during COVID 19, please see SCORP page 38, 1st and 2nd paragraphs and page 40, 2nd paragraph.

Park barriers, please see SCORP page 34, 2nd paragraph and 35, 3rd paragraph)

**You may upload a copy of each reference identified above. Combine multiple references into one single PDF and upload below.**

**Upload SCORP supporting document**

Attachment #1 SCORP.pdf

**12. Will this project create opportunities to enhance the regional and/or statewide economy? (15 points)**

Yes

**Describe how this project will create growth within the regional and/or statewide economy.**

Tourism is a critical economic driver for Glynn County and surrounding areas, as these areas are home to pristine beaches and many sites of interest, including the World War II Museum; the Bloody Marsh Battle Site; the St. Simons Lighthouse & Museum; Mallory and Neptune Parks; Frederica National Monument; and several African American Cultural Heritage sites (Attachment 1). In fact, the Golden Isles was named the #1 Best U.S. Island in the 2023 World's Best Awards by Travel + Leisure. According to the CVB, in 2021, Glynn County and the Golden Isles saw approximately 3.6 million visitors, and in 2022 that number jumped to 3.7 million. Approximately \$1.6 billion of revenue is generated by the tourism industry annually, creating over 15,000 jobs for local residents (about 17% of the population). Another sector that heavily benefits from local tourism is the remaining 80% of the County's workforce dedicated to the services and retail industries.

Glynn County and the three of the four-barrier islands that comprise the Golden Isles (St. Simons, Sea Island, and Jekyll Island) are accessible by vehicle through a well-connected network of arterial highways and roads (Interstate 95, US 17, US 25, US 341, and US 82). Air transportation is also widely accessible and provides ample opportunity to draw in visitors from other areas of the State, Eastern Seaboard, and internationally and boost the statewide economy due to the close proximity of two regional airports, the St. Simons Island Airport and Brunswick Golden Isles Airport, and two international airports, the Savannah International Airport and the Jacksonville International Airport.

The CGBP is one of the busiest parks on St. Simons Island and a very popular beach destination. The Park sees, on average, 1,000 to 1,500 visitors a day during summer months and between 200 to 300 visitors during fall/winter months. This Park is the largest free beach access in the State. This is despite the various challenges the Park currently experiences, including flooding, insufficient parking and restroom facility capacity, poor traffic flow, and limited recreational amenities, that limit its ability to adequately service the local community and visitors. The Park's economic vitality has been recognized by the Coastal Regional Commission of Georgia, in a 2023 letter to the Georgia DNR (see Attachment 2), which states: "...this project is an excellent investment in the region's economy. Coastal Georgia's tourist industry remains one of the State's largest economic sectors. This investment will pay dividends for years to come..."

Glynn County officials and community members developed and adopted a CGBP Master Plan to guide Park improvements and included the Park improvement project within the County's Community Work Plan, which identifies action items that fulfill the goals and needs of the County's Comprehensive Plan. By improving and expanding the Park's recreational and outdoor amenities, as described elsewhere in this application and addressing the Park's other challenges, Glynn County will ensure the CGBP becomes an even more popular go-to destination and promotes additional growth within the regional and state economy

**You may upload cover sheet and applicable pages of documentation showing support of economic growth, such as current comprehensive plan; current recreation master plan; current county or regional master plan; etc. You do not have to upload documents to receive points.**

**NOTE: This criterion is only concerned with regionally significant economic growth. Applicants may submit local planning documents as proof, but only if they can show specific reference(s) to regional or statewide economic impacts.**

**Upload support for economic development (1)**

Attach 1\_ Prop Loc & Connectivity Maps.pdf

**Upload support for economic development (2)**

Attach 2\_CRC Letter of Support\_Econ Highlights.pdf

**Upload support for economic development (3)**

**13. Will this project provide access or a connection to other outdoor recreation facilities or areas? (15 points)**

Yes

**Describe the connections made possible by this project.**

Glynn County intends to use GOSP funds to add recreation and outdoor-based amenities at the CGBP as described in the Project Narrative, Question 3 and shown in the attached maps and Concept Plan (Attachments 1 & 2). Please refer to the Project Narrative & Concept Plan for a breakdown of which project elements will be funded through the GOSP grant, if awarded.

This project creates access to many new/improved outdoor recreational activities, such as boating (through improvements to the 2nd beach access point and creation of a public boat launch), beach volleyball, surfing, and many other beach-related activities , as well as jogging/walking and biking (through the creation of a Multi-Use Trail connection on the northern Park boundary).

Other CGBP improvements will provide:

- Expanded parking lot with a second entrance and new pedestrian walkway that connects to the World War II Museum, allowing the CGBP to provide expanded parking and better park/beach access for Museum visitors;
- New Beach Front park with associated amenities, including the addition of an ADA-accessible Viewing Platform Boardwalk that spans the eastern, beachfront portion of the property;
- Addition of a Coast Guard Station and Life Saving Tower;
- New bathroom with additional changing stations due to insufficient capacity of the current structures and to allow sections to be closed off for cleaning, if needed, when the Park is in use

It is important to note that the second beach access will allow first responder vehicles easier and quicker access to the beach in case of emergencies. This access point will also serve as a safer public boat access point without infringing on pedestrian safety. These improvements therefore provide increased and safer access and connectivity and the overall Park improvements will bring in additional visitors from the Beach and the Museum and vice versa.

The CGBP provides pedestrian access to the entire 3-mile beach area on St. Simons Island that extends from Gould's Inlet to the Pier, which includes the East Beach, Massengale Beach, and Neptune Park. This strategic location offers plenty of opportunities for outdoor recreation and connections to nearby ecological, cultural, and historic local sites of interest that include outdoor amenities and outdoor activities, including the World War II Museum; Massengale Park; Bloody Marsh Battle Site; St. Simons Lighthouse & Museum; Fort Frederica National Monument; and several African American Cultural Heritage sites, including Historic Hamilton Plantation; Harrington School Cultural Center, and Cannon Point's Preserve.

The CGBP is one of the busiest parks in St. Simons and CGBP sees an average of 1,000 to 1,500 visitors per day during the summer months and between 200 to 300 visitors per day during the fall and winter months. In fact, the Golden Isles was named the #1 Best U.S. Island in the 2023 World's Best Awards by Travel + Leisure. Therefore, the CGBP serves as a "regional draw" and an important connection point for other areas of interest and outdoor recreation facilities

**Upload a conceptual map of the proposed project, highlighting the outdoor recreation facility(ies) to be connected and/or access created by the project scope. You must upload at least one document to receive points.**

**Upload conceptual map (1)**

Attach 1\_ Prop Loc & Connectivity Maps.pdf

**Upload conceptual map (2)**

Attach 2\_CGBP\_Concept\_Masterplan-LR (002).pdf

**14. Will this project promote the stewardship of natural resources? (5 points)**

Yes

**Describe how this project will promote effective conservation and sustainable practices, protect the scenic or unique natural features present and visibility of such; assist the property in remaining relevant to the community, and encourage visitation and participation by**

**providing a safe recreational experience for future generations.**

**PROMOTE CONSERVATION/SUSTAINABILITY**

Georgia only has about 100 miles of coastline but includes approximately one-third of the entire Atlantic Seaboard's marshland. The Golden Isles area, which includes the CGBP, has ample and diverse habitats for birds and marine life alike and is a major migratory stop for wildlife.

As discussed in Question #2, the County has established Goals in various planning documents that recommend the use of sustainable development, green building practices to offset development impacts, and proper management of stormwater runoff, to name a few, to protect its valuable natural resources.

Planned CGBP improvements that will meet these County Goals include:

- Improvements to stormwater management and reduction of excessive flooding/runoff from parking areas thru better sign design and use of green infrastructure. Green infrastructure will treat and infiltrate stormwater to protect water quality of salt marsh, freshwater wetlands, groundwater recharge areas, and adjacent beaches with elevated bacteria levels. Improvements will benefit the High Priority habits and species identified onsite and in surrounding areas that are negatively impacted by polluted runoff;
- Protection of existing mature tree canopy/replacement of palm trees with tree species that provide more shade/canopy;
- Addition of 4 EV charging stations;
- Removal of invasive vegetation, where applicable, and replanting with native vegetation where needed in existing vegetated shoreline buffer;
- Preservation of a 25-foot buffer by preserving the vegetated buffer within the shore jurisdiction line "as is" to protect the project site from coastal storms;
- Ensuring all project design elements consider the hazards and vulnerabilities identified by the County's "2020 Shoreline Assessment and Implementation Resiliency Plan" and "2021 Sea Level Rise Response and Implementation Plan;"
- Providing educational resources to inform the Public about important coastal plant and animal species and actions they can take to reduce human impacts

**ENCOURAGE SAFER AND IMPROVED OUTDOOR RECREATIONAL EXPERIENCE**

The County will encourage more Park visitors, and provide a safer and improved recreational experience, by taking a number of actions, including:

- Construct a new Beach Front Park that includes a picnic and food truck area, children's play area, changing areas, and ADA-Accessible Viewing Platform Boardwalk and beach overlook;
- Increase parking lot capacity and create a new pedestrian walkway to provide a safer and better connection between CGBP, World War II Home Front Museum, and beach;
- Construct a new Coast Guard Station and Life Saving Tower that includes a new command and control area and emergency equipment storage area;
- Improvements to a 2nd emergency beach access point and creation of a public boat launch;
- Addition of new restroom facilities with greater capacity;
- Add/improve access to outdoor, recreation-based activities such as volleyball, boating, beach walking/running, etc.;
- Keep the CGBP beach access points "free" for the foreseeable future by not charging a parking fee or toll to offset construction costs, if GOSP funds are secured;
- Continue to partner with the CVB to promote the Park and its amenities;
- Use QR-based signage that links to a new website, providing an additional platform to promote the Park as well as its amenities and valuable

natural resources

**15. Will this project add new water access points where none is currently available? (10 points)**

Yes

**Upload a conceptual map of the proposed project, detailing the location of the new water access opportunities. You must upload at least one document to receive points.**

**Upload conceptual map (1)**

Attach 1\_ CGBP\_Concept\_ Masterplan-LR (002).pdf

**Upload conceptual map (2)**

**Upload conceptual map (3)**

**Upload conceptual map (4)**

**Upload conceptual map (5)**

*Note: If a project involves land disturbance to a buffer (i.e. building a boat ramp or viewing platform), you must upload a certification of buffer variance.*

**Upload certification of buffer variance (if applicable)**

**16. Is there documented public support for the project? (5 points)**

Yes

**Provide proof that shows that this project is needed or supported publicly, such as letters of support from elected officials; citizens or user groups; public meeting minutes; proof of a public comment period; petitions; etc. You must upload at least one document to receive points.**

**Upload proof of public support (1)**

Attach 1\_ Coastal Comm Health.pdf

**Upload proof of public support (2)**

Attach 2\_ CRC Letter of Support.pdf

**Upload proof of public support (3)**

Attach 3\_ Cty Commission DocsMeetingMin.pdf

**Upload proof of public support (4)**

Attach 4\_ CVB Docs & MOU.pdf

**Upload proof of public support (5)**

Attach 5\_ KGIB\_letter of support\_Glynn County.pdf

**Upload proof of public support (6)**

Attach 6\_3 Letters.pdf

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## Part 4 – Additional Required Documentation

*Please provide a copy of the following, which are required for consideration for approval. If you need to submit an updated version of any uploaded document, you must do so prior to the application period close date. After that time, all applications become locked and are submitted for scoring and review.*



**A. Application Cover Letter, on official letter head, and signed by a ranking authorizing representative of the entity (Board Chair, Commissioner, Mayor, etc.)**

A. Signed cover letter.pdf

**B. Location map**

B. Location Map.pdf

**C. Preliminary Site Plan / Conceptual Plan**

C. 2023.10.12 - CGBP\_Masterplan-LR (002).pdf

**All elements to be funded or used as match MUST be depicted on the conceptual map.**

**D. Project Budget Worksheet**

D. ProjectBudgetWS\_from GMC\_10.11.23\_RB & CD\_V3..xlsx

**It is required that the applicants use the Pre-application Budget template available at <https://gadnr.org/gosp>**

**Round up/down the totals to the 100s.**

**Total Project Cost, Amount of Funding Requested, and the Match Commitment Total must exactly agree with the amounts entered in Part 2 of this application.**

**E. Resolution adopted by the governing entity of the applicant authorizing the application**

E. Signed Resolution #R-46-23 092123.pdf

**F. Signed statement from landowner(s) expressing support (this is applicable if the Applicant and owner are not the same) (1).**

**Letter of landowner support (2)**

**Letter of landowner support (3)**

**Letter of landowner support (4)**

**Letter of landowner support (5)**

**Letter of landowner support (6)**

**G. Photo Map of Site**

G. Photo Map.pdf

**Photo (1)**

**Photo (2)**

**Photo (3)**

**Photo (4)**

**Photo (5)**

**Photo (6)**

H. Georgia Environmental Policy Acts Checklist

I. Phase 1 Environmental Assessment

J. Appraisal 1 - Required for acquisition projects. Also required for any property proposed as match for acquisition or stewardship projects.

K. Appraisal 2

L. Current lease agreement (if applicable)

M. Conservation easement agreement (if applicable)

N. The conservation easement management plan (if applicable)

## Part 5 - Miscellaneous

**The following miscellaneous uploads are provided for requested documentation by DNR as needed.**

File Upload

File Upload

File Upload

File Upload

File Upload

File Upload

**From:** [Caitlin Roman](#)  
**To:** [Brice Ladson](#)  
**Cc:** [Noble, Josh](#); [Byrnes, Elizabeth](#)  
**Subject:** Re: Coast Guard Beach Enhancements  
**Date:** Thursday, February 27, 2025 3:39:49 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Ladson,

The plans are available for review on the Coastal Resources Department (CRD) website under their public notices section. A direct link is copied below. Can you provide specific information related to which components of the proposed impacts to the Shoreline Protection Act (SPA) jurisdictional area you believe are in conflict with the facts presented, as outlined in CRD's public notice?

In terms of funding, I would again direct you to the funding agency or Glynn County Board of Commissioners. This particular public notice is to consider proposed impacts to the Shoreline Protection Act (SPA) jurisdictional area and is unrelated to specific funding sources.

CRD's public notice can be found at this direct link: <https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island>

When on that site, there is a link to the Project Drawings at the bottom of the page. A direct link to that is: <https://dnr.app.box.com/s/zlhzc4e2kw1g3wvc5kwfp7oh1ou0u1yc>  
In this file, a map that highlights the SPA Jurisdictional Area is on the 2<sup>nd</sup> Page.

Thank you,

Cait Roman

Get [Outlook for iOS](#)

---

**From:** Brice Ladson <mbrice@ladsonlaw.com>  
**Sent:** Thursday, February 27, 2025 11:24 AM  
**To:** Caitlin Roman <caitlin.roman@gmcnetwork.com>  
**Cc:** Noble, Josh <Josh.Noble@dnr.ga.gov>; Jennings, Katie Beth <KJENNINGS@columbiacountyga.gov>  
**Subject:** RE: Coast Guard Beach Enhancements

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Caitlan,

Thanks for your response.

The facts as presented to us conflict with your response. Is there a way I can examine the plans to reconcile this discrepancy?

Ms. Byrnes surely must consider the funding issue, and that is the most critical issue. Recreational facilities should not be built with money from the Georgia Outdoor Stewardship Trust Fund.

Thanks,

Brice Ladson

---

**From:** Caitlin Roman <[caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)>

**Sent:** Thursday, February 27, 2025 11:05 AM

**To:** [mbrace@ladsonlaw.com](mailto:mbrace@ladsonlaw.com)

**Cc:** Noble, Josh <[Josh.Noble@dnr.ga.gov](mailto:Josh.Noble@dnr.ga.gov)>; Jennings, Katie Beth <[KJENNINGS@columbiacountyga.gov](mailto:KJENNINGS@columbiacountyga.gov)>

**Subject:** RE: Coast Guard Beach Enhancements

Mr. Ladson,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- There is no way that expenditures from the Georgia Outdoor Stewardship Trust Fund for paving and leveling dunes for a volleyball court come within the authorized uses set forth in the amendment approved by voters creating the fund. *No parking structures are proposed within the SPA jurisdictional area. Further, no removal of sand dunes are proposed as part of this project. The volleyball court is proposed within the SPA jurisdictional area, which extends 25-ft landward of the landward toe of dune. That is to say, the proposed volleyball court will be landward of the dune and will not require leveling, grading, or modification of the dune. A portion of the volleyball court will be in the SPA jurisdictional area, but most of the volleyball court will be outside of the SPA jurisdictional area. Comments specific to funding should be directed to either the funding agency in question or the Glynn County Board of Commissioners.*

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900  
Augusta, GA 30901

[Building Communities](#)



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**From:** Brice Ladson <[mbrace@ladsonlaw.com](mailto:mbrace@ladsonlaw.com)>  
**Sent:** Wednesday, February 26, 2025 1:47 PM  
**To:** 'Elizabeth Byrnes' <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov).'  
**Cc:** 'Mitch Ladson' <[ladsonmitch@gmail.com](mailto:ladsonmitch@gmail.com)>; [elibed@mac.com](mailto:elibed@mac.com); Ben Brewton ([benbrewton@msn.com](mailto:benbrewton@msn.com)) <[benbrewton@msn.com](mailto:benbrewton@msn.com)>; Christopher Cay <[ccay@cayinsurance.com](mailto:ccay@cayinsurance.com)>; Christopher Kuettner ([ckuettner@coastalnow.net](mailto:ckuettner@coastalnow.net)) <[ckuettner@coastalnow.net](mailto:ckuettner@coastalnow.net)>; Donald Payseur ([donp@coastal-broadband.com](mailto:donp@coastal-broadband.com)) <[donp@coastal-broadband.com](mailto:donp@coastal-broadband.com)>; Doug Carroll <[DCarroll@enmarket.com](mailto:DCarroll@enmarket.com)>; Fred Kelly <[kelleys4@centurytel.net](mailto:kelleys4@centurytel.net)>; [jgardner@wszugs.com](mailto:jgardner@wszugs.com); Jami Plibsens ([jami@seasideappraisalcompany.org](mailto:jami@seasideappraisalcompany.org)) <[jami@seasideappraisalcompany.org](mailto:jami@seasideappraisalcompany.org)>; Jimmie Norris ([jimmie@hometransportinc.com](mailto:jimmie@hometransportinc.com)) <[jimmie@hometransportinc.com](mailto:jimmie@hometransportinc.com)>; Jon Seagraves ([jseagraves@greatoaks.bank](mailto:jseagraves@greatoaks.bank)) <[jseagraves@greatoaks.bank](mailto:jseagraves@greatoaks.bank)>; [masgaboy@yahoo.com](mailto:masgaboy@yahoo.com); Paul Threlkeld ([pht@olivermaner.com](mailto:pht@olivermaner.com)) <[pht@olivermaner.com](mailto:pht@olivermaner.com)>; [skipperhub25@comcast.net](mailto:skipperhub25@comcast.net); Scott Kroell ([hskroell@gmail.com](mailto:hskroell@gmail.com)) <[hskroell@gmail.com](mailto:hskroell@gmail.com)>; Sheila M. Galbreath <[fish1@clds.net](mailto:fish1@clds.net)>; Tina Ladson ([tscott@mblventures.com](mailto:tscott@mblventures.com)) <[tscott@mblventures.com](mailto:tscott@mblventures.com)>; William E. Bedingfield ([BBedingfield@vidaliaga.gov](mailto:BBedingfield@vidaliaga.gov)) <[BBedingfield@vidaliaga.gov](mailto:BBedingfield@vidaliaga.gov)>; 'wracz@bellsouth.net' <[wracz@bellsouth.net](mailto:wracz@bellsouth.net)>  
**Subject:** Glynn County plans for Coast Guard beach at St. Simons

Ms. Byrnes,

This message is to express my strong opposition to Glynn County's planned parking lot expansion and volleyball court at the old Coast Guard station on St. Simons Island. My family has homes on the water in Bryan County and had a home at St Simons on Neptune before World War II. This project will harm our precious beach at St Simons that we visit frequently and is an improper use of funds under the GA Outdoor Stewardship Act.

Georgia voters approved the Georgia Outdoor Stewardship Act as an amendment to the state constitution in 2018, with 83% approval. The question put to voters was:

"Without increasing the current state sales tax rate, shall the Constitution of Georgia be amended so as to create the Georgia Outdoor Stewardship Trust Fund to conserve lands that protect drinking water sources and the water quality of rivers, lakes, and streams; to protect

and conserve forests, fish, wildlife habitats, and state and local parks; and to provide opportunities for our children and families to play and enjoy the outdoors, by dedicating, subject to full public disclosure, up to 80 percent of the existing sales tax collected by sporting goods stores to such purposes without increasing the current state sales tax rate?”

There is no way that expenditures from the Georgia Outdoor Stewardship Trust Fund for paving and leveling dunes for a volleyball court come within the authorized uses set forth in the amendment approved by voters creating the fund.

Please do not approve this project.

Sincerely,

Brice Ladson

**From:** [Caitlin Roman](#)  
**To:** [andrew.norvell@gmail.com](mailto:andrew.norvell@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Sunday, March 2, 2025 5:30:38 PM  
**Attachments:** [image.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Norvell,

Thank you for your comments on the proposed Coast Guard Beach Enhancement project. Please note that comments not specifically related to the proposed impacts within the Shoreline Protection Act (SPA) jurisdictional should be directed to the Glynn County Board of Commissioners.

- I was appalled to learn that funds have been approved for the expansion of amenities and infrastructure at East Beach, including expanded parking, volleyball courts, and a boardwalk/viewing platform. While I am not inherently against these things, they **should not come at the cost of our forest, wetlands, and sand dunes**. And if they cannot be done in a way that protects them, then it would be better if they did not exist.

*There is one (1) proposed volleyball court, which is proposed partially within the Shortline Protection Act (SPA) jurisdictional area. The SPA jurisdictional area is the area 25-ft landward from the landward toe of the most landward dune. The volleyball court does not require impacts to the dune. All areas of temporary disturbance within the SPA jurisdictional area will be restabilized with native vegetation which must be approved by the Coastal Resources Division. Minor impacts for the maintenance and minor realignment of the existing southern beach access will require some modification of the dune; however, the proposed plans include straightening a path that currently meanders and crosses into private property. The new alignment of will have less overall disturbance to the dune than currently exists because we will be straightening a portion of the meander, while turning beachgoers away from private property that has developed as this portion of the beach and dune has grown/accreted. Upon completion of construction, the areas of disturbance will be restabilized with native dune vegetation, again with the approval of the Coastal Resources Division. The plans also call for the use of sand fencing in some areas of the SPA jurisdictional area, to improve stabilization and discourage beachgoers from accessing the dunes. No parking is proposed within the SPA jurisdictional area. Comments specific to funding should be directed to either the funding agency in question or the Glynn County Board of Commissioners.*

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901



---

**From:** Drew Norvell <[andrew.norvell@gmail.com](mailto:andrew.norvell@gmail.com)>  
**Sent:** Wednesday, February 26, 2025 10:03 PM  
**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
**Subject:** In Protest of GOSA Developments at East Beach

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Beth,

I am a local kayak guide who works for Southeast Adventures. While my email is in no way affiliated with them, they did sponsor me to receive a [CARE](#) (Coastal awareness and responsible ecotourism) certification. This training deepened my understanding of our coastal ecosystems, the challenges they face, and how we can interact with them responsibly.

Much like you, my livelihood is built around a working relationship with nature. One that depends on a healthy ecosystem and a community that values and protects it. In my daily life, I share my love of our marshes, beaches, and unique ecosystem with those who are willing to tour them. I strive to educate my clients on the significance of our locality, hoping to instill a deeper appreciation of not only its beauty, but also an understanding of its fragility.

It is with these convictions that I write to express my **strong opposition** to GOSA's planned developments at East Beach.

I was born in Brunswick, raised on St. Simons, and graduated from Glynn Academy. Though life took me elsewhere for a time, this place has always been home. I have traveled extensively in search of a location that compares, yet nowhere else captures the unique beauty and character of our coastline. I have visited nearly every beach on the East Coast up to Virginia, and there is a stark difference once you leave Georgia. In many places, natural shorelines have been replaced with boardwalks, storefronts, and over-commercialized beaches where access comes at a price. Sand dunes are scarce, tree canopies are gone, and it goes without saying that you are unable to commune with nature quite in the same way.

While not everything I have illustrated is under threat today, I cannot stand by while East Beach/Coast Guard Station takes a similar step towards that same fate.

Georgia's coastline has been preserved by the efforts of those who came before us. People who were willing to fight to protect these lands from reckless development. To remain silent now would dishonor that legacy.

I was appalled to learn that funds have been approved for the expansion of amenities and infrastructure at East Beach, including expanded parking, volleyball courts, and a boardwalk/viewing platform. While I am not inherently against these things, they **should**



**not come at the cost of our forest, wetlands, and sand dunes.** And if they cannot be done in a way that protects them, then it would be better if they did not exist. We must identify what our most important needs are and how we can address those sustainably. I acknowledge that certain challenges exist at this location, **but this proposal is not the solution.** Even more disturbing is that these actions are being taken under the banner of GOSA, an organization whose mission was defined as follows:

*"Without increasing the current state sales tax rate, shall the Constitution of Georgia be amended so as to create the Georgia Outdoor Stewardship Trust Fund **to conserve lands that protect drinking water sources and the water quality of rivers, lakes, and streams; to protect and conserve forests, fish, wildlife habitats, and state and local parks; and to provide opportunities for our children and families to play and enjoy the outdoors...**"*

GOSA was created to protect Georgia's natural resources—our forests, wetlands, and beaches. Yet, these very funds are now being used to pave over the ecosystems they were meant to safeguard. This is a betrayal of its mission and an insult to those who voted for it in good faith.

This is not conservation. This is destruction.

I do not know how far along this process is, but I want to make it clear that I strongly oppose these developments. This proposal contradicts GOSA's stated mission, threatens our legacy of coastal preservation, and disregards the wishes of those who love and cherish this place.

Beyond writing this email I am not sure what more I can do. I feel powerless while the gears of bureaucracy grind forward. I understand the next step is a hearing to be had on March 7th. How can we, as a community, come together to protect our beloved beach from these imminent threats? One might have assumed that the creation of a stewardship trust fund to conserve our lands (GOSA) was a safeguard—but if the very body meant to protect our lands is now the one threatening them, **then we as a community must stand against it.**

We must say no to this development.

Sincerely,  
-Drew Norvell

**From:** [Caitlin Roman](#)  
**To:** [susanfant@gmail.com](mailto:susanfant@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Park Enhancements  
**Date:** Sunday, March 2, 2025 5:30:39 PM  
**Attachments:** [image001.png](#)

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Good afternoon Ms. Fant,

Thank you for your comments on the proposed Coast Guard Beach Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- Is there a documented interest in volleyball? Most high school/college volleyball teams play indoors. One court is not enough for a beach volleyball tournament. Surely there's an alternative location in the county that won't destroy habitat. (And doesn't this area flood?) A beach/sand court can be built in a park.  
*The beach volleyball court at the eastern edge (oceanfront edge) of the park has been presented and included since the original 2018 Coast Guard Beach Park Masterplan, that has included many stakeholders and been presented at several Glynn County Board of Commission Meetings. As a result, beach volleyball was included as a recreational amenity at this park in Glynn County's grant application that is partially funding the project. As described in the Shoreline Protection Act (SPA) Application, which is posted for comment on the Coastal Resources Division website, an alternative location for the volleyball court was considered. The volleyball court could have been placed on the beach, seaward of the dunes; however, the Coastal Resources Division, local stakeholders, and Glynn County agreed that placement on the beach was less desirable and opted for the proposed alternative, which proposes the volleyball court be placed partially within the SPA jurisdictional area. The volleyball court is proposed to be partially within the SPA jurisdictional area, which extends 25-ft landward of the landward toe of dune. That is to say, the proposed volleyball court will be landward of the dune and will not require leveling, grading, or modification of the dune. A portion of the volleyball court will be in the SPA jurisdictional area, but most of the volleyball court will be outside of the SPA jurisdictional area.*
- This proposal seems at odds with DNRs mission. It's short sighted—destruction that can't be reserved—for a volleyball court.  
*Please note, the SPA jurisdictional area for this proposed project on Glynn County property covers a total area of 0.324-acres. The project proposes to permanently impact 0.055-acres of that area, which is less than 17%. Of the 0.055-acres of permanent impacts, 0.0034-acres is for sand fencing, which is to stabilize and prevent destruction. Another 0.0155-acres of permanent impacts are related to maintenance of the existing northern and southern beach accesses, with a slight realignment proposed to the southern access to remove it from private property.*

*The largest portion of permanent impacts occur as a result of the proposed volleyball court, which accounts for 0.0361-acres, or about 11% of the total SPA area of this project. Efforts were made to meet the needs and desires expressed by stakeholders while balancing the ecological impacts and ensuring a sustainable public park. Note that, even without the volleyball court, vegetation modification would still be proposed within this area to allow line of sight for the proposed lifeguard station and accessible viewing area. Had the volleyball court been abandoned or placed elsewhere, the area would still need to be impacted.*

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)



-----Original Message-----

From: Susan Fant <[susanfant@gmail.com](mailto:susanfant@gmail.com)>

Sent: Wednesday, February 26, 2025 10:19 PM

To: Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

Subject: Strongly oppose dune destruction at Coast Guard Beach

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Byrnes,

Thank you for receiving comments about funding for a volleyball court near the coast guard station.

Habitat on SSI is being lost daily. Visitors to this site can see a maritime forest and learn about its ecological importance and conservation.

Don't miss the opportunity to inform and engage visitors to the Golden Isles. What about passive recreation? Birdwatching? Educational programming through digital media?

Is there a documented interest in volleyball? Most high school/college volleyball teams play indoors. One court is not enough for a beach volleyball tournament.

Surely there's an alternative location in the county that won't destroy habitat. (And doesn't this area flood?) A beach/sand court can be built in a park.

This proposal seems at odds with DNRs mission. It's short sighted—destruction that can't be reserved—for a volleyball court.

All dollars and no sense.

Please encourage Glynn County to find an alternate location for a “beach” volleyball court.

All good wishes,  
Susan Fant  
Glynn County resident

**From:** [Caitlin Roman](#)  
**To:** [ramanning@gmail.com](mailto:ramanning@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Park Enhancements  
**Date:** Sunday, March 2, 2025 5:30:41 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Manning,

Thank you for your comments on the proposed Coast Guard Beach Park Enhancements project. Below are our responses related to your comments associated with impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- The area that would be affected is the buffer area that was granted by the original developers of Coast Cottage Lane ("the Hamby Tract") . This land was donated to provide a much needed buffer between the public access and the neighborhood and homes. Removing this buffer will damage fragile dunes and will create significant destruction to the area around the beach access used for the owners of the homes in Coast Cottages.

*The current owner of the tract of land you reference has entered into an agreement with the Glynn County Board of Commissioners, with a Letter of Understanding, after site visits with them and Coastal Resources Division to review and discuss the plans. The proposed plan is to utilize most of the existing path that goes through their property, with a slight adjustment in the path's alignment to stay off of private property. It was decided that this was the best alignment to have the least impacts to the existing dune system. The entire buffer is maintained and untouched in the upland and Shore Protection Act (SPA) jurisdictional area. The proposed impacts related to the maintenance and slight realignment of the southern beach access are necessary to redirect beachgoers onto a public access. This includes temporary disturbance, all of which will be revegetated with species approved by the Coastal Resources Division.*

Thank you.

Cait Roman, MSc

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)

**GMC**

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**From:** rebecca manning <[ramanning@gmail.com](mailto:ramanning@gmail.com)>

**Sent:** Thursday, February 27, 2025 12:14 PM

**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>; [alan.rockett@gmail.com](mailto:alan.rockett@gmail.com)

**Subject:** objection to access through buffer area of the "Hamby tract"

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear. Mrs. Byrnes,

I am writing to express my stringent objection to allowing the following proposal

**Glynn County Board of Commissioners, Coast Guard Park Enhancements, 4101 First Street, St. Simons Island, Glynn County, Georgia**

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The area that would be affected is the buffer area that was granted by the original developers of Coast Cottage Lane ("the Hamby Tract") . This land was donated to provide a much needed buffer between the public access and the neighborhood and homes. Removing this buffer will damage fragile dunes and will create significant destruction to the area around the beach access used for the owners of the homes in Coast Cottages.

Thank you,

Rebecca Manning  
34 Coast cottage Lane

**From:** [Caitlin Roman](#)  
**To:** [nancy@nancyhand.com](mailto:nancy@nancyhand.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Sunday, March 2, 2025 5:30:41 PM  
**Attachments:** [image001.png](#)

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Ms. Hand,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- It is already undergoing issues with regard to parking, flooding, etc.  
*Comments unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.*
- More importantly, we need to preserve those dunes of the natural habitat that makes Saint Simon so magical.  
*Efforts have been made to limit disturbance of the dune to what is minimally necessary to maintain and slightly realign the southern beach access. Realignment is necessary to dissuade beachgoers from utilizing private property to access the beach. All areas of temporary disturbance associated with this work will be stabilized with native dune restoration vegetation, as shown in the plans provided for public comment. All other work that is within the Shore Protection Act jurisdictional area is landward from the most landward dune. That is to say, it will be landward of the dunes and will not require any modifications to the dune.*

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**GMC**

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**From:** Nancy Hand <[nancy@nancyhand.com](mailto:nancy@nancyhand.com)>

**Sent:** Friday, February 28, 2025 1:01 PM

**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>; [commissioners@glynncounty-ga.gov](mailto:commissioners@glynncounty-ga.gov)

**Subject:** Opposing development on Coast Guard Beach

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Burns,

As a Resident of Saint Simons Island, I OPPOSE any renovations to Coast Guard Beach. It is already undergoing issues with regard to parking, flooding, etc.

More importantly, we need to preserve those dunes of the natural habitat that makes Saint Simon so magical.

Warmly,  
Nancy Hand



**From:** [Caitlin Roman](#)  
**To:** [peggyherman123@gmail.com](mailto:peggyherman123@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Park Enhancements  
**Date:** Sunday, March 2, 2025 5:30:42 PM  
**Attachments:** [image001.png](#)

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Good afternoon Ms. Herman,

Thank you for your comments on the proposed Coast Guard Beach Park Enhancements project. Below are our responses related to your comments associated with impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- This area is a treasured natural and historical resource, and any development that threatens its ecological integrity or public access should be carefully reconsidered. *Please note, an archaeologist and historical architect conducted a cultural assessment of the project area and surrounding area and found there to be no adverse affect to cultural resources as a result of the proposed project. The U.S. Army Corps of Engineers concurred with this finding, as did the State Historic Preservation Office (SHPO). The proposed project seeks to improve public access. Currently, the southern beach access ends before reaching the beach and beachgoers follow a path over to private property to access the beach. As part of this project, Glynn County proposes to realign and improve the southern access, so that it no longer meanders onto private property and can serve both pedestrian and emergency vehicle access. In addition, the project proposes an accessible viewing area, offering a view of the beach to individuals who may be unable to travel down to the beach. This proposed viewing area requires modification of the existing vegetation. As outlined in the plans, this vegetation modification proposes removal of the existing vegetation, including invasive species, and proposes species to replace the vegetation with, all of which is native. Final species approval is required from the Coastal Resources Division. In addition to the accessible viewing area, vegetation modification is also necessary for the proposed lifeguard station, which will improve access to emergency services for beachgoers. All of these proposed changes to the Shoreline Protection Act (SPA) jurisdictional area are done in close coordination with the Coastal Resources Division, who holds final authority over area to ensure ecological integrity is preserved.*
- As a resident and someone who values St. Simons's unique coastal environment, I am deeply concerned about the potential impact this project could have on the beach's fragile ecosystem, wildlife habitats, and the overall character of our community. The Coastal Marshlands Protection Act exists for a reason—to safeguard these irreplaceable resources from unnecessary and harmful encroachment. The proposed modifications to the public easement, the environmental risks associated with increased development, and the potential for restricted access are all alarming. Once this land is altered, there is no turning back. I urge you and the decision-makers

involved to prioritize conservation over development and to reject this project in favor of preserving the natural beauty and accessibility of Coast Guard Beach for future generations.

*The activities of this proposed permit are regulated under the Shoreline Protection Act. The Coastal Resources Division has been consulted with throughout each stage of this project to produce a proposed project that balances the wants and needs of Glynn County and its stakeholders with the needs of the environment. We have presented a project which proposes to leave over 50% of the SPA jurisdictional area undisturbed and to revegetate over 33% of it with native species, often used for dune restoration. Your concern is noted, and it was shared by local leadership and stakeholders throughout the development of this proposed plan, which is why care was taken to use practices which are designed to be sustainable and minimize disturbance.*

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**From:** Peggy Herman <[peggyherman123@gmail.com](mailto:peggyherman123@gmail.com)>

**Sent:** Thursday, February 27, 2025 9:52 AM

**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

**Subject:** Proposed St. Simons Coast Guard Beach Project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Byrnes,

**I am writing to express my strong opposition to the proposed project at St. Simons Coast Guard Beach.** This area is a treasured natural and historical resource, and any development that threatens its ecological integrity or public access should be carefully reconsidered.

As a resident and someone who values St. Simons's unique coastal environment, I am deeply concerned about the potential impact this project could have on the beach's fragile ecosystem, wildlife habitats, and the overall character of our community. **The Coastal Marshlands Protection Act exists for a reason—to safeguard these irreplaceable resources from unnecessary and harmful encroachment.**

The proposed modifications to the public easement, the environmental risks associated with increased development, and the potential for restricted access are all alarming. Once

this land is altered, there is no turning back. I urge you and the decision-makers involved to prioritize conservation over development and to reject this project in favor of preserving the natural beauty and accessibility of Coast Guard Beach for future generations.

Thank you for your time and consideration. I hope you will stand with the community in opposing this project.

Sincerely,

Margaret Herman  
553 Park Avenue, St. Simons Island, GA 31522

**From:** [Caitlin Roman](#)  
**To:** [louise@louisejewell.com](mailto:louise@louisejewell.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Sunday, March 2, 2025 5:30:42 PM  
**Attachments:** [image001.png](#)

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Ms. Jewell,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. The project will not be expanding the beach. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

Thank you,  
**Cait Roman, MSc**  
Biologist, Environmental

C: 702.285.3496  
E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)  
801 Broad Street  
Suite 900  
Augusta, GA 30901

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-----Original Message-----

From: Louise Jewell <[louise@louisejewell.com](mailto:louise@louisejewell.com)>  
Sent: Friday, February 28, 2025 12:22 PM  
To: Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
Subject: coast guard beach SSI

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I'm a homeowner at 1023 Sea Palms West Dr. SSI and am not in favor of expanding the beach at the old coast guard station. Louise Jewell

**From:** [Caitlin Roman](#)  
**To:** [jchandler@skindxgroup.com](mailto:jchandler@skindxgroup.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Sunday, March 2, 2025 5:30:42 PM  
**Attachments:** [image001.png](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ms. Chandler,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- I have recently learned of the proposal to level a sand dune to install a volleyball court. *The project does not propose to level a sand dune. I encourage you to review the public notice posted by the Coastal Resources Division, located at the link below. The volleyball court is proposed within the SPA jurisdictional area, which extends 25-ft landward of the landward toe of dune. That is to say, the proposed volleyball court will be landward of the dune and will not require leveling, grading, or modification of the dune. A portion of the volleyball court will be in the SPA jurisdictional area, but most of the volleyball court will be outside of the SPA jurisdictional area.*  
<https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island>

Thank you,

Cait Roman, MSc  
Biologist, Environmental

C: 702.285.3496  
E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)  
801 Broad Street  
Suite 900  
Augusta, GA 30901

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**GMC**

-----Original Message-----

From: Jennifer W. Chandler <[jchandler@skindxgroup.com](mailto:jchandler@skindxgroup.com)>  
Sent: Thursday, February 27, 2025 10:49 AM  
To: Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
Cc: [Christy@shubee.com](mailto:Christy@shubee.com); Alan Chandler <[achandler@dosterconstruction.com](mailto:achandler@dosterconstruction.com)>  
Subject: Volleyball Court Project, Coast Guard Beach  
Importance: High

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Elizabeth:

I hope this email finds you well. I have recently learned of the proposal to level a sand dune to install a volleyball court. I am kindly requesting that this not be approved. I know I speak for many people who love the island, the wildlife, the natural dunes etc.. We desperately want to preserve the beaches as they are and not turn SSI into a Panama City! If beach goers want to play volleyball, there are plenty of packable beach sets that can be purchased. Thank you in advance for your consideration. Please do not approve this !!

Jennifer W.Chandler  
Skin Dx Group, PC  
VP of Business Development  
Chief Sales Officer  
(M) 205-447-5998  
(O) 205-879-2260  
(D) 205-909-4377  
(F) 205-879-2261

[https://urldefense.com/v3/\\_\\_http://www.skindxgroup.com\\_\\_!HWVSVPY!jad\\_FQtWdFkzjHMw3L6HlwZveCzVW-6HCz84duYt56E9DpK9JozRyKRPNfiuGejhEmRdyto6Z4m4wSPBrnZzk1rxTMHtoqCt\\$](https://urldefense.com/v3/__http://www.skindxgroup.com__!HWVSVPY!jad_FQtWdFkzjHMw3L6HlwZveCzVW-6HCz84duYt56E9DpK9JozRyKRPNfiuGejhEmRdyto6Z4m4wSPBrnZzk1rxTMHtoqCt$)

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Thank you

**From:** [Caitlin Roman](#)  
**To:** [diluvcan@hotmail.com](mailto:diluvcan@hotmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Sunday, March 2, 2025 5:30:42 PM  
**Attachments:** [image001.png](#)

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Ms. Cannon,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- These facilities, including the proposed volleyball court and playground areas, will compromise the sand dunes, wetlands, and forest areas surrounding the existing facilities today.

*The proposed impacts to the Shoreline Protection Act (SPA) jurisdictional area include removal of 1,030-square feet (0.024-acres) of wetland. The wetland within the SPA jurisdictional area will be replanted with native vegetation. The project proposes to utilize minimization and revegetation as a means to sustainably accomplish this project.*

- While I understand that I/we may not be able to stop the county from moving forward with paving the parking lot, we can do everything in our power to protect the natural environment that we all know and love. Even today, the sand dunes are not properly protected. Sand fencing is minimal and damaged, no county or police presence is ever seen to stop violators from entering or recreating in the dunes, and the continued intensity of hurricanes year over year is causing further erosion. Destroying what is currently in place will only make matters worse.

*Aspects of the proposed project include installation of sand fencing in an effort to improve stabilization and deter foot traffic onto the dunes. In addition, native vegetation will be used throughout the SPA jurisdictional area. The project also proposes improvements to the southern beach access, which, if permitted, would allow for emergency vehicle traffic. This, combined with the proposed life guard station, could go a long way in deterring beachgoers from accessing the dunes. The project does not propose to destroy these aspects of the SPA jurisdictional area, it proposes some modification along with significant areas of revegetation and sand fencing to improve the functionality of the area.*

Thank you.

Cait Roman, MSc

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)



---

**From:** Diana C. <[diluvcan@hotmail.com](mailto:diluvcan@hotmail.com)>

**Sent:** Friday, February 28, 2025 3:25 PM

**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

**Subject:** Coast Guard Park Enhancements

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Byrnes,

I'm writing to voice my opposition to the county beach facilities expansion at Coast Guard Beach on St. Simons Island. These facilities, including the proposed volleyball court and playground areas, will compromise the sand dunes, wetlands, and forest areas surrounding the existing facilities today. As a resident of SSI and the East Beach community, I do not want to see the destruction of these natural resources. The county and hired planning firm provided no data stating the community's want or need for the volleyball court. The existing volleyball court in the back portion of the parking lot is rarely used today.

While I understand that I/we may not be able to stop the county from moving forward with paving the parking lot, we can do everything in our power to protect the natural environment that we all know and love. Even today, the sand dunes are not properly protected. Sand fencing is minimal and damaged, no county or police presence is ever seen to stop violators from entering or recreating in the dunes, and the continued intensity of hurricanes year over year is causing further erosion. Destroying what is currently in place will only make matters worse. Please, I ask that the GA DNR Shore Protection Committee vote no in granting permission to Glynn County on this proposed plan.

Thank you,

Diana Cannon



**From:** [Caitlin Roman](#)  
**To:** [jmaume@charter.net](mailto:jmaume@charter.net); [patrick@patrickanderson.net](mailto:patrick@patrickanderson.net); [alan.rockett@gmail.com](mailto:alan.rockett@gmail.com); [drdelappe@gmail.com](mailto:drdelappe@gmail.com); [george@kingsmillonline.com](mailto:george@kingsmillonline.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Sunday, March 2, 2025 5:33:40 PM  
**Attachments:** [Outlook-GMC.png](#)  
[Coast Cottages Response 3.2.25.pdf](#)

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Good afternoon Coast Cottage residents,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

I've attached a pdf with responses to Mr. Rockett's comment letter. If you have additional comments related specifically to the project's proposed impacts to the SPA jurisdictional area, please let me know.

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)

**GMC**

February 27, 2025

Beth Byrnes  
Department of Natural Resources  
One Conservation Way  
Brunswick, Georgia 31520

**Re:** Notification from the Shore Protection Committee and the Georgia Department of Natural Resources of a request from Glynn County for a Shore Protection Act (SPA) permit under Official Code of Georgia (O.C.G.A.) 12-5-230 et seq. for the removal and installation of native landscaping, filling of a wetland, establishing a new beach driving access point, maintenance of an existing crosswalk, and installation of sand fencing and a portion of a sand volleyball court within the State's SPA jurisdiction at Coast Guard Park located at 4101 First Street, St. Simons Island, Glynn County, Georgia

To Whom It May Concern:

Saint Simons Coast Cottages Neighborhood Association, Inc. (SSCCNA), representing 44 homeowners with beach access through its Pavilion and boardwalk and located adjacent to Coast Guard Park, objects to portions of the recent Shore Protection Act permit application from Glynn County for Coast Guard Park Enhancements. Our objections are as follows:

1. Paragraph 2 of the Public Notice states: "The St. Simons Land Trust (SSLT) granted an easement to Glynn County for access to their property for vehicular beach access on the southern portion of the project area along a trail formerly used by sailboats for beach access." SSCCNA has consulted with SSLT and learned that SSLT has NOT granted a formal access easement of any kind over its property using the existing trail. In October 2024, SSLT entered into a Letter of Understanding (LOU) Between Glynn County Board of Commissioners and St. Simons Land Trust containing several provisions addressing beach access by the County through this existing trail. The SSCCNA requests that to better protect the land preservation goals of the SSLT and the property rights of the SSCCNA, the proposed access for emergency vehicles and non-motorized watercraft, not to mention staff and other pedestrian beach access, be relocated entirely to County owned property and the existing trail be allowed to revert to a natural, protected, and undisturbed dune and vegetation state.

*You are correct that public notice incorrect referred to the agreement between SSLT and the Glynn County Board of Commissioners as an easement, it is, in fact, a Letter of Understanding. Any comments related to this Letter of Understanding should be directed to the Glynn County Board of Commissioners. The Letter of Understanding is included in the "Project Description" that is posted on the online Public Notice:*

*<https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island>*

*The LOU outlines the agreement for using most of the existing trail on their property (that is seaward of the toe of dune) plus realigning the trail for a segment to deter traffic off of Coast Cottage property. It also includes understanding for uses of the trail and Glynn County's responsibilities. After meetings with the property owner and Coastal Resources Division, it was determined that this would have the least impact on the existing dune while correcting the path's alignment to stay off of Coast Cottages' property.*

2. The SSLT property in question is a 50-foot wide natural, undeveloped land parcel that runs from Wood Avenue to the Atlantic Ocean. It is known as the "Hamby Tract" because it was donated in December 2000 to Coastal Georgia Land Trust (the predecessor of SSLT) by the Hamby Corporation, the developer of the adjacent Coast Cottages subdivision. The principal

purpose of the Coastal Georgia Land Trust at the time of conveyance of the property was “To acquire, transfer, and manage land in Georgia and adjacent states in a manner designed to preserve natural, historic and archaeological open spaces for the education, enjoyment and benefit of present and future generations....” The purpose of this Charitable Land Gift was to provide an undisturbed natural buffer between Coast Cottages and the Coast Guard Park public beach access with the understanding that the tract be preserved in its natural state forever.

Coast Cottages subdivision enjoys significant benefits from this buffer through its protection of the 44 homes and common areas in the community from public intrusion from the nearby Coast Guard public parking and beach access property and desires to protect those purposes, in addition to protection of the land rights of the SSLT and dune and native vegetation protection for all.

*Comments unrelated to the project’s impacts proposed to the Shoreline Protection Act (SPA) jurisdictional area should be directed to the Glynn County Board of Commissioners.*

3. It is helpful to understand that this trail was improperly and illegally formed some years ago when Glynn County gave permission for a movie production company to access the beach from the south side of its boat storage area. No respect was given to the adjacent property lines of SSLT and Coast Cottages nearby. The path, which should have stayed on County-owned property, was allowed to drift across the Hamby Tract on its way to the beach and even crossed into the Coast Cottages common area on its way to the beach. These natural preservation areas sustained significant damage to important dunes, dune vegetation and the beach eco-system during the filming. No attempt was made to restore the properties after production. After the filming was completed, the public continued to trespass and further damage the Hamby Tract and the Coast Cottages common area on its way to the beach. Pedestrian and especially sailboat traffic originating from the Coast Guard Park area have been trampling these private land areas for years, destroying sensitive dune fields and ignoring private property rights. SSCCNA appreciates the following provision of the LOU, “From our multiple on-site meetings and conversations with you and your Glynn County team, we understand and approve of the proposed shift in the existing path to turn north and return to Glynn County property further west than its current location, removing the path from Coast Cottage Property....” SSCCNA requests that this relocation includes not only the Coast Cottage Property but the Hamby Tract (SSLT property) as well.

*Comments unrelated to the project’s impacts proposed to the Shoreline Protection Act (SPA) jurisdictional area should be directed to the Glynn County Board of Commissioners.*

4. The County has developed extensive plans to improve the Coast Guard Park and the public beach access area. The plans include a southern beach access point serving the southeast corner of the park. We believe the County intends to use the Hamby Tract, without an easement, to allow public access to the beach from this area. Evidence of this intent can be found in the plan documents attached to this public notice. Specifically, the drawings show in the southeast area of the park nearest the Hamby Tract: SAILBOAT PARKING AREA, PROPOSED TRASH BINS, PROPOSED SHOWERS, and EXISTING BEACH ACCESS. Thus, it appears from the plan documents that the County intends to use the Hamby Tract (SSLT property) for public beach access beyond the emergency vehicles and non-motorized watercraft mentioned in the County/SSLT LOU.

*Comments unrelated to the project’s impacts proposed to the Shoreline Protection Act (SPA) jurisdictional area should be directed to the Glynn County Board of Commissioners.*

5. SSCCNA requests that the County respect private property rights, alter its plans, and resubmit them utilizing ONLY County-owned property for public, staff, and emergency vehicle beach access. The Georgia Department of Natural Resources, Coastal Resources Division should require amendment of this application to accommodate these purposes only on County

property. Further, the County should restore all damaged private land owned by SSLT and SSCNA to its original natural state, restoring the dune field, and restoring the buffer intended by the December 2000 Charitable Land Gift by The Hamby Corporation to the Land Trust. Additionally, the County should make appropriate efforts to prevent public use of the Hamby Tract (SSLT property) for beach access.

*Comments unrelated to the project's impacts proposed to the Shoreline Protection Act (SPA) jurisdictional area should be directed to the Glynn County Board of Commissioners.*

Respectfully submitted,

Saint Simons Coast Cottages Neighborhood Association, Inc.

By: Alan E. Rockett

Its: President

cc: Emily Ellison, Executive Director, Saint Simons Land Trust, Inc.

**From:** [Caitlin Roman](#)  
**To:** [mustanggone@gmail.com](mailto:mustanggone@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Monday, March 3, 2025 9:51:32 AM  
**Attachments:** [Outlook-GMC.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ms. Stones,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

*The beach volleyball court at the eastern edge (oceanfront edge) of the park has been presented and included since the original 2018 Coast Guard Beach Park Masterplan, that has included many stakeholders and been presented at several Glynn County Board of Commission Meetings. As a result, beach volleyball was included as a recreational amenity at this park in Glynn County's grant application that is partially funding the project. As described in the Shoreline Protection Act (SPA) Application, which is posted for comment on the Coastal Resources Division website, an alternative location for the volleyball court was considered. The volleyball court could have been placed on the beach, seaward of the dunes; however, the Coastal Resources Division, local stakeholders, and Glynn County agreed that placement on the beach was less desirable and opted for the proposed alternative, which proposes the volleyball court be placed partially within the SPA jurisdictional area. The volleyball court is proposed to be partially within the SPA jurisdictional area, which extends 25-ft landward of the landward toe of dune. That is to say, the proposed volleyball court will be landward of the dune and will not require leveling, grading, or modification of the dune. A portion of the volleyball court will be in the SPA jurisdictional area, but most of the volleyball court will be outside of the SPA jurisdictional area.*

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)

**GMC**

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**From:** Cindy Stones <mustanggone@gmail.com>  
**Sent:** Friday, February 28, 2025 3:48 PM  
**To:** Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>  
**Cc:** Cindy Stones <mustanggone@gmail.com>  
**Subject:** Development at Coast Guard Beach, St. Simons Island, Ga

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To all it concerns,  
I disagree with any more developement at Coast Gaurd Beach on St.Simons Island. Georgia. It is such a special relatively undeveloped area so closely surrounded by development. It is so nice to drive up to park so closely to a beach that really seems different from others in the area. Great birding. If there is further development more people less wildlife. Do we not have enough "people places" or developed beach areas that would allow for beach volleyball and other people amenities for those who need "people" social activities? I grew up in Brunswick Georgia and was gone for forty two years while living in Brownsville Texas. Upon returning I have enjoyed many developed historical sites and accessible wildlife and beach areas that where unavailable years ago, for which I am very grateful. While living in in deep south Texas I witnessed and exprienced the partial loss of habitat and access to the very undeveloped jewel of Boca Chica Beach to Space X for the good of Space Science. That was difficult but much more important than loss to a volley ball court! I hope that developement will be stopped at Coast Gaurd Beach on St.Simons Island Georgia so that we can keep a very special place special.

Thank you,  
Cynthia Stones  
Brunswick Georgia

**From:** [Caitlin Roman](#)  
**To:** [cooperjoco@hotmail.com](mailto:cooperjoco@hotmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Monday, March 3, 2025 10:31:08 AM  
**Attachments:** [Outlook-GMC.png](#)

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Mr. and Mrs. Cooper,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

Please note, any comments related to this Letter of Understanding should be directed to the Glynn County Board of Commissioners. The Letter of Understanding is included in the "Project Description" that is posted on the online Public Notice: <https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island>. The LOU outlines the agreement for using most of the existing trail on their property (that is seaward of the toe of dune) plus realigning the trail for a segment to deter traffic off of Coast Cottage property. It also includes understanding for uses of the trail and Glynn County's responsibilities. After meetings with the property owner and Coastal Resources Division, it was determined that this would have the least impact on the existing dune while correcting the path's alignment to stay off of Coast Cottages' property.

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**GMC**

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**From:** Joanne Cooper <[cooperjoco@hotmail.com](mailto:cooperjoco@hotmail.com)>  
**Sent:** Saturday, March 1, 2025 7:21 PM  
**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
**Cc:** [alan.rockett@gmail.com](mailto:alan.rockett@gmail.com)  
**Subject:** Disturbance of Land Trust land adjacent to Coast Cottages

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

As homeowners in Coast Cottages, my husband and I have been notified that there is a proposal by Glynn County to use a portion of the Saint Simons Land Trust corridor that is adjacent to Coast Cottages and the Coast Guard park for beach access by vehicles and foot traffic. This corridor was donated in 2000 by Derval Hamby during his development of Coast Cottages with the intention of creating a buffer and preserving the natural state of vegetation and water flow from Wood Avenue to the Atlantic Ocean. The County claims that the Land Trust has given it the right to create a beach access at the end of the corridor. However, we have learned that The Saint Simons Land Trust has not given permission to anyone to use that corridor for anything except the purpose for which it was intended.

We have a particular interest in opposing using the corridor for anything but its intended purpose because the corridor is right behind our beach cottage. We already have to put up with the Coast Guard parking lot and the noise, drinking and bad behavior that occurs there during the summer. Now someone thinks it is a great idea to move those shenanigans even closer to the nicest development on St. Simons Island.

Any use of the corridor other than for preservation of the property's natural vegetation and water flow seems inappropriate and not well thought out. Glynn County owns plenty of property that could be used for beach access that would not ruin the Land Trust corridor and create more chaos in the Coast Guard parking lot.

We urge that you require Glynn County to amend its plan and use only county property for beach access. The corridor that was donated to the Land Trust was intended to be a natural buffer zone and not to be used by the County (which owns no title to it) for its whims about beach access. Furthermore, we ask that you require the County to repair and restore the corridor and dune field to their original state.

Sincerely,  
Bob and Joanne Cooper



12 Coast Cottage Lane  
St. Simons Island, GA

**From:** [Caitlin Roman](#)  
**To:** [Maggie Van Cantfort](#)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** Re: SPC: Coast Guard Park Enhancements comment  
**Date:** Monday, March 3, 2025 10:55:38 AM  
**Attachments:** [image.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ms. Van Cantfort,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- While we support improvements to beach access and public amenities on St. Simons Island, we are opposed to Glynn County's plan to destroy wetlands, dunes, and maritime forest to do so.

*The Shoreline Protection Act (SPA) jurisdictional area is the area 25-ft landward from the landward toe of the most landward dune. All areas of temporary disturbance within the SPA jurisdictional area will be restabilized with native vegetation which must be approved by the Coastal Resources Division. Minor impacts for the maintenance and minor realignment of the existing southern beach access will require some modification of the dune; however, the proposed plans include straightening a path that currently meanders and crosses into private property. The new alignment will have less overall disturbance to the dune than currently exists because we will be straightening a portion of the meander, while turning beachgoers away from private property that has developed as this portion of the beach as the dune has grown/accreted. Upon completion of construction, the areas of disturbance will be restabilized with native dune vegetation, again with the approval of the Coastal Resources Division. The plans also call for the use of sand fencing in some areas of the SPA jurisdictional area, to improve stabilization and discourage beachgoers from accessing the dunes. Please note, the SPA jurisdictional area for this proposed project on Glynn County property covers a total area of 0.324-acres. The project proposes to permanently impact 0.055-acres of that area, which is less than 17%. Of the 0.055-acres of permanent impacts, 0.0034-acres is for sand fencing, which is to stabilize and prevent destruction. Another 0.0155-acres of permanent impacts are related to maintenance of the existing northern and southern beach accesses, with a slight realignment proposed to the southern access to remove it from private property. The largest portion of permanent impacts occur as a result of the proposed volleyball court, which accounts for 0.0361-acres, or about 11% of the total SPA area of this project. The beach volleyball court at the eastern edge (oceanfront edge) of the park has been presented and included since the original 2018 Coast Guard Beach Park Masterplan, that has included many stakeholders and been presented at several Glynn County Board of Commission Meetings. As a result, beach volleyball was included as a recreational amenity at this park in Glynn County's grant application that is partially funding the project. As described in the SPA Application, which is posted for comment on the Coastal Resources Division website, an*

*alternative location for the volleyball court was considered. The volleyball court could have been placed on the beach, seaward of the dunes; however, the Coastal Resources Division, local stakeholders, and Glynn County agreed that placement on the beach was less desirable and opted for the proposed alternative, which proposes the volleyball court be placed partially within the SPA jurisdictional area. Efforts were made to meet the needs and desires expressed by stakeholders while balancing the ecological impacts and ensuring a sustainable public park.*

- Alternative designs and locations are feasible for accomplishing improvements to St. Simons' beach amenities and access.  
*Alternatives were considered and are discussed in the SPA application and described above. The chosen alternative was selected based on input from the Coastal Resources Division, Glynn County, and stakeholders.*
- Glynn County's proposed renovation of Coast Guard Park does not comply with the Georgia Outdoor Stewardship Act funding purpose of protecting conservation land. The proposed plan will destroy dunes, destroy wetland, destroy mature maritime forest, and destroy wildlife habitat – not protect, conserve, or increase public enjoyment of natural beach habitats.  
*Modification, not destruction, is proposed within the SPA jurisdictional area. Overall, 47% (or 0.151 acres) of the SPA jurisdictional area on Glynn County property will be undisturbed. As described in the first bullet, most of the areas of disturbance are temporary and will be replanted with native vegetation, with species selection subject to the approval of Coastal Resources Division. Comments specific to funding should be directed to either the funding agency in question or the Glynn County Board of Commissioners.*

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)

**GMC**

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**From:** Maggie Van Cantfort <maggie@altamahariverkeeper.org>

**Sent:** Friday, February 28, 2025 8:57 PM

**To:** Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>

**Subject:** SPC: Coast Guard Park Enhancements comment

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Hello Beth,

Please accept the attached comment letter for the Shore Protection Committee's

consideration of Glynn County's SPA permit application for Coast Guard Park Enhancements.

Thank you,

--

Maggie Van Cantfort

Altamaha Coastkeeper

912-223-6073

[altamahariverkeeper.org](http://altamahariverkeeper.org)

[facebook.com/AltamahaRiverkeeper](https://facebook.com/AltamahaRiverkeeper)

**From:** [Caitlin Roman](#)  
**To:** [spduchess@yahoo.com](mailto:spduchess@yahoo.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Monday, March 3, 2025 10:57:46 AM  
**Attachments:** [Outlook-GMC.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ms. Smith,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- From Mary Landers article: "Along with One Hundred Miles, The Nature Conservancy is also monitoring how GOSA funds are being used. "The Georgia Outdoor Stewardship Program's first priority is for conservation purposes, and we believe that funded projects should not result in the destruction or degradation of critical habitat such as protected wetlands, maritime forest and active beach dunes," Executive Director Monica Thornton wrote in a prepared statement.  
*There is no federally recognized critical habitat within the project area. Comments specific to funding should be directed to either the funding agency in question or the Glynn County Board of Commissioners.*
- Isn't that EXACTLY is proposed here??  
*No. I encourage you to review the public notice posted by the Coastal Resources Division, located at the link below. <https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island>*
- I cannot image that people actually state, "Oh, yeah, we go for the volleyball courts!"  
*The beach volleyball court at the eastern edge (oceanfront edge) of the park has been presented and included since the original 2018 Coast Guard Beach Park Masterplan, that has included many stakeholders and been presented at several Glynn County Board of Commission Meetings. As a result, beach volleyball was included as a recreational amenity at this park in Glynn County's grant application that is partially funding the project. As described in the SPA Application, which is posted for comment on the Coastal Resources Division website, an alternative location for the volleyball court was considered. The volleyball court could have been placed on the beach, seaward of the dunes; however, the Coastal Resources Division, local stakeholders, and Glynn County agreed that placement on the beach was less desirable and opted for the proposed alternative, which proposes the volleyball court be placed partially within the SPA jurisdictional area. Efforts were made to meet the needs and desires expressed by stakeholders while balancing the ecological impacts and ensuring a sustainable public park.*

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**From:** Mary Smith <spduchess@yahoo.com>

**Sent:** Saturday, March 1, 2025 1:30 PM

**To:** Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>

**Subject:** "Improvements:" to Coast Guard Beach

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From Mary Landers article: "Along with One Hundred Miles, The Nature Conservancy is also monitoring how GOSA funds are being used.

“The Georgia Outdoor Stewardship Program’s first priority is for conservation purposes, and we believe that funded projects should not result in the destruction or degradation of critical habitat such as protected wetlands, maritime forest and active beach dunes,” Executive Director Monica Thornton wrote in a prepared statement.

Isn't that EXACTLY is proposed here?? Our islands need our protection. I see no connection between the requirements and what is suggested here...PLANNED here. An incredible number of residents and tourists alike come here for the beauty of the islands. I cannot image that people actually state, "Oh, yeah, we go for the volleyball courts!"

Please take a closeup look to these plans and improve what is needed. Volleyball courts are NOT a needed entity.

Mary Smith  
606 Cedar St  
SSI, GA 31522

**From:** [Caitlin Roman](#)  
**To:** [dwanglyn@gmail.com](mailto:dwanglyn@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** Re: Coast Cottages Home Owners Objection  
**Date:** Monday, March 3, 2025 11:39:16 AM  
**Attachments:** [Outlook-GMC.png](#)

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Mr. and Mrs. Anglyn,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

*The current owner of the tract of land you reference has entered into an agreement with the Glynn County Board of Commissioners, with a Letter of Understanding, after site visits with them and Coastal Resources Division to review and discuss the plans. The proposed plan is to utilize most of the existing path that goes through their property, with a slight adjustment in the path's alignment to stay off of private property. It was decided that this was the best alignment to have the least impacts to the existing dune system. The entire buffer is maintained and untouched in the upland and Shore Protection Act (SPA) jurisdictional area. The proposed impacts related to the maintenance and slight realignment of the southern beach access are necessary to redirect beachgoers onto a public access. This includes temporary disturbance, all of which will be revegetated with species approved by the Coastal Resources Division. Proposed plans and diagrams showing the proposed path, as well as the Letter of Understanding is included in the "Project Description" that is posted on the online Public Notice: <https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island>. The LOU outlines the agreement for using most of the existing trail on their property (that is seaward of the toe of dune) plus realigning the trail for a segment to deter traffic off of Coast Cottage property. It also includes understanding for uses of the trail and Glynn County's responsibilities. After meetings with the property owner and Coastal Resources Division, it was determined that this would have the least impact on the existing dune while correcting the path's alignment to stay off of Coast Cottages' property.*

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**GMC**

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**From:** Derrell Anglyn <dwanglyn@gmail.com>  
**Sent:** Saturday, March 1, 2025 11:20 PM  
**To:** Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>  
**Subject:** Coast Cottages Home Owners Objection

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

After reviewing Glynn County 's proposal impacting our Saint Simon 's Land trust buffer area, I would like to notify you of the concerns my wife and I have on how that would impact our home and those of our neighbors. When we renovated our home we expanded our porch on the first level . We enjoy relaxing there when the weather is good. While we do hear noise from the volleyball games, the people in the parking lot when they get too loud, including the occasional playing of music to loud and the revving of car engines , at least we do not have people walking directly behind our house. The buffer helps .

We respectfully oppose the planned changes that would significantly have a detrimental effect on the land our developer donated to the SS Land Trust. We agree and support our homeowners association statement of opposition. We do not rent our home and thus we would be directly impacted . For those who do rent they too could be adversely impacted by the proposed changes.

Thank you for your time and consideration in this important matter. Derrell and Vicki Anglyn at 24 Coast Cottage.



**From:** [Caitlin Roman](#)  
**To:** [patrick@patrickanderson.net](mailto:patrick@patrickanderson.net)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** Re: Objection to SPA permit application for Coast Guard Park enhancements  
**Date:** Monday, March 3, 2025 11:57:03 AM  
**Attachments:** [Outlook-GMC.png](#)

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Mr. Anderson,

Thank you for your comments on the proposed Coast Guard Beach Enhancements project. Please find responses to your questions below.

Who is the agent for Glynn County for this permit application? *Goodwyn Mills Cawood, LLC (GMC) is Glynn County's agent for the Shoreline Protection Act (SPA) permit application.*

What is their requirement for responding to comment letters? *The agent is to respond to public comments during a 30-day public comment period related to proposed impacts to the SPA jurisdictional area.*

When is the public hearing scheduled for this permit application? *As shown on the Coastal Resources Division website, a tentative agenda is posted for a joint meeting of the Coastal Marshlands and Shore Protection Committees on March 7, 2025 beginning at 9:30am. The Coast Guard Park Enhancements project is listed on the tentative agenda.*

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**GMC**

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**From:** Patrick Anderson <[patrick@patrickanderson.net](mailto:patrick@patrickanderson.net)>

**Sent:** Sunday, March 2, 2025 8:48 AM

**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

**Cc:** Alan Rockett ([alan.rockett@gmail.com](mailto:alan.rockett@gmail.com)) <[alan.rockett@gmail.com](mailto:alan.rockett@gmail.com)>

**Subject:** RE: Objection to SPA permit application for Coast Guard Park enhancements

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Elizabeth! A few questions if I may:

Who is the agent for Glynn County for this permit application?

What is their requirement for responding to comment letters?

When is the public hearing scheduled for this permit application?

Thanks again!

~ Patrick Anderson

912.223.3263

**From:** [Caitlin Roman](mailto:joan.of.art19@gmail.com)  
**To:** [joan.of.art19@gmail.com](mailto:joan.of.art19@gmail.com)  
**Cc:** [Byrnes, Elizabeth](mailto:Byrnes.Elizabeth@dnr.ga.gov); [Noble, Josh](mailto:Noble.Josh@dnr.ga.gov)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Monday, March 3, 2025 12:47:12 PM  
**Attachments:** [Outlook-GMC.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ms. Shinnick,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- Instead, Glynn County plans will allow dunes to be bulldozed, a 30 year stand of woods would be cut down, and wetland would be filled in, all to expand a parking lot and build volleyball courts.

*No parking structures are proposed within the SPA jurisdictional area. Further, no removal of sand dunes are proposed as part of this project. The volleyball court is proposed within the SPA jurisdictional area, which extends 25-ft landward of the landward toe of dune. That is to say, the proposed volleyball court will be landward of the dune and will not require leveling, grading, or modification of the dune. A portion of the volleyball court will be in the SPA jurisdictional area, but most of the volleyball court will be outside of the SPA jurisdictional area. Comments specific to funding should be directed to either the funding agency in question or the Glynn County Board of Commissioners.*

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)

**GMC**

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**From:** Housecat Joan <[joan.of.art19@gmail.com](mailto:joan.of.art19@gmail.com)>  
**Sent:** Sunday, March 2, 2025 7:59 PM  
**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
**Subject:** Protect our beaches

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Elizabeth,

I am writing to express my opposition to a beach improvement plan. As I understand it, The Georgia Outdoor Stewardship Act (GOSA) approved a funding request from Glynn County that would expand the county beach facilities at Coast Guard Beach on St. Simons Island.

Instead, Glynn County plans will allow dunes to be bulldozed, a 30 year stand of woods would be cut down, and wetland would be filled in, all to expand a parking lot and build volleyball courts.

I suggest that this plan is detrimental to our existing beach, and will diminish an already fragile section of beach property for future generations. The plan is short sighted and benefits only the developers doing the work.

Please do your utmost to prevent Glynn County from "Improving" the coast guard beach area.

Warmest regards,

Joan Shinnick

108 Hidden Lakes Drive

Brunswick, GA 31525

(912) 602-8431

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"The Earth is but One Country and Mankind its Citizens" - Baha'u'llah

**From:** [Caitlin Roman](#)  
**To:** [alan.rockett@gmail.com](mailto:alan.rockett@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Improvements  
**Date:** Monday, March 3, 2025 2:32:57 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Rockett,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- the County's plans to use part of the private property of the Saint Simons Land Trust, Inc. and potentially of the Saint Simons Coast Cottages Neighborhood Association, Inc. to unlawfully enlarge the park and which is incorrectly attributed in the County's application for a Shore Protection Act permit to a non-existent easement over Saint Simons Land Trust, Inc. property. There is no recorded easement over a portion of the Hamby Tract, which was deeded to the predecessor of the Saint Simons Land Trust by the Hamby Corporation to provide a buffer to future homeowners in the Saint Simons Coast Cottages community from the Coast Guard Park and activities of its visitors.

*The County does not propose to utilize Saint Simons Coast Cottages Neighborhood Association, Inc. (SSLT) property. You are correct that the public notice incorrectly referred to the agreement between SSLT and the Glynn County Board of Commissioners as an easement, it is, in fact, a Letter of Understanding. Any comments related to this Letter of Understanding should be directed to the Glynn County Board of Commissioners. The Letter of Understanding is included in the "Project Description" that is posted on the online Public Notice:*

*<https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island> The LOU outlines the agreement for using most of the existing trail on their property (that is seaward of the toe of dune) plus realigning the trail for a segment to deter traffic off of Coast Cottage property. It also includes understanding for uses of the trail and Glynn County's responsibilities. After meetings with the property owner and Coastal Resources Division, it was determined that this would have the least impact on the existing dune while correcting the path's alignment to stay off of Coast Cottages' property.*

- I understand that a Letter of Understanding has been drafted between Saint Simons Land Trust, Inc. and Glynn County which includes redirection of an existing path off of the property of Saint Simons Coast Cottages Neighborhood Association, Inc. and which acquiesced to the use of some Saint Simons Land Trust, Inc. property (i.e, the Hamby property) for beach access, yet I contend that use is not consistent with the stated goals of the Trust and that the best solution to resolve this issue are

adjustments to the County's plans to provide southerly beach access for all (including emergency vehicle access) **entirely on the County's property including restoration of areas that suffered from previous unauthorized destruction of coastal dunes and natural vegetation to their natural state.**

*Comments related to the terms of the agreement between SSLT and Glynn County should be directed to those entities.*

Thank you.

Cait Roman, MSc

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)



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**From:** Alan Rockett <[alan.rockett@gmail.com](mailto:alan.rockett@gmail.com)>

**Sent:** Saturday, March 1, 2025 7:32 PM

**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>; [emellison@sslt.org](mailto:emellison@sslt.org)

**Subject:** Comments Regarding Glynn County's Plans for The Coast Guard Park

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Byrnes,

My name is Alan Rockett and I am the owner of 5 Coast Cottage Lane in the Coast Cottages community located contiguous to the Coast Guard Park. I have owned the property since January 2021.

Overall, I find Glynn County's plans for the Coast Guard Park's improvements to be quite favorable for the people of Saint Simons Island, Glynn County, the State of Georgia, and more broadly, for all visitors from anywhere in the world.

However, there are parts of the proposal that I cannot accept - the County's plans to use part of the private property of the Saint Simons Land Trust, Inc. and potentially of the Saint Simons Coast Cottages Neighborhood Association, Inc. to unlawfully enlarge the park and which is incorrectly attributed in the County's application for a Shore Protection Act permit to a non-existent easement over Saint Simons Land Trust, Inc. property. There is no recorded easement over a portion of the Hamby Tract, which was deeded to the predecessor of the Saint Simons Land Trust by the Hamby Corporation to provide a buffer to future homeowners in the Saint Simons Coast Cottages community from the Coast Guard Park and activities of its visitors. Over the years, the County has allowed destruction of natural vegetation and dunes outside of their property to provide beach access for sailboats for the Surf Sailors, emergency vehicles, and the general public.

I understand that a Letter of Understanding has been drafted between Saint Simons Land Trust, Inc. and Glynn County which includes redirection of an existing path off of the property of Saint Simons Coast Cottages Neighborhood Association, Inc. and which acquiesced to the use of some Saint Simons Land Trust, Inc. property (i.e, the Hamby property) for beach access, yet I contend that use is not consistent with the stated goals of the Trust and that the best solution to resolve this issue are adjustments to the County's plans to provide southerly beach access for all (including emergency vehicle access) **entirely on the County's property including restoration of areas that suffered from previous unauthorized destruction of coastal dunes and natural vegetation to their natural state.**

My opinion is that this is an option that meets the goals of the Department of Natural Resources (dune and native vegetation preservation and restoration), the Land Trust (protection of land in its natural state for the future enjoyment of all residents of Georgia), and the Saint Simons Coast Cottages Neighborhood Association (protection of the privacy of its homeowners and its private use of its property) - the revision of the proposed plans and permit to provide all desired services (access of non-motorized watercraft, emergency vehicle access, and some public access) on the current, existing property of Glynn County.

Respectfully submitted,  
Alan Rockett  
5 Coast Cottage Lane

**From:** [Caitlin Roman](mailto:Caitlin.Roman)  
**To:** [torijanderson@gmail.com](mailto:torijanderson@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Monday, March 3, 2025 2:33:52 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Tori,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

*The current owner of the tract of land you reference has entered into an agreement with the Glynn County Board of Commissioners, with a Letter of Understanding, after site visits with them and Coastal Resources Division to review and discuss the plans. The proposed plan is to utilize most of the existing path that goes through their property, with a slight adjustment in the path's alignment to stay off of private property. It was decided that this was the best alignment to have the least impacts to the existing dune system. The entire buffer is maintained and untouched in the upland and Shore Protection Act (SPA) jurisdictional area. The proposed impacts related to the maintenance and slight realignment of the southern beach access are necessary to redirect beachgoers onto a public access. This includes temporary disturbance, all of which will be revegetated with species approved by the Coastal Resources Division. Proposed plans and diagrams showing the proposed path, as well as the Letter of Understanding is included in the "Project Description" that is posted on the online Public Notice: <https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island>. The LOU outlines the agreement for using most of the existing trail on their property (that is seaward of the toe of dune) plus realigning the trail for a segment to deter traffic off of Coast Cottage property. It also includes understanding for uses of the trail and Glynn County's responsibilities. After meetings with the property owner and Coastal Resources Division, it was determined that this would have the least impact on the existing dune while correcting the path's alignment to stay off of Coast Cottages' property.*

*The proposed new alignment of the southern access will have less overall disturbance to the dune than currently exists because we will be straightening a portion of the meander, while turning beachgoers away from private property that has developed as this portion of the beach as the dune has grown/accreted. Upon completion of construction, the areas of disturbance will be restabilized with native dune vegetation, again with the approval of the Coastal Resources Division.*

Thank you.

Cait Roman, MSc

Biologist, Environmental



C: 702.285.3496  
E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)  
801 Broad Street  
Suite 900  
Augusta, GA 30901

[Building Communities](#)



**From:** Tori Anderson <[torijanderson@gmail.com](mailto:torijanderson@gmail.com)>  
**Sent:** Sunday, March 2, 2025 9:27 AM  
**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
**Cc:** [alan.rockett@gmail.com](mailto:alan.rockett@gmail.com); [emellison@sslt.org](mailto:emellison@sslt.org)  
**Subject:** Objection to the County Plan for Coast Guard Park

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

I own 27 Coast Cottage Lane in the Coast Cottages subdivision. My property is directly adjacent to the Hamby Tract, next to the Coast Guard Station. The Hamby Tract was gifted and entrusted to the Saint Simons Land Trust in order that it be cherished and protected for future generations. The goal has always been to preserve the natural state and heritage of this beautiful and rare land.

Knowing all of this, I have been dismayed over the years at the sight of our sensitive dunes being trampled and destroyed without regard. I consistently see sailboat owners hauling their heavy, damage-causing rigs back and forth from the water, as well as county vehicles driving carelessly over these same dunes to access the beach.

I feel that Glynn County's attempt to escalate this encroachment and imbue it with permanent status is a travesty.

As an owner at Coast Cottages I've highly valued the benefits of the Hamby Tract as the preserve it is meant to be. I sincerely and respectfully ask for the DNR to reject the SPA permit application submitted by Glynn County.

Tori Anderson  
27 Coast Cottage Lane  
St Simons Island, GA  
(912) 506-1748

P.S. I'd appreciate an acknowledgement that you've received this email.

Thank you so much.

Cc: Alan Rockett, President St. Simons Coast Cottages Neighborhood Association, Inc.

Emily Ellison, Executive Director of St. Simons Land Trust

View my art at: [ToriAndersonArtist.com](http://ToriAndersonArtist.com)

**From:** [Caitlin Roman](#)  
**To:** [kerry.blind@gmail.com](mailto:kerry.blind@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Monday, March 3, 2025 2:34:24 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Kerry,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

*I encourage you to review the public notice posted by the Coastal Resources Division, located at the link below, which includes proposed plans which more accurately present the impacts proposed within the SPA jurisdictional area.*  
<https://coastalgadnr.org/glynn-county-board-commissioners-coast-guard-park-enhancements-4101-first-street-st-simons-island>

*Within the SPA jurisdictional area, approximately 1,030-square feet of wetland is proposed to be filled and replanted with native vegetation. Species for replanting are subject to the final approval of the Coastal Resources Division. As described in the application and associated documents, publicly available at the link previously provided, these impacts are proposed in order to provide clear line of sight for the proposed accessible viewing area and lifeguard station. Note, the plans do not include filling in a portion of an existing marsh area.*

*The beach volleyball court at the eastern edge (oceanfront edge) of the park has been presented and included since the original 2018 Coast Guard Beach Park Masterplan, that has included many stakeholders and been presented at several Glynn County Board of Commission Meetings. As a result, beach volleyball was included as a recreational amenity at this park in Glynn County's grant application that is partially funding the project. As described in the SPA Application, which is posted for comment on the Coastal Resources Division website (link provided above), an alternative location for the volleyball court was considered. The volleyball court could have been placed on the beach, seaward of the dunes; however, the Coastal Resources Division, local stakeholders, and Glynn County agreed that placement on the beach was less desirable and opted for the proposed alternative, which proposes the volleyball court be placed partially within the SPA jurisdictional area. Efforts were made to meet the needs and desires expressed by stakeholders while balancing the ecological impacts and ensuring a sustainable public park.*

Thank you.  
Cait Roman, MSc

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

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**From:** Kerry Blind <[kerry.blind@gmail.com](mailto:kerry.blind@gmail.com)>

**Sent:** Sunday, March 2, 2025 2:34 PM

**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

**Subject:** Coast Guard 'Improvements'

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a full-time resident of St Simons Island and a career-long landscape architect, I have over the years worked as a consultant on many projects for DNR across the state of Georgia. DNR has always stood up for environmentally sensitive planning and design. I feel that, professionally, this project does not meet those standards. It is my understanding that the funds provided through the Georgia Outdoor Stewardship Program were not to be used in paving over native soil or in removing maritime forest materials (including the leveling of a sand dune!) for a volleyball court. There currently is a volleyball court at Coast Guard that rarely gets used. Why add another within a natural area adjacent to the beach. Additionally, why are there plans to fill in a portion of the existing marsh area? This doesn't really make sense to me.

Please stop this environmental travesty from occurring.

Kerry Blind, FASLA

[kerry.blind@gmail.com](mailto:kerry.blind@gmail.com)

678-296-9515

111 Gascoigne Avenue

St Simons Island, GA 31522

**From:** [Caitlin Roman](#)  
**To:** [lydiahm@gmail.com](mailto:lydiahm@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** Fw: Coast Guard Beach proposed project  
**Date:** Monday, March 3, 2025 2:35:03 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ms. Moore,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- How does leveling a dune (which violates the Shore Protection Act) to build a volleyball court or creating impervious surface through a paved parking lot protect Coast Guard Beach in perpetuity?
- *No parking structures are proposed within the SPA jurisdictional area. Further, no removal of sand dunes are proposed as part of this project. The volleyball court is proposed within the SPA jurisdictional area, which extends 25-ft landward of the landward toe of dune. That is to say, the proposed volleyball court will be landward of the dune and will not require leveling, grading, or modification of the dune. A portion of the volleyball court will be in the SPA jurisdictional area, but most of the volleyball court will be outside of the SPA jurisdictional area.*
- *Comments specific to funding should be directed to either the funding agency in question or the Glynn County Board of Commissioners.*
- Dunes and beaches are critical habitat for nesting shorebirds, shorebirds that rest here during migration (such as the federally protected red knot), and nesting and hatching sea turtles. Dunes and wetlands provide protection from storm surges associated with hurricanes. Projects funded by GOSA should not be supported if they degrade these habitats by filling in wetlands and leveling dunes.
- *There is no federally recognized critical habitat within the project area. Note that early coordination with the Georgia Department of Natural Resources (DNR) Wildlife Resources Division (WRD) was initiated in mid 2024. The WRD indicated their primary concern related to threatened and endangered species was regarding site lighting and disturbances associated with unleashed dogs. The Coastal Resources Division, as part of this permitting process, will review the lighting plan and provide specific requirements. Additionally, the Coastal Resources Division may require further methods of mitigation, such as restricting the time of day or time of year that work could be done, if approved. Glynn County is committed to working with the Coastal Resources Division to ensure species are not negatively impacted due to temporary disturbances related to construction. Further, Glynn County is actively working with DNR to find resolution related to the concerns of WRD related to unleashed dogs. A representative from DNR has already been scheduled to present at a Glynn County Board of Commissioners meeting in an effort to garner their*

*support and partnership in strengthening and bringing clarity to the County's leash ordinance. The County is serious about conservation and is listening to the concerns of WRD and engaging them in being a part of a solution that serves both visitors, Glynn County residents, and the environment.*

- It is possible to improve the existing infrastructure and boardwalk without destroying the aspects of what makes this beach special.
- *We agree that there is a way to balance Glynn County and local stakeholder wants and needs with means and methods that are ecologically responsible. We believe the proposed plan does just that. All areas of temporary disturbance within the SPA jurisdictional area will be restabilized with native vegetation which must be approved by the Coastal Resources Division. Minor impacts for the maintenance and minor realignment of the existing southern beach access will require some modification of the dune; however, the proposed plans include straightening a path that currently meanders and crosses into private property. The new alignment will have less overall disturbance to the dune than currently exists because we will be straightening a portion of the meander, while turning beachgoers away from private property that has developed as this portion of the beach as the dune has grown/accreted. Upon completion of construction, the areas of disturbance will be restabilized with native dune vegetation, again with the approval of the Coastal Resources Division. The plans also call for the use of sand fencing in some areas of the SPA jurisdictional area, to improve stabilization and discourage beachgoers from accessing the dunes. Please note, the SPA jurisdictional area for this proposed project on Glynn County property covers a total area of 0.324-acres. The project proposes to permanently impact 0.055-acres of that area, which is less than 17%. Of the 0.055-acres of permanent impacts, 0.0034-acres is for sand fencing, which is to stabilize and prevent destruction. Another 0.0155-acres of permanent impacts are related to maintenance of the existing northern and southern beach accesses, with a slight realignment proposed to the southern access to remove it from private property. The largest portion of permanent impacts occur as a result of the proposed volleyball court, which accounts for 0.0361-acres, or about 11% of the total SPA area of this project.*

Thank you,

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)



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**From:** Lydia Moore <[lydiahm@gmail.com](mailto:lydiahm@gmail.com)>

**Sent:** Sunday, March 2, 2025 7:05 PM

**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

**Subject:** Coast Guard Beach proposed project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Elizabeth Byrnes,

As a resident of coastal Georgia, I value the outdoor recreation opportunities provided by our beaches. However, I am concerned about the proposed construction at Coast Guard Beach on St. Simons Island. St. Simons Island is one of the few Georgia barrier islands we can drive to, as the majority of our islands are not accessible by car. Let's work together to protect it instead of turning it into a degraded tourist destination with little conservation value.

We should remind ourselves what the goals of the Georgia Outdoor Stewardship Act (GOSA) are and ask ourselves if the proposed project at Coast Guard Beach fulfills those goals. According to GADNR, this "grant program will provide a dedicated funding mechanism to support parks and trails and protect and acquire lands critical to wildlife, clean water, and outdoor recreation across the state of Georgia." I interpret this as saying that one of two primary goals for this program is to use funds to purchase and/or conserve lands in perpetuity. How does leveling a dune (which violates the Shore Protection Act) to build a volleyball court or creating impervious surface through a paved parking lot protect Coast Guard Beach in perpetuity? The second major goal of GOSA is to support parks and trails. Is Coast Guard Beach an official park or simply a public beach access? If not, does that affect whether this project is eligible for funding through GOSA?

I do not see how this proposed project meets the two major objectives of GOSA. Dunes and beaches are critical habitat for nesting shorebirds, shorebirds that rest here during migration (such as the federally protected red knot), and nesting and hatching sea turtles. Dunes and wetlands provide protection from storm surges associated with hurricanes. Projects funded by GOSA should not be supported if they degrade these habitats by filling in wetlands and leveling dunes. It is possible to improve the existing infrastructure and boardwalk without destroying the aspects of what makes this beach special.

Thank you,  
Lydia Moore



**From:** [Caitlin Roman](#)  
**To:** [amy.elsasser@gmail.com](mailto:amy.elsasser@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Monday, March 3, 2025 2:35:37 PM  
**Attachments:** [image001.png](#)

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Good afternoon Ms. Elsasser,

Thank you for your comments on the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- How does leveling a dune (which violates the Shore Protection Act) to build a volleyball court or creating impervious surface through a paved parking lot protect Coast Guard Beach in perpetuity?
- *No parking structures are proposed within the SPA jurisdictional area. Further, no removal of sand dunes are proposed as part of this project. The volleyball court is proposed within the SPA jurisdictional area, which extends 25-ft landward of the landward toe of dune. That is to say, the proposed volleyball court will be landward of the dune and will not require leveling, grading, or modification of the dune. A portion of the volleyball court will be in the SPA jurisdictional area, but most of the volleyball court will be outside of the SPA jurisdictional area.*
- *Comments specific to funding should be directed to either the funding agency in question or the Glynn County Board of Commissioners.*
- Dunes and beaches are critical habitat for nesting shorebirds, shorebirds that rest here during migration (such as the federally protected red knot), and nesting and hatching sea turtles. Dunes and wetlands provide protection from storm surges associated with hurricanes. Projects funded by GOSA should not be supported if they degrade these habitats by filling in wetlands and leveling dunes.
- *There is no federally recognized critical habitat within the project area. Note that early coordination with the Georgia Department of Natural Resources (DNR) Wildlife Resources Division (WRD) was initiated in mid 2024. The WRD indicated their primary concern related to threatened and endangered species was regarding site lighting and disturbances associated with unleashed dogs. The Coastal Resources Division, as part of this permitting process, will review the lighting plan and provide specific requirements. Additionally, the Coastal Resources Division may require further methods of mitigation, such as restricting the time of day or time of year that work could be done, if approved. Glynn County is committed to working with the Coastal Resources Division to ensure species are not negatively impacted due to temporary disturbances related to construction. Further, Glynn County is actively working with DNR to find resolution related to the concerns of WRD related to unleashed dogs. A representative from DNR has already been scheduled to present*



*at a Glynn County Board of Commissioners meeting in an effort to garner their support and partnership in strengthening and bringing clarity to the County's leash ordinance. The County is serious about conservation and is listening to the concerns of WRD and engaging them in being a part of a solution that serves both visitors, Glynn County residents, and the environment.*

- *It is possible to improve the existing infrastructure and boardwalk without destroying the aspects of what makes this beach special.*
- *We agree that there is a way to balance Glynn County and local stakeholder wants and needs with means and methods that are ecologically responsible. We believe the proposed plan does just that. All areas of temporary disturbance within the SPA jurisdictional area will be restabilized with native vegetation which must be approved by the Coastal Resources Division. Minor impacts for the maintenance and minor realignment of the existing southern beach access will require some modification of the dune; however, the proposed plans include straightening a path that currently meanders and crosses into private property. The new alignment will have less overall disturbance to the dune than currently exists because we will be straightening a portion of the meander, while turning beachgoers away from private property that has developed as this portion of the beach as the dune has grown/accreted. Upon completion of construction, the areas of disturbance will be restabilized with native dune vegetation, again with the approval of the Coastal Resources Division. The plans also call for the use of sand fencing in some areas of the SPA jurisdictional area, to improve stabilization and discourage beachgoers from accessing the dunes. Please note, the SPA jurisdictional area for this proposed project on Glynn County property covers a total area of 0.324-acres. The project proposes to permanently impact 0.055-acres of that area, which is less than 17%. Of the 0.055-acres of permanent impacts, 0.0034-acres is for sand fencing, which is to stabilize and prevent destruction. Another 0.0155-acres of permanent impacts are related to maintenance of the existing northern and southern beach accesses, with a slight realignment proposed to the southern access to remove it from private property. The largest portion of permanent impacts occur as a result of the proposed volleyball court, which accounts for 0.0361-acres, or about 11% of the total SPA area of this project.*

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)

**GMC**

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**From:** Amy Elsasser <[amy.elsasser@gmail.com](mailto:amy.elsasser@gmail.com)>

**Sent:** Sunday, March 2, 2025 7:06 PM

**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

**Subject:** Proposed construction at Coast Guard Beach

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Elizabeth Byrnes,

As a resident of coastal Georgia, I value the outdoor recreation opportunities provided by our beaches. However, I am concerned about the proposed construction at Coast Guard Beach on St. Simons Island. St. Simons Island is one of the few Georgia barrier islands we can drive to, as the majority of our islands are not accessible by car. Let's work together to protect it instead of turning it into a degraded tourist destination with little conservation value.

We should remind ourselves what the goals of the Georgia Outdoor Stewardship Act (GOSA) are and ask ourselves if the proposed project at Coast Guard Beach fulfills those goals. According to GADNR, this "grant program will provide a dedicated funding mechanism to support parks and trails and protect and acquire lands critical to wildlife, clean water, and outdoor recreation across the state of Georgia." I interpret this as saying that one of two primary goals for this program is to use funds to purchase and/or conserve lands in perpetuity. How does leveling a dune (which violates the Shore Protection Act) to build a volleyball court or creating impervious surface through a paved parking lot protect Coast Guard Beach in perpetuity? The second major goal of GOSA is to support parks and trails. Is Coast Guard Beach an official park or simply a public beach access? If not, does that affect whether this project is eligible for funding through GOSA?

I do not see how this proposed project meets the two major objectives of GOSA. Dunes and beaches are critical habitat for nesting shorebirds, shorebirds that rest here during migration (such as the federally protected red knot), and nesting and hatching sea turtles. Dunes and wetlands provide protection from storm surges associated with hurricanes. Projects funded by GOSA should not be supported if they degrade these habitats by filling in wetlands and leveling dunes. It is possible to improve the existing infrastructure and boardwalk without destroying the aspects of what makes this beach special.

Thank you,  
Amy Elsasser  
Savannah, GA

**From:** [Caitlin Roman](#)  
**To:** [benjaminlanecarswell@gmail.com](mailto:benjaminlanecarswell@gmail.com)  
**Cc:** [Byrnes, Elizabeth](#); [Noble, Josh](#)  
**Subject:** RE: Coast Guard Beach Enhancements  
**Date:** Monday, March 3, 2025 2:36:28 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Carswell,

Thank you for your comments on behalf of the Coastal Georgia Audubon related to the proposed Coast Guard Park Enhancements project. Below are our responses related to your comments associated with the project's impacts proposed within the Shoreline Protection Act (SPA) jurisdictional area. Comments that are unrelated to the project's proposed impacts within the SPA jurisdictional area should be directed to the Glynn County Board of Commissioners.

- All projects involve tradeoffs that require balancing different goals. Unfortunately, this project did not prioritize protection of significant ecological assets on the site, including a grove of mature live oak trees (not in SPA jurisdiction) and a dune-swale wetland, falling partially within SPA jurisdiction, that collectively provide valuable bird habitat and contribute to storm protection.

*We agree that there is a way to balance Glynn County and local stakeholder wants and needs with means and methods that are ecologically responsible. We believe the proposed plan does just that. All areas of temporary disturbance within the SPA jurisdictional area will be restabilized with native vegetation which must be approved by the Coastal Resources Division. The proposed native revegetation of areas of the dune previously disturbed by foot traffic, in combination with proposed sand fencing, will help to provide storm protection and improve the overall stability of the area. Minor impacts for the maintenance and minor realignment of the existing southern beach access will require some modification of the dune; however, the proposed plans include straightening a path that currently meanders and crosses into private property. The new alignment will have less overall disturbance to the dune than currently exists because we will be straightening a portion of the meander, while turning beachgoers away from private property that has developed as this portion of the beach as the dune has grown/accreted. Upon completion of construction, the areas of disturbance will be restabilized with native dune vegetation, again with the approval of the Coastal Resources Division. The plans also call for the use of sand fencing in some areas of the SPA jurisdictional area, to improve stabilization and discourage beachgoers from accessing the dunes. Please note, the SPA jurisdictional area for this proposed project on Glynn County property covers a total area of 0.324-acres. The project proposes to permanently impact 0.055-acres of that area, which is less than 17%. Of the 0.055-acres of permanent impacts, 0.0034-acres is for sand fencing, which is to stabilize and prevent destruction. Another 0.0155-acres of permanent impacts are related to maintenance of the existing northern and southern beach accesses, with a slight realignment proposed to the southern access to remove it from private property. The largest portion of permanent impacts occur as a result of the proposed volleyball court, which accounts for 0.0361-acres, or about 11% of the total SPA*

*area of this project.*

- At least six species of birds listed in the draft 2025 update to the State Wildlife Action Plan have been commonly documented using habitat in the immediate vicinity of the proposed impacts. These include the following “Species of Greatest Conservation Need in the High Conservation Concern category”, Chuck-will’s-widow, Southeastern American Kestrel, Loggerhead Shrike, Painted Bunting, Prothonotary Warbler, and Prairie Warbler (Explore - eBird). These observations are documented because Coast Guard Beach Park, including the area of proposed impacts, is a hotspot for bird watching.

*Note that early coordination with the Georgia Department of Natural Resources (DNR) Wildlife Resources Division (WRD) was initiated in mid 2024. The WRD indicated their primary concern related to threatened and endangered species was regarding site lighting and disturbances associated with unleashed dogs. The Coastal Resources Division, as part of this permitting process, will review the lighting plan and provide specific requirements. Additionally, the Coastal Resources Division may require further methods of mitigation, such as restricting the time of day or time of year that work could be done, if approved. Glynn County is committed to working with the Coastal Resources Division to ensure species are not negatively impacted due to temporary disturbances related to construction. Further, Glynn County is actively working with DNR to find resolution related to the concerns of WRD related to unleashed dogs. A representative from DNR has already been scheduled to present at a Glynn County Board of Commissioners meeting in an effort to garner their support and partnership in strengthening and bringing clarity to the County's leash ordinance. The County is serious about conservation and is listening to the concerns of WRD and engaging them in being a part of a solution that serves both visitors, Glynn County residents, and the environment.*

Thank you.

**Cait Roman, MSc**

Biologist, Environmental

C: 702.285.3496

E: [caitlin.roman@gmcnetwork.com](mailto:caitlin.roman@gmcnetwork.com)

801 Broad Street

Suite 900

Augusta, GA 30901

[Building Communities](#)



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**From:** Benjamin Carswell <[benjaminlanecarswell@gmail.com](mailto:benjaminlanecarswell@gmail.com)>

**Sent:** Sunday, March 2, 2025 9:54 PM

**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>

**Subject:** comments re coast guard park permit app

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Elizabeth,

Please find my comments on behalf of Coastal Georgia Audubon attached.

Thank you,

Ben Carswell  
President, Coastal Georgia Audubon Society