

January 2025
Submittal

Shoreline Permitting Act Application – Coast Guard Beach Park



Prepared for:

Glynn County Board of Commissioners
701 G Street
Brunswick, Georgia, 31520

January 2025

GMC



Glynn County
GEORGIA

Executive Summary

The Shoreline Permitting Act (SPA) aims to regulate development along the state's coastline to preserve natural resources, protect public access to beaches, and ensure the stability of coastal ecosystems. It establishes guidelines for construction, erosion control, and setback requirements to mitigate the impact of development on coastal areas and maintain their ecological integrity.

As it relates to the Coast Guard Beach Park Project, the SPA jurisdictional area is defined as the dynamic dune field, which includes the area 25-feet landward of the landward toe of the most landward sand dune. This sand sharing system is considered a vital natural resource as it acts as a buffer to protect real and personal property from the damaging effects of floods, winds, tides, and erosion. This area of the shoreline is particularly vulnerable to disturbance when vegetation is harmed or the natural development is inhibited.

A summary of impacts to the SPA jurisdictional area are listed below and described in more detail in the sections that follow.

	Total SPA Area	Glynn-County Owned	SSLT-Owned
Total parcel area	-	7.67-acres	1.43-acres
Total parcel disturbed area	-	6.23-acres	0.589-acres
SPA jurisdictional area	0.351-acres	0.324-acres	0.027-acres
Temporary SPA impacts	0.118-acres	0.118-acres	-
Permanent SPA impacts	0.055-acres	0.055-acres	-
Undisturbed SPA area	0.178-acres	0.151-acres	0.027-acres
% SPA permanent disturbance	15.7%	17%	0%

Permanent SPA Impacts

<i>Southern Access</i>	0.0064-acres
<i>Volleyball Court</i>	0.0361-acres
<i>Sand Fencing</i>	0.0034-acres
<i>Northern Acces</i>	0.0091-acres
Total	0.055-acres

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Part 1

1. Project Description

1.1 Background

Coast Guard Beach Park (CGBP), located on St. Simons Island, Georgia, has a rich history intertwined with the United States Coast Guard. The area served as a training ground for Coast Guard recruits during World War II. In the early 20th century, this area was also the site of a Coast Guard station, which played a crucial role in patrolling the coastline, conducting search and rescue missions, and enforcing maritime laws. Over time, as the role of the Coast Guard evolved, the station was decommissioned, and the land was repurposed. The historic Coast Guard station is now the home of the World War II Homefront Museum.

Today, Coast Guard Beach Park stands as a recreational area, offering locals and visitors access to the scenic coastline of St. Simons Island. The park features amenities such as picnic areas, walking trails, and beach access, providing opportunities for relaxation and enjoyment of the natural beauty of the Georgia coast. Its history adds to the allure of the park, serving as a reminder of the area's maritime heritage and the importance of coastal preservation.

The subject property plus the First Street right of way (ROW), both owned by Glynn County, are approximately 333,910-square feet (7.67-acres), of which 14,113-square feet (0.324-acres) or 4.2% is within SPA jurisdiction. As both the subject parcel and First Street ROW are County-owned and comprise the entirety of the Coast Guard Beach Park, the SPA jurisdiction impacts are presented collectively. In addition to the County-owned property, the Saint Simons Land Trust, Inc (SSLT) has agreed to grant Glynn County an easement to provide a second permitted vehicular beach access on the southern portion of the project area along a trail currently used by sailboats for beach access. The SSLT property totals 62,291-square feet (1.43-acres), of which approximately 1,176-square feet (0.027-acres) or 1.9% is within SPA jurisdiction.

The existing northern beach access point consists of approximately 146.5-linear feet wooden boardwalk, totaling approximately 2,228-square feet of boardwalk. The boardwalk terminates into 6.5-foot wide Mobi-Mat, which extends approximately 345-linear feet seaward. Approximately 278.5-square feet of the existing northern beach access is within the SPA jurisdictional area.

1.2 Proposed Project

The CGBP improvement project involves an approximately 8.2-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 vehicles access; and experiences severe flooding and drainage issues that result in stormwater runoff contributing sediment and pollutants to the adjacent salt marsh. As it relates specifically to the SPA jurisdictional area, 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.

Part of the improvement project includes construction of a new lifeguard station and an ADA accessible overlook area. In order to provide line of sight between the lifeguard station and ADA accessible overlook and the beach, existing vegetation will be removed and replaced with native species that grow at a height which won't impede the line of sight. Approximately 0.118-acres of the SPA jurisdictional area will include modification of vegetation, which includes clearing of the existing vegetation and replacement with native species that will grow at a lesser height, as shown on the included SPA & JD Boundary Exhibit as the purple areas. Additionally, an area located to the north of the northern beach access will have temporary impacts for the placement of protective fencing to protect a tree during construction activities. Following construction, the fencing will be removed and the area disturbed will be reseeded with native dune vegetation. A species list is included on the SPA & JD Boundary Exhibit

Approximately 160-linear feet of 3.3-foot-tall sand fencing will be installed, as shown on the SPA and JD Boundary Exhibit, in an effort to prevent wind damage to the landscaping, volleyball court and new facilities, as well as keeping the general public off of the sand dunes. A detail of the proposed sand fencing is included on sheet L2.04 of the attached site plans.

The proposed project also includes the filling of a wetland, a portion of which crosses into the SPA jurisdictional area. The wetland will be cleared and filled to provide additional recreational space for parkgoers. The wetland area will require 95-cubic yards of fill and have a finished elevation of approximately 7.5-feet.

Installation of the sand volleyball court will occur within the SPA jurisdictional area and include grading and fill to produce a level playing surface. All fill placed for the volleyball court will be beach-quality sand. The volleyball court will measure approximately 50-feet by 80-feet, have a finished elevation of approximately 9-feet, and will include permanent poles for the net to be mounted to, which requires installation with post hole diggers and

minimal concrete work to secure the poles. The volleyball court will require approximately 200-cubic yards of fill, which will consist of beach-quality sand.

Proposed improvements to the existing northern beach access include demolition of the western portion of the access and replacement with a concrete sidewalk connecting to the existing boardwalk. The total amount of permanent impacts within the SPA jurisdictional area will remain 400-square feet for the northern beach access, as this is an existing access that will be modified but not change in size, as shown on the included SPA & JD Boundary Exhibit and included site plans.

As part of the project, Glynn County is also requesting that the southern beach access point at the park be permitted for vehicular access. This existing beach access is currently permitted for sailboat usage and crosses over land owned by the SSLT and then Saint Simons Coast Cottages Neighborhood Association Inc (“Coast Cottages”). The proposed project includes a realignment of the existing access which would reroute the path to stay off of the Coast Cottages property due to complaints received by the County in the past. Glynn County and SSLT have reached an agreement to utilize the majority of the existing beach access path to avoid major disturbances to the SPA Jurisdictional Area. Vehicular access is being requested to provide an additional access point for emergency vehicles and County staff to allow for quicker response times and so emergency vehicles would be accessing the beach from the side with fewer pedestrians and the side closest to their vehicle storage. This existing southern access point would continue to be open for sailboat and public pedestrian access. The County requests to keep the northern beach access point at this property as permitted for vehicles due to the infrastructure already in place.

The southern beach access currently consists of approximately 200-linear feet of 6-foot wide plastic mesh matting to cross the sand dune. The current alignment and proposed alignment are shown on the included SPA & JD Boundary Exhibit. The proposed access will replace the existing matting with approximately 445-linear feet of matting and measure approximately 10-feet wide. Installation of the matting will require 7,535-square feet of temporary impacts and 4,450-square feet of permanent impacts. The temporary impacts are associated with abandoning the existing path and installing the new access. Areas of temporary impact will be revegetated in accordance with the Landscape Plan and Mobi-Mat Extent Exhibit.

1.3 Required Maintenance

Considerations have been made to ensure that maintenance for the proposed park can be completed with little equipment and without the need for additional disturbance.

According to the manufacturer, Mobi-Mats require regular sweeping or blowing to remove excess sand. In the event too much sand accumulates, the Mobi-Mat can be taken

up, sand smoothed, and reinstalled. Installation of the Mobi-Mats can be done by hand and uses spikes driven through eyelets in the mats. No vehicles or special equipment are required for the installation or maintenance of Mobi-Mat systems.

In terms of vegetation, the proposed Dune Restoration Mix includes species which grow 8-ft tall or less. This will require minimal trimming annually to allow for clear line of sight from the ADA viewing area to the beach but offers a vast improvement over the current vegetation in terms of growth height and maintenance requirements. If any species grow to a height exceeding 8 feet or higher, or impede line of sight, they will be trimmed by hand to a height of 4 feet. Also, if any branches or vegetation grow and hang over either beach access path, they will be trimmed by hand. All vegetation trimmed in the SPA jurisdictional area will be collected and removed by hand, and disposed offsite.

2. Alternatives Considered

2.1 No Action

Consideration was given to making no modifications to the SPA jurisdictional area. This option would have significantly reduced the amount of on-site parking available, prevented space for sailboat parking and beach access, and limited recreational facilities including the children's play area and volleyball pit. Additionally, this would have limited visibility of the beach from the proposed lifeguard station and ADA accessible area. This approach would have also resulted in one of the beach access points crossing onto another property, where that owner has previously complained about the existing path's route.

Ultimately this alternative was not chosen because it was not best suited to meet the needs of the community and neighbors, and posed limited the efficacy of the proposed lifeguard station.

2.2 Sand Volleyball Pit on Beach

Consideration was given to constructing the sand volleyball pit on the beach, rather than within the SPA jurisdictional area, in an effort to limit impacts within the SPA jurisdictional area. During public meetings and discussion with community leaders, concerns were expressed that this would limit available space in the white sand area for beachgoers during high tide when useable space is reduced.

This alternative was not chosen because it would reduce the usable white sand area for beachgoers.

2.3 Volleyball Court in SPA Jurisdictional Area

Grading, filling, and vegetation removal will occur within the SPA jurisdictional area, as outlined on the site plans. These activities will be limited only to what is necessary for

construction of the project and to ensure clear line of site between ADA-accessible viewing areas and the lifeguard tower. The volleyball pit will be constructed within the SPA area in and be incorporated with the broader CGBP improvements project. Sand for the volleyball court will consist only of beach quality sand. Grading within the SPA jurisdictional area will not extend beyond the jurisdictional line (landward toe of dune), as shown on the included site plans.

This is the chosen alternative and was selected because this option best balances the needs of the community and visitors and does so in an environmentally responsible way.

2.4 New Southern Beach Access Path Entirely on County Property

Consideration was given to establishing the southern beach access path entirely on County property, but this would have resulted in cutting a new crossing through a well-established dune and disturbed the integrity of the dune.

This alternative was not chosen because the County desired to minimize impacts to the adjacent dune system.

2.5 Modified Southern Beach Access Path on SSLT and County Property Only

Since the options presented in 2.4 was not desirable, the County reached out to SSLT in order to protect the existing dune to the greatest extent practical. Through a site visit and discussion between both parties, it was determined that an easement through SSLT's parcel would be the preferred mechanism to keep the existing beach access path mostly intact through the entire footprint, with the exception of a minor adjustment to shift it off of the Coast Cottages property. This is the chosen alternative and was selected because this option best balances protecting the existing dune system with the needs of the community, neighbors, and visitors.

3. Landfill/Hazardous Waste Statement

Representatives of GMC reviewed Georgia's Hazardous Site Inventory (HSI) on May 11, 2024. No hazardous sites are reported within or adjacent to the project area.

4. Public Interest Statement

4.1 Will unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system be created?

No. The proposed project maintains the majority of vegetation on the site and includes the incorporation of additional native vegetation. Also, the proposed project includes installation of sand fencing which offers benefits of erosion control, habitat restoration, and beach nourishment. The function of the sand-sharing system is unlikely to be negatively impacted, considering the incorporation of sand fencing, native vegetation,

and green infrastructure facilities elsewhere on the project site, as well as maintaining the beach access points/pathways almost entirely on their current footprints.

4.2 Will granting of a permit and the completion of the proposed work unreasonably interfere with the conservation of marine life, wildlife, or other resources?

No. The proposed project will not impact the conservation of marine life, wildlife, or other important cultural or environmental resources. Marine life and wildlife will still have suitable habitat both on the site and in adjacent areas and natural means of ingress and egress.

4.3 Will granting of the permit and completion of the proposed work unreasonably interfere with access by and recreation use and enjoyment of public properties impacted by the project?

No. The proposed project significantly improves access and recreational use of the beach and the park area by adding amenities, increasing parking capacity, reducing flooding, constructing a lifeguard station for improved safety and emergency response, and providing storage and access for sail boats. The only interference to access and recreation use and enjoyment will be temporary and occur during construction of the proposed project.



A Golden Past.
A Shining Future.

*COMMUNITY DEVELOPMENT DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726*

October 22, 2024

Elizabeth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Georgia Department of Natural Resources
1 Conservation Way
Brunswick, GA 31520

Re: Coast Guard Beach Park

Dear Ms. Byrnes:

I have reviewed the 100% Construction Documents (Glynn County case number CP-27-8) for Glynn County Board of Commissioners' project, "Coast Guard Beach Park," with revision date of October 11, 2024, and found no violations of local zoning laws within the Shore Protection Act Jurisdictional Area of this project.

Should you have any additional questions, please feel free to contact me at sleif@glynncounty-ga.gov.

Sincerely,

Stefanie Leif, AICP
Planning Manager

The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.



ST. SIMONS LAND TRUST

PRESERVING THE NATURAL AND SCENIC CHARACTER OF OUR ISLAND

October 2024

Letter of Understanding Between Glynn County Board of Commissioners and St. Simons Land Trust

Attention: Jason Hagen
Program Management Director, Glynn County Board of Commissioners
Glynn County, Georgia

Dear Jason,

This Letter of Understanding (LOU) indicates that the St. Simons Land Trust (SSLT) approves the continued use of the existing beach access path extending from Glynn County Old Coast Guard Station Beach Access Parking across a portion of the Land Trust's Hamby Tract as it has been used to access St. Simons Beach for a number of years.

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 and resulting in the path being shortened from 287 linear feet to 266 linear feet. As we have discussed with you, the St. Simons Land Trust understands that the following will be observed:

- Keep the proposed retaining wall in the plans along the southern edge of the parking lot to prevent stormwater runoff from flowing into the Hamby Tract.
- Access path to be maintained at a width not to exceed 12 feet.
- Access path to be only utilized by emergency vehicles and non-motorized watercraft such as sailboats, paddle boards, kayaks, and canoes.
- No storing of equipment, boats, etc. on SSLT property.
- No disturbance or access through the natural dune formations on SSLT property.
- Glynn County will enforce any violations of encroachment onto SSLT property.
- SSLT will allow Glynn County to install and maintain a single trash can on the western edge of the Hamby Tract adjoining the parking lot, provided it is regularly emptied by Glynn County staff and does not become a nuisance.
- Glynn County and its contractors will not disturb any of the flora or fauna on the Hamby Tract.

The Land Trust was pleased to learn in our last meeting that Glynn County does not propose to impact the dynamic dune system east of the toe of dune on Glynn County's property adjacent to our property. We expect that this change will be included as an amendment to the existing plan or otherwise be documented in writing that the dunes will not be negatively impacted. Further, we respectfully request that those involved in the

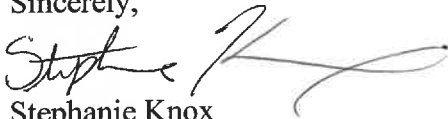
project also consider an alternative recreational activity on the forested Glynn County property east and north of the Hamby Tract. Instead of clearing the area of existing trees and shrub scrub that is such important habitat for native and migratory birds and incurring the added expense and upkeep of replanting the area, please consider pruning the existing foliage and offer an alternative recreational activity such as birding. Birding would be beneficial to many more people (residents and visitors) than creating volleyball courts in that area which only serve a small select few. It is our understanding that no data exists showing a need or demand for the beach volleyball courts, but there is clear data indicating the interest in birding among those who visit and live in the Golden Isles. We will be happy to provide you with the data on the demand and economic value of such eco-tourism.

The existing shrub scrub is functional habitat for passerine and other avian species --- migratory and year-round residents, and small mammals. This existing habitat is critical nesting and foraging habitat for painted buntings, a **species of concern in the Georgia State Wildlife Action Plan**. The destruction of this habitat could impact the integrity of the East Beach shrub scrub habitat corridor that extends south along the existing wildlife corridor including the Land Trust's Hamby Tract.

To summarize, as we have said in previous conversations, the St. Simons Land Trust wants to continue being both a good partner and a good neighbor. We also want to make sure that the area being discussed provides the highest levels of safety for users and maintains the environmental values of the dynamic dune system and the forested habitat. We are agreeable to continuing the current use between the St. Simons Land Trust and Glynn County in which the Land Trust provides access via its Hamby Tract for emergency vehicles and non-motorized boats of a limited size to reach the East Beach area. We are also happy to meet in person once again, making sure that representatives from all the involved parties are present -- that would include Glynn County Government, Department of Natural Resources, The Coastal Georgia Historical Society, St. Simons Land Trust, and any other key stakeholders.

If there are any questions regarding this matter, or if you would like to schedule another meeting, please contact me at 912-638-9109.

Sincerely,



Stephanie Knox
Stewardship Director
St. Simons Land Trust

CC: Emily Ellison, Executive Director, St. Simons Land Trust
CC: Jim Barger, Jr., Chair, SSLT Board of Directors
CC: Susan Shipman, Chair, SSLT Stewardship Committee



DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912-264-7218

WALTER RABON
INTERIM COMMISSIONER

DOUG HAYMANS
DIRECTOR

April 11, 2024

Glynn County
1725 Reynolds Street
Brunswick, GA 31520

RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, 4000 First Street and First Street Right of Way (ROW), Coast Guard Station Beach Access, St. Simons Island, Glynn County, Georgia

Dear Glynn County:

Our office has received the survey plat dated January 30, 2024, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*Topographic Survey of: St. Simons Island Coast Guard Station Beach Parking Area 25th G.M.D., St. Simons Island, Glynn County, Georgia*" prepared for Goodwyn Mills Cawood. This plat and survey generally depicts the Jurisdiction Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 et seq. as verified by the Department on March 1, 2024.

The Shore Protection Act O.C.G.A. 12-5-230 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on March 1, 2025 but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Shore Protection Committee or the Department is required prior to any construction or alteration in the shore jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 264-7218.

Sincerely,

Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *Topographic Survey of: St. Simons Island Coast Guard Station Beach Parking Area 25th G.M.D., St. Simons Island, Glynn County, Georgia*

Cc: *Robert Brown, Goodwyn Mills Cawood, LLC*

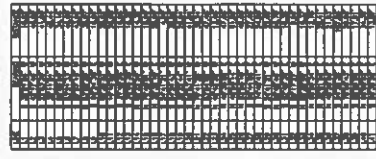
Filename: JDS20230303

Table with 2 columns: Description, Quantity. Includes items like 'TOTAL AREA' and 'TOTAL PERIMETER'.

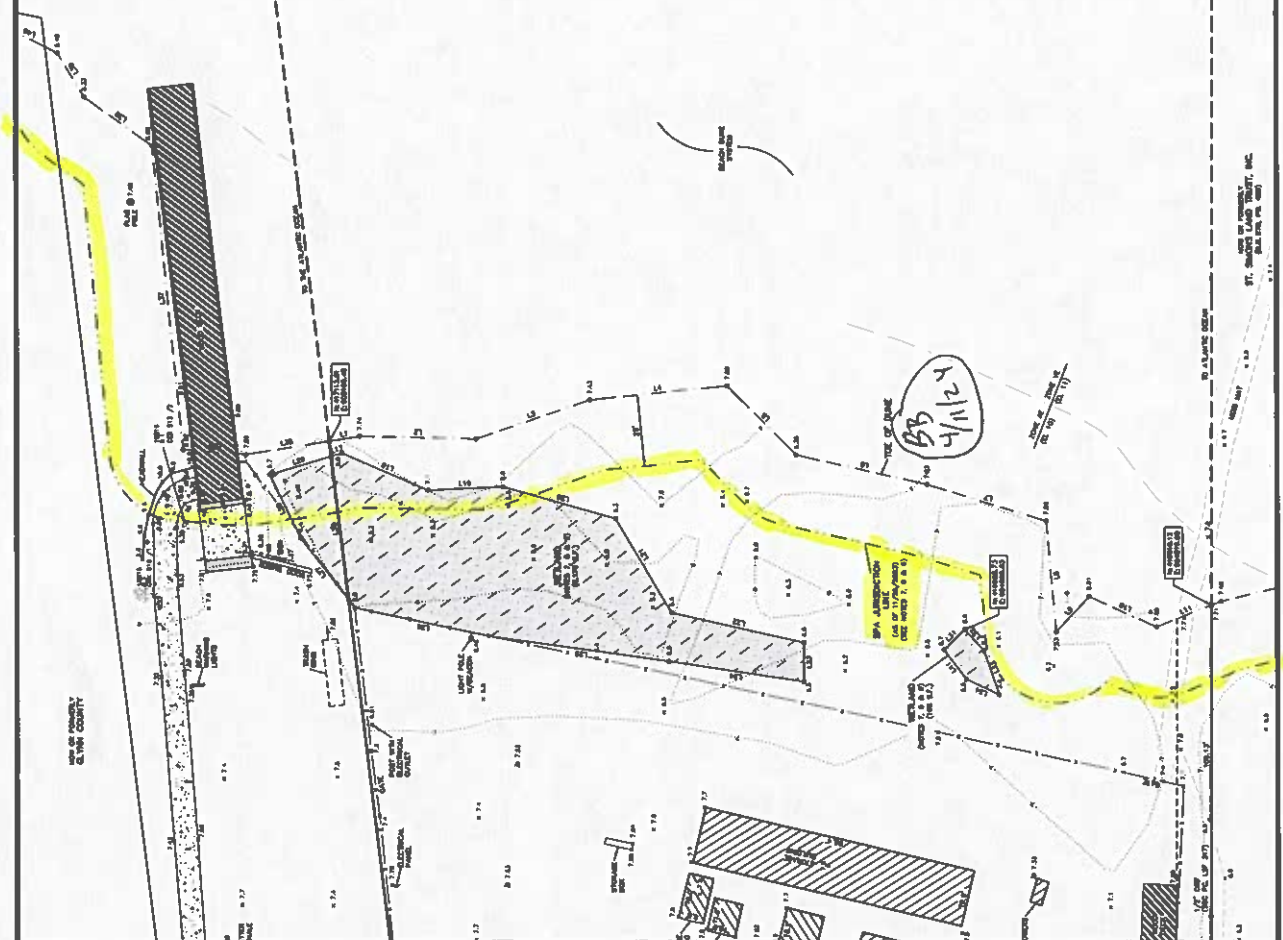


Handwritten signature or initials: 'M.A.D.' and '10/20/24'.

- LEGEND: Symbols for various features like 'PROPERTY LINE', 'ADJACENT PROPERTY', 'ROAD', 'RAILROAD', 'DRAINAGE CANAL', 'WATER COURSE', 'DITCH', 'FENCE', 'ELECTRICAL LINE', 'TELEPHONE LINE', 'CITY STREET', 'COUNTY ROAD', 'STATE ROAD', 'FEDERAL ROAD', 'UNDEVELOPED LAND', 'CROPLAND', 'PASTURE', 'WOODLAND', 'SWAMP', 'MANGROVE', 'WATER COURSE', 'DRAINAGE CANAL', 'DITCH', 'FENCE', 'ELECTRICAL LINE', 'TELEPHONE LINE', 'CITY STREET', 'COUNTY ROAD', 'STATE ROAD', 'FEDERAL ROAD', 'UNDEVELOPED LAND', 'CROPLAND', 'PASTURE', 'WOODLAND', 'SWAMP', 'MANGROVE'.



ATLANTIC OCEAN



From: [Caitlin Roman](#)
To: [Byrnes, Elizabeth](#)
Subject: Re: Update figure and document
Date: Friday, January 17, 2025 2:38:17 PM
Attachments: [image002.png](#)
[image003.png](#)
[Outlook-GMC.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.

Yes ma'am, that is confirmed. All work in the SPA area will be accomplished using typical earth-moving equipment including excavators and skid-steer as well as hand labor.

Cait Roman, MSc
Biologist, Environmental

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

From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Friday, January 17, 2025 2:33 PM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Update figure and document

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

Were you able to confirm how the work be accomplished? Typical earth-moving equipment including excavators and skid-steer as well as hand labor? Anything else?

Once I have this confirmation, I believe I can submit to Josh so we can start review.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
[Coastal Resources Division](#)
Mobile: 912-266-0277
CRD Main Line: 912-264-7218
[Facebook](#) | [Instagram](#)
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GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Friday, January 17, 2025 10:14 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Update figure and document

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Good morning, Beth,

You had asked us this question in a previous email and we indicated "Contractor will be restricted to using hand tools and a skid steer for grading and drainage work on the southern access". Is this sufficient or would you like me to add a note on the exhibit? Also, that was specific to the southern access, if you mean more broadly, across the SPA area, I'd have to get with the architect to confirm that.

Also, we had a question about the OHWM as it relates to the northern access. I know we had identified that the county had placed mobi mats a bit too far down the beach and would have to take some of them up. Rob was on site and noted some significant changes in vegetation between the latest aerial and, as a result, the OHWM. Is it necessary for us to make a change on the plans or is this something the County can do as the OHWM shifts? Rob mentioned that he could shoot the OHWM next week and likely have the exhibit updated and submitted by Thursday of next week, would this cause too much of a delay for us to get the public notice out in time for the next meeting?

The image below shows approximately where the OHWM is on the plans (red line), however the OHWM now is about where the yellow line is, meaning they could take up a good bit less of the mat.



Thanks!

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496
E: caitlin.roman@gmcnetwork.com
801 Broad Street
Suite 900
Augusta, GA 30901

[Building Communities](#)


From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Friday, January 17, 2025 9:41 AM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Update figure and document

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

Good morning,

I don't see how the work is proposing to be accomplished. Will the work be accomplished with typical earth-moving equipment including excavators and skid-steer as well as hand labor? Anything else?

Thank you,

Beth Byrnes
Coastal Permit Coordinator
[Coastal Resources Division](#)
Mobile: 912-266-0277
CRD Main Line: 912-264-7218
[Facebook](#) | [Instagram](#)
[Buy a fishing license today!](#)

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From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Wednesday, January 15, 2025 1:52 PM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Update figure and document

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Beth,

See attached. It is all adding up, although admittedly, math clearly isn't my thing...

I added the table of permanent impacts to both the figure and the document and ensured the area calculations math on both as well.

Give me a call if you need anything and thanks again!

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496
E: caitlin.roman@gmcnetwork.com
801 Broad Street
Suite 900
Augusta, GA 30901

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Byrnes, Elizabeth

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Friday, January 17, 2025 10:14 AM
To: Byrnes, Elizabeth
Subject: Re: Update figure and document

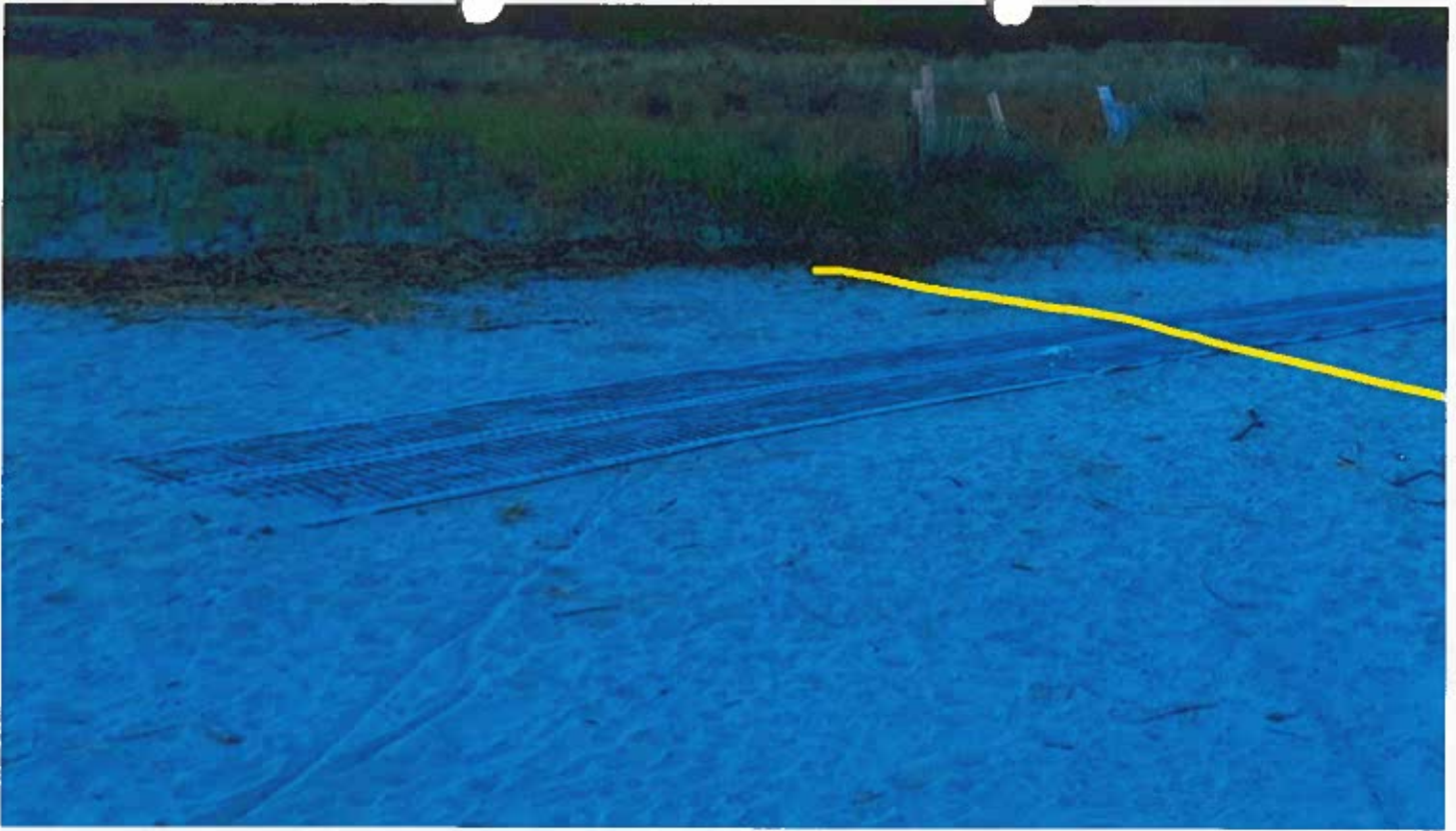
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Beth,

You had asked us this question in a previous email and we indicated "Contractor will be restricted to using hand tools and a skid steer for grading and drainage work on the southern access". Is this sufficient or would you like me to add a note on the exhibit? Also, that was specific to the southern access, if you mean more broadly, across the SPA area, I'd have to get with the architect to confirm that.

Also, we had a question about the OHWM as it relates to the northern access. I know we had identified that the county had placed mobi mats a bit too far down the beach and would have to take some of them up. Rob was on site and noted some significant changes in vegetation between the latest aerial and, as a result, the OHWM. Is it necessary for us to make a change on the plans or is this something the County can do as the OHWM shifts? Rob mentioned that he could shoot the OHWM next week and likely have the exhibit updated and submitted by Thursday of next week, would this cause too much of a delay for us to get the public notice out in time for the next meeting?

The image below shows approximately where the OHWM is on the plans (red line), however the OHWM now is about where the yellow line is, meaning they could take up a good bit less of the mat.



Thanks!

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496
E: caitlin.roman@gmcnetwork.com
801 Broad Street
Suite 900
Augusta, GA 30901

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From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Friday, January 17, 2025 9:41 AM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Update figure and document

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Good morning,

I don't see how the work is proposing to be accomplished. Will the work be accomplished with typical earth-moving equipment including excavators and skid-steer as well as hand labor? Anything else?

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218

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From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Wednesday, January 15, 2025 1:52 PM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Update figure and document

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Beth,

See attached. It is all adding up, although admittedly, math clearly isn't my thing...

I added the table of permanent impacts to both the figure and the document and ensured the area calculations math on both as well.

Give me a call if you need anything and thanks again!

Cait Roman, MSc
Biologist, Environmental

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Suite 900
Augusta, GA 30901

Building Communities
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Byrnes, Elizabeth

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Wednesday, January 15, 2025 10:44 AM
To: Byrnes, Elizabeth
Subject: Re: Coast Guard Beach Park - SPA Submittal Update

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I don't know how that file got saved over. It is the same exhibit just with an aerial background. Do you need that or is Exhibit 1 sufficient?

Cait Roman, MSc
Biologist, Environmental

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Augusta, GA 30901

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From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Wednesday, January 15, 2025 10:33 AM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>; Rob Brown <rob.brown@gmcnetwork.com>
Subject: FW: Coast Guard Beach Park - SPA Submittal Update

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Just want to clarify and make sure I'm not missing anything since last time you had supplied two drawings. Attached here is one drawing and the other two documents are the same, correct?

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Monday, January 13, 2025 6:15 PM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Rob Brown <rob.brown@gmcnetwork.com>
Subject: Re: Coast Guard Beach Park - SPA Submittal Update

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Beth,

See the updated figures, I think I've got it all worked out. Updated the narrative as well with the latest numbers.

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496
E: caitlin.roman@gmcnetwork.com
801 Broad Street
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Augusta, GA 30901

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From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Monday, January 13, 2025 9:57 AM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>; Rob Brown <rob.brown@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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This area is still considered an existing permanent impact. Therefore it still counts to the total of permanent impacts within jurisdiction. When we total the permanent impacts and/or temporary impacts the entire jurisdictional area will need to be accounted for even if it is unchanged.

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Monday, January 13, 2025 9:51 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Rob Brown <rob.brown@gmcnetwork.com>
Subject: Re: Coast Guard Beach Park - SPA Submittal Update

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That you circled is counted as undisturbed but it is currently boardwalk. We don't propose any work to that area but I can get an updated figure and area for you on that.

Cait Roman, MSc
Biologist, Environmental

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E: caitlin.roman@gmcnetwork.com
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Augusta, GA 30901

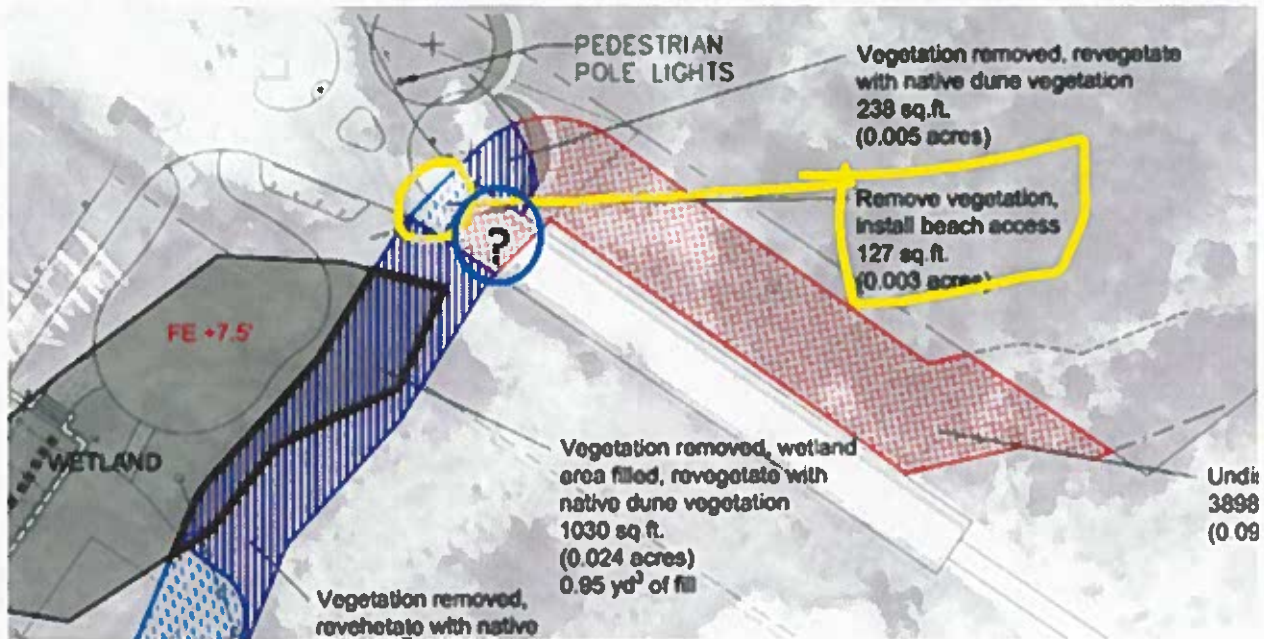
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From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Monday, January 13, 2025 9:49 AM

To: Caitlin Roman <caitlin.roman@gmcnetwork.com>; Rob Brown <rob.brown@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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Then is the red undisturbed area within the jurisdictional area seaward of the 127sq.ft. accounted for in the totals?
Isn't this part of the wooden boardwalk?



From: Caitlin Roman <caitlin.roman@gmcnetwork.com>

Sent: Monday, January 13, 2025 9:33 AM

To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Rob Brown <rob.brown@gmcnetwork.com>

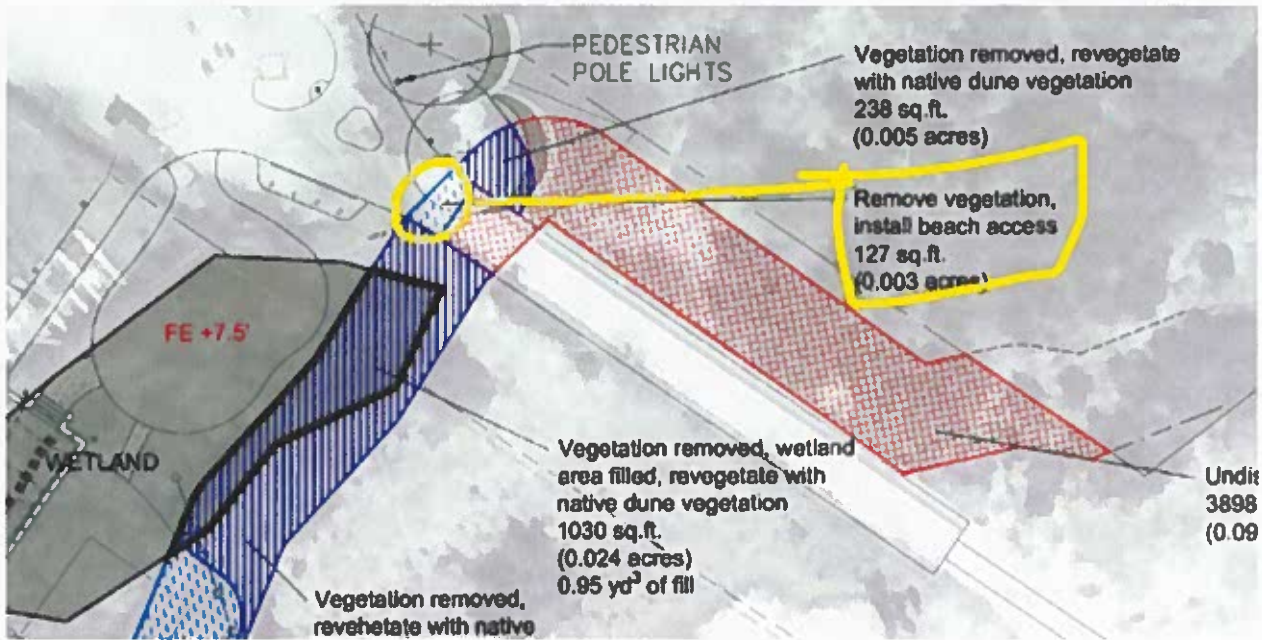
Subject: Re: Coast Guard Beach Park - SPA Submittal Update

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Beth,

My apologies for the confusion.

That is an error in the document. The figure we provided is correct, not the write up. See below.



There will be a total of 127 square feet of permanent impacts for northern access.

Cait Roman, MSc
Biologist, Environmental

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Augusta, GA 30901

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From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Monday, January 13, 2025 8:27 AM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>; Rob Brown <rob.brown@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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Then the permanent impacts for the north beach access should be 278.5sq.ft. total rather than 127sq.ft.? Just want to make sure all the numbers are covered. Thank you!

For the 2,129.5 sq. ft. (0.049 acres) of permanent impacts, please find the additional breakdown:

- 0.003 acres (127 sq. ft.) – Remove vegetation, install beach access (*Northern Beach Access*)
- 0.0064 acres (278.5 sq. ft.) – Vegetation removed, install beach access (*Southern Beach Access*)
- 0.036 acres (1,574.2 sq. ft.) – Remove vegetation, install sand volleyball court (*Volleyball Court and associated grading*)
- 0.0034 acres (149.8 sq. ft.) – Remove vegetation, install sand volleyball court (*Sand Fencing-only portion*)

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>

Sent: Monday, January 13, 2025 8:24 AM

To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Rob Brown <rob.brown@gmcnetwork.com>

Subject: Re: Coast Guard Beach Park - SPA Submittal Update

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Good morning Beth,

A portion (127sq ft) of the existing boardwalk area within the jurisdictional area will be replaced with concrete. It isn't a new impact, it is just changing what is there to concrete. There will still be a total of 278.5 sq ft of northern beach access within the jurisdictional area but only 127 sq ft of that area will be modified by this project.

As for the southern access, that is correct, the access will consist of mobi mats in that area.

Thanks!

Cait Roman, MSc

Biologist, Environmental

C: 702.285.3496

E: caitlin.roman@gmcnetwork.com

801 Broad Street

Suite 900

Augusta, GA 30901

Building Communities



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

Sent: Monday, January 13, 2025 8:11 AM

To: Rob Brown <rob.brown@gmcnetwork.com>; Caitlin Roman <caitlin.roman@gmcnetwork.com>

Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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

Good morning,

In the description 1.1 Background last paragraph it states 278.5sq.ft. of the North Beach Access is currently within jurisdiction. It also states in the 1.2 Proposed Project 127sq.ft. or permanent impacts to include replacement with a concrete sidewalk connecting to existing boardwalk. Will the boardwalk within the jurisdictional area be minimized from 278.5sq.ft. to 127sq.ft. of concrete sidewalk?

Also, you state install 278.5sq.ft. of southern beach access. Can you confirm this is just mobi mats being proposed for the southern beach access?

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218

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From: Rob Brown <rob.brown@gmcnetwork.com>
Sent: Wednesday, January 8, 2025 9:42 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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Hi Beth,

The split of the 1,724 sq. ft. section where the volleyball court is, includes 149.8 sq. ft. for Sand Fencing and 1,574.2 sq. ft. for Volleyball.

We did not want to make another figure and confuse all of the subsets, so I attached a screenshot of these measurements for reference.

Since this was one of three areas with permanent impacts for the total of 0.049 acres, I provided a bulleted list that breaks down the total for each area plus the subset of volleyball vs. sand fencing.

For the 2,129.5 sq. ft. (0.049 acres) of permanent impacts, please find the additional breakdown:

- 0.003 acres (127 sq. ft.) – Remove vegetation, install beach access (*Northern Beach Access*)
- 0.0064 acres (278.5 sq. ft.) – Vegetation removed, install beach access (*Southern Beach Access*)
- 0.036 acres (1,574.2 sq. ft.) – Remove vegetation, install sand volleyball court (*Volleyball Court and associated grading*)
- 0.0034 acres (149.8 sq. ft.) – Remove vegetation, install sand volleyball court (*Sand Fencing-only portion*)

Does this bulleted list work, or do you need anything else?

Thanks,
Rob

From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Wednesday, January 8, 2025 7:53 AM
To: Rob Brown <rob.brown@gmcnetwork.com>; Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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Can you please provide the itemized square feet of permanent impacts: sand fencing and the portion of volleyball court within jurisdiction? I see a total of 0.049 acres of permanent impacts listed but will need each individual portion as well.

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
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CRD Main Line: 912-264-7218

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From: Rob Brown <rob.brown@gmcnetwork.com>
Sent: Tuesday, January 7, 2025 2:30 PM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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Hi Beth,

Not a problem. We are happy to get all of the questions sorted out. The 0.024 acres of wetland fill is included in the 0.1-acre area. The 0.1 acres is the entire purple-striped polygon, and we added a callout of the subset to show what of that is "wetland fill" area.

The wetland fill number is part of the 0.118 acres of Temporary Impacts, so the table at the bottom of the page shows total areas.

Rob

From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Tuesday, January 7, 2025 1:46 PM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>; Rob Brown <rob.brown@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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As I am drafting this public notice, typically more questions come up, so I apologize for the back and forth but I do have another question. Regarding temporary impacts on the attached document, when I pull the numbers from the image (purple stripes) I get the following reading left to right across the plan: 0.001 acres, 0.012 acres, 0.1 acres, and 0.005 acres which totals the 0.118 acres listed in the table at the bottom left for Temporary Impacts. However, on the plan there is also a label for the 0.024 acres of wetland fill, but this is not accounted for in the Temporary Impacts of the table?

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277

CRD Main Line: 912-264-7218

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From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Tuesday, January 7, 2025 12:32 PM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Rob Brown <rob.brown@gmcnetwork.com>
Subject: Re: Coast Guard Beach Park - SPA Submittal Update

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Yes ma'am, that is correct. The existing matting that is installed seaward of the OHWM will be removed as a result of this project.

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From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Tuesday, January 7, 2025 10:31:40 AM
To: Rob Brown <rob.brown@gmcnetwork.com>
Cc: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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Thank you. I will add this email to the application for clarification. There should be nothing beyond the OHWM. That being said, can you then confirm 105ft of existing mobi mats will be removed from the northern beach access and the access will be brought back to the landward side of the OHWM?

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218

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From: Rob Brown <rob.brown@gmcnetwork.com>
Sent: Tuesday, January 7, 2025 9:45 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Cc: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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Beth,

The current Mobi-Mat is 345 LF (*as of spring 2024*), and this extended beyond the OHWM. I believe this was a comment that we got from CRD earlier on that we needed to correct what was already out there since it went beyond the OHWM. The drawings were revised to terminate at the OHWM, so that is the 240 LF.

Cait – feel free to add anything to the above if I missed something.

Rob

From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Tuesday, January 7, 2025 9:13 AM
To: Rob Brown <rob.brown@gmcnetwork.com>
Cc: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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

Good morning,

Under Part 1 Project Description in the last paragraph it states, “The boardwalk terminates into 6.5-foot wide Mobi-Mat, which extends approximately **345** -linear feet seaward.” Then on the drawings provided is shows the mobi-mats as 6.5-foot wide by **240** linear feet. Please clarify.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
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CRD Main Line: 912-264-7218

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From: Rob Brown <rob.brown@gmcnetwork.com>
Sent: Tuesday, December 31, 2024 10:06 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Cc: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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Hi Beth,

The dimensions of the existing, northern wooden boardwalk (that is to remain in place) is 15.6' wide by 146.7' long (2,288 Sq. Ft.).

If you multiply those, while it looks like it would round up to 2,289, it is due to me rounding lengths to the nearest tenth of a foot.

Please let us know if you have any other questions.

Rob

From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Monday, December 30, 2024 2:58 PM
To: Rob Brown <rob.brown@gmcnetwork.com>
Subject: FW: Coast Guard Beach Park - SPA Submittal Update

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Good Afternoon Rob,

Please see my question below. I received an automatic reply from Caitlin, but if you are in the office, I was hoping you might be able to answer this question.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218

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From: Byrnes, Elizabeth
Sent: Monday, December 30, 2024 2:56 PM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

Good afternoon Caitlin,

I'm still working on this from our end and trying to get the public notice written. While I do, I may have more questions. The first question that has come up....what are the dimensions of the existing wooden crosswalk to the north? I see you have listed on the plans 2,288sq.ft. for the existing wooden boardwalk and then mobi mats 6.5ft x 240ft, but what are the dimensions of the existing wooden section to equal 2,288sq.ft.?

I am sure I may have more questions as I work through this and appreciate your help.

Thank you,

Byrnes, Elizabeth

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Friday, December 20, 2024 3:04 PM
To: Byrnes, Elizabeth; Noble, Josh
Cc: Matt Mitchell; Rob Brown; Jason Hagen
Subject: Re: Coast Guard Beach Park - SPA Submittal Update
Attachments: +SPA & JD Boundary Exhibit.pdf; SPA & JD Boundary Exhibit_Detailed.pdf; +CGBP SPA Application Resubmittal_December 2024.pdf

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Beth,

Following our phone call, I've made a few adjustments. The updated SPA memo is attached, it provides the narrative to explain the project and plans. The memo matches the numbers provided on the SPA exhibit, which match what is provided in the more detailed site plans.

I did add the note about lighting and vegetation. There is no lighting proposed within the SPA jurisdictional area.

Also you'd specifically mentioned the temporary fencing near the northern access, that area was already included as a temporary impact so the exhibit area didn't change but I did add a note that temporary protective fencing would be installed there during construction.

I marked up a really simple version of the plans and also included the more detailed exhibit from the architect.

Please let me know if you need anything further.

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496
E: caitlin.roman@gmcnetwork.com
801 Broad Street
Suite 900
Augusta, GA 30901

Building Communities



From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Wednesday, December 4, 2024 11:54 AM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>; Noble, Josh <Josh.Noble@dnr.ga.gov>
Cc: Matt Mitchell <matt.mitchell@gmcnetwork.com>; Rob Brown <rob.brown@gmcnetwork.com>; Jason Hagen <jhagen@glynncounty-ga.gov>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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Good Afternoon,

We are currently working on processing the application and writing the public notice. Thus far nothing has come up, but if it does I will let you know. I have also shared the plans with our wildlife team and may reach out if they have questions or would like clarification on anything.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218
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From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Monday, December 2, 2024 11:02 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>
Cc: Matt Mitchell <matt.mitchell@gmcnetwork.com>; Rob Brown <rob.brown@gmcnetwork.com>; Jason Hagen <jhagen@glynncounty-ga.gov>
Subject: Re: Coast Guard Beach Park - SPA Submittal Update

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Good morning Beth,

Reaching out to follow up on this. Do you need anything further from us?

Have we satisfied the criteria to be added to the agenda for the next board meeting?

Thanks!

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496
E: caitlin.roman@gmcnetwork.com
801 Broad Street
Suite 900
Augusta, GA 30901

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

Sent: Wednesday, October 30, 2024 10:34 AM

To: Caitlin Roman <caitlin.roman@gmcnetwork.com>; Noble, Josh <Josh.Noble@dnr.ga.gov>

Cc: Matt Mitchell <matt.mitchell@gmcnetwork.com>; Rob Brown <rob.brown@gmcnetwork.com>; Jason Hagen <jhagen@glynncounty-ga.gov>

Subject: RE: Coast Guard Beach Park - SPA Submittal Update

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Good morning,

I have received the updates. Hopefully this resolves everything! If we have any questions, I will reach out.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218

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From: Caitlin Roman <caitlin.roman@gmcnetwork.com>

Sent: Monday, October 28, 2024 3:17 PM

To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>

Cc: Matt Mitchell <matt.mitchell@gmcnetwork.com>; Rob Brown <rob.brown@gmcnetwork.com>; Jason Hagen <jhagen@glynncounty-ga.gov>

Subject: Coast Guard Beach Park - SPA Submittal Update

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Good afternoon Beth and Josh,

Hope all is well.

Please see our response to the outstanding items below:

1. No mobi mats should be proposed to or go past the Ordinary High Water Mark. **Changes made, see hyperlinked updated plans below.**
2. Please show clear property lines on the drawings so we and the Committee will be able to distinguish the southern access clearly. (Coast Cottages, SSLT, and County) **Changes made, see hyperlinked updated plans below.**
3. How will the temporary impacts (grading and drainage) on the southern access be accomplished? Tools? Equipment? **Contractor will be restricted to using hand tools and a skid steer for grading and drainage work on the southern access.**

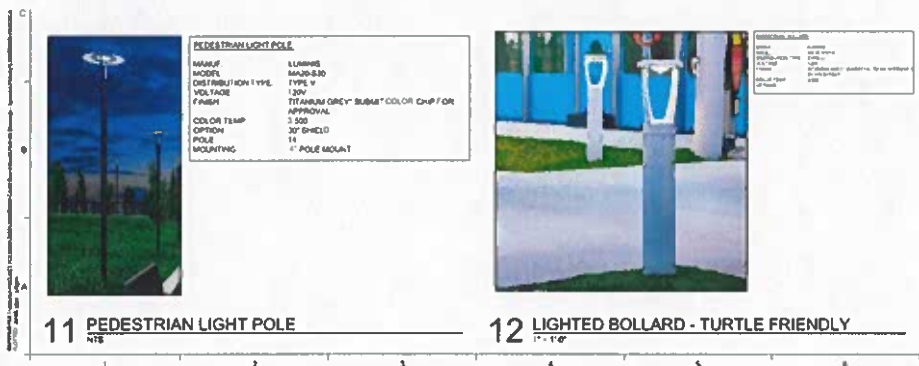
Byrnes, Elizabeth

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Friday, December 20, 2024 2:59 PM
To: Byrnes, Elizabeth; Matt Mitchell; Rob Brown; Jason Hagen
Cc: Noble, Josh; Dodd, Mark; Keyes, Tim; Andrews, Jill
Subject: Re: Coast Guard Beach Park - SPA Submittal Update

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Good afternoon all,

Mark, to answer your question, the lighting details can be found on sheet L2.02 of the hardscape plans, bottom left corner. Note that there are no lights proposed within the SPA jurisdictional area. Below is a snip from the plan sheet.



Don't hesitate to reach out if you have more questions.

Cait Roman, MSc

Biologist, Environmental

C: 702.285.3496

E: caitlin.roman@gmcnetwork.com

801 Broad Street

Suite 900

Augusta, GA 30901

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

Sent: Friday, December 6, 2024 7:36 AM

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

Cc: Noble, Josh <Josh.Noble@dnr.ga.gov>; Dodd, Mark <Mark.Dodd@dnr.ga.gov>; Keyes, Tim <Tim.Keyes@dnr.ga.gov>;

Andrews, Jill <Jill.Andrews@dnr.ga.gov>

Subject: FW: Coast Guard Beach Park - SPA Submittal Update

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Good morning,

I am sharing this email to keep us all in the loop and to allow any questions to be answered. I spoke with Caitlin yesterday about clarification for some of the items seen in the plans. Mark Dodd, wildlife biologist and sea turtle specialist at DNR, has also asked for clarification regarding the lighting plan. See below.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218

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From: Dodd, Mark <Mark.Dodd@dnr.ga.gov>
Sent: Thursday, December 5, 2024 1:59 PM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>; Keyes, Tim <Tim.Keyes@dnr.ga.gov>; Andrews, Jill <Jill.Andrews@dnr.ga.gov>
Subject: RE: Coast Guard Beach Park - SPA Submittal Update

Hi Beth,

I had some questions regarding the lighting plan. The plans don't distinguish between the pedestrian lights and bollards and there aren't any cut sheets for any of the lights/fixtures (pedestrian lights, streetlights bollards, exterior building lights). Is there supplemental material with the cut sheets? Who would I talk with to get the information? Thanks.

Mark

Byrnes, Elizabeth

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Monday, October 28, 2024 3:17 PM
To: Byrnes, Elizabeth; Noble, Josh
Cc: Matt Mitchell; Rob Brown; Jason Hagen
Subject: Coast Guard Beach Park - SPA Submittal Update
Attachments: CGBP Zoning Memo_10.22.24.pdf

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Good afternoon Beth and Josh,

Hope all is well.

Please see our response to the outstanding items below:

1. No mobi mats should be proposed to or go past the Ordinary High Water Mark. **Changes made, see hyperlinked updated plans below.**
2. Please show clear property lines on the drawings so we and the Committee will be able to distinguish the southern access clearly. (Coast Cottages, SSLT, and County) **Changes made, see hyperlinked updated plans below.**
3. How will the temporary impacts (grading and drainage) on the southern access be accomplished? Tools? Equipment? **Contractor will be restricted to using hand tools and a skid steer for grading and drainage work on the southern access.**
4. On page L4.02 it looks like the proposed landscaping is all sod within jurisdiction (Bermuda grass). Is this correct? **On L4.02, the plan shows the area is to be replanted with "DRM" which is dune restoration mix. The species of this mix can be found in Table 1 on sheet L4.02.**
5. How will sand be held in place for the volleyball court? On the drawing it currently looks like permanent impacts are outside of the volleyball court as well? Portions of the volleyball court are outside of the jurisdictional area. **The SPA & JD Boundary Exhibit shows that 1,724 square feet of the volleyball court will be within the SPA Jurisdictional area. This includes the volleyball court as well as the area necessary for grading of the volleyball court. The area in blue hatching on the plans is considered a permanent impact due to the placement of beach quality sand and because it will not be replanted with vegetation after construction.**
6. Once we have a finalized plan, a new zoning letter will be needed matching the final plans. **See attached memo.**
7. We also still need SSLT permissions. **Previously provided.**

The **UPDATED PLANS** are included as a link due to the large file size. The coversheet is signed by both Mr. Jason Hagen and Ms. Stefanie Lief. The updated zoning memo is attached and signed by Ms. Stefanie Lief.

Please let me know if you need anything else from us. Please also confirm that you are able to open and view the plans.

Thanks!

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496

E: caitlin.roman@gmcnetwork.com

801 Broad Street

Suite 900

Augusta, GA 30901

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Byrnes, Elizabeth

From: Bennett, Buck
Sent: Monday, October 21, 2024 9:15 AM
To: Byrnes, Elizabeth
Subject: RE: Hamby Tract Letter of Understanding

This works. It is sufficient.

Charles "Buck" Bennett
Compliance and Enforcement Manager
Coastal Resources Division
(912) 264-7218

Please note: Our CRD phone numbers are changing.
My direct line has changed and is now **(912) 617-0446**.
My previous direct line will continue to be active until July 1, 2024.
The main CRD phone number of (912) 264-7218 will remain the same.

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From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Wednesday, October 16, 2024 7:33 AM
To: Bennett, Buck <Buck.Bennett@dnr.ga.gov>
Subject: FW: Hamby Tract Letter of Understanding

Please see attached. Bringing file to you now.

From: Rob Brown <rob.brown@gmcnetwork.com>
Sent: Friday, October 11, 2024 10:55 AM
To: Jason Hagen <jhagen@glynncounty-ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>; Resden Talbert <rtalbert@glynncounty-ga.gov>; Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Matt Mitchell <matt.mitchell@gmcnetwork.com>; Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Hamby Tract Letter of Understanding

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I re-read the letter, and it appears to cover all of the key points. Would this "Letter of Understanding" work from CRD's perspective for the SPA Permit Application?

Jason, following our phone call this morning, I added a few notes about my interpretation of the text on a few items.

Thanks,
Rob

From: Jason Hagen <jhagen@glynncounty-ga.gov>
Sent: Wednesday, October 9, 2024 2:29 PM
To: Noble, Josh <Josh.Noble@dnr.ga.gov>; Resden Talbert <rtalbert@glynncounty-ga.gov>; Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Rob Brown <rob.brown@gmcnetwork.com>; Matt Mitchell <matt.mitchell@gmcnetwork.com>
Subject: Fw: Hamby Tract Letter of Understanding

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Good afternoon. Some positive news from Stephanie Knox and Emily Ellison with the SSI Land Trust.

Rob/Josh, will this suffice for the letter we needed from them? Or do we need anything more specific?

Thanks,

Jason Hagen
Program Management Director
Glynn County Board of Commissioners
912-554-7139
Jhagen@glynncounty-ga.gov

From: Stephanie Knox <sknox@sslt.org>
Sent: Tuesday, October 8, 2024 4:29 PM
To: Jason Hagen <jhagen@glynncounty-ga.gov>
Cc: Emily Ellison <emellison@sslt.org>; jim@frohsinbarger.com <jim@frohsinbarger.com>; susanshipman920@gmail.com <susanshipman920@gmail.com>
Subject: Hamby Tract Letter of Understanding

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Hello Jason,

Thank you for speaking with Emily and me about the Hamby Tract continued use. Attached is the Letter of Understanding detailing this use.

Please let me know if you have any questions. We are happy to meet with you and other involved parties to discuss further if needed.

Thank you,
Stephanie

Stephanie Knox
Stewardship Director
St. Simons Land Trust
MAIL: P.O. Box 24615
St. Simons Island, GA 31522
STREET ADDRESS: 1810 Frederica Road

St. Simons Island, GA 31522

T 912.638.9109

[Website](#) | [Facebook](#) | [Instagram](#) | [Twitter](#)



Byrnes, Elizabeth

From: Byrnes, Elizabeth
Sent: Wednesday, August 7, 2024 10:19 AM
To: Caitlin Roman
Cc: Rob Brown; Noble, Josh
Subject: RE: Coast Guard Beach Park Resubmittal

Good morning,

I hope you all fared well in the storm. We are back in the office today. I have had a chance to preliminarily review the current submission and briefly had a chance to discuss the submission with Josh last week. I will be sitting down with him again this week to go over the submittal. I have gone ahead and included a couple of questions/comments that have come up:

- 1.) No mobi mats should be proposed to or go past the Ordinary High Water Mark.
- 2.) Please show clear property lines on the drawings so we and the Committee will be able to distinguish the southern access clearly. (Coast Cottages, SSLT, and County)
- 3.) How will the temporary impacts (grading and drainage) on the southern access be accomplished? Tools? Equipment?
- 4.) On page L4.02 it looks like the proposed landscaping is all sod within jurisdiction (Bermuda grass). Is this correct?
- 5.) How will sand be held in place for the volleyball court? On the drawing it currently looks like permanent impacts are outside of the volleyball court as well?
- 6.) Once we have a finalized plan, a new zoning letter will be needed matching the final plans.
- 7.) We also still need SSLT permissions.

At this point, once we have everything we need including the permissions, the earliest meeting we could make will be November 15, 2024. Hopefully we can clear everything up quickly and keep pushing forward.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218

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From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Wednesday, August 7, 2024 10:05 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Cc: Rob Brown <rob.brown@gmcnetwork.com>
Subject: Fw: Coast Guard Beach Park Resubmittal

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Hey Beth,

I wanted to follow up on this and confirm you had received it and were able to access the OneDrive files.

Do you think this is sufficient to address your comments and get us on the agenda for the next meeting in September?

Thanks!

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496
E: caitlin.roman@gmcnetwork.com

801 Broad Street
Suite 900
Augusta, GA 30901

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From: Caitlin Roman
Sent: Thursday, July 25, 2024 11:24 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>
Cc: Rob Brown <rob.brown@gmcnetwork.com>; Matt Mitchell <matt.mitchell@gmcnetwork.com>; Jason Hagen <jhagen@glynncounty-ga.gov>
Subject: Coast Guard Beach Park Resubmittal

Good morning Beth and Josh,

Please find attached the SPA resubmittal for the proposed Coast Guard Beach Park Improvements Project.

I think this addresses all comments discussed, with the exception of the final easement agreement between Glynn County and Saint Simons Land Trust. That is still being processed and the next SSLT board meeting isn't until August 15th.

Is this submittal sufficient to get us added to the agenda for the next board meeting?

[+CGBP SPA Application Resubmittal_07.25.24.pdf](#)

Thanks!

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496
E: caitlin.roman@gmcnetwork.com

801 Broad Street
Suite 900
Augusta, GA 30901

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Byrnes, Elizabeth

From: Byrnes, Elizabeth
Sent: Monday, July 1, 2024 8:44 AM
To: Noble, Josh; Rob Brown
Cc: Jason Hagen; Matt Mitchell; Caitlin Roman
Subject: RE: Coast Guard Beach Park SPA Comment Discussion

Good morning,

I am very sorry for missing the scheduled call last Friday. The flu was no joke and arrived just in time to ruin my weekend! I am available tomorrow morning. Does 9am tomorrow work for everyone?

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218

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From: Noble, Josh <Josh.Noble@dnr.ga.gov>
Sent: Friday, June 28, 2024 9:51 AM
To: Rob Brown <rob.brown@gmcnetwork.com>
Cc: Jason Hagen <jhagen@glynncounty-ga.gov>; Matt Mitchell <matt.mitchell@gmcnetwork.com>; Caitlin Roman <caitlin.roman@gmcnetwork.com>; Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: RE: Coast Guard Beach Park SPA Comment Discussion

Rob,

We will follow up with you Monday morning on availability.

My apologies for not calling you prior to the meeting this morning, I was pulled away unexpectedly.

Sincerely,
Josh

Josh Noble
Marsh and Shore Management Program Manger
Coastal Resources Division
(912)264-7218

Please note: Our CRD phone numbers are changing.
My direct line has changed and is now **(912) 266-0712**.
My previous direct line will continue to be active until July 1, 2024.
The main CRD phone number of (912) 264-7218 will remain the same.

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From: Rob Brown <rob.brown@gmcnetwork.com>
Sent: Friday, June 28, 2024 9:20 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>
Cc: Jason Hagen <jhagen@glynncounty-ga.gov>; Matt Mitchell <matt.mitchell@gmcnetwork.com>; Caitlin Roman <caitlin.roman@gmcnetwork.com>
Subject: RE: Coast Guard Beach Park SPA Comment Discussion

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Good Morning Josh & Beth,

We wanted to see if we could reschedule this to a time next week. Do you have availability

- Monday July 1st, after 3PM
- Tuesday July 2nd, anytime

Beth – hope you get to feeling better.

Thank you, and have a nice weekend.
Rob

Robert Brown, Ph.D., P.E.
Senior Water Resources Engineer

T: 912.226.4612
C: 610.283.0082
E: rob.brown@gmcnetwork.com
1612 Newcastle Street, Suite 218
Brunswick, GA 31520

Goodwyn Mills Cawood



From: Rob Brown
Sent: Wednesday, June 26, 2024 7:59 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Caitlin Roman <caitlin.roman@gmcnetwork.com>
Cc: Jason Hagen <jhagen@glynncounty-ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>; Matt Mitchell <matt.mitchell@gmcnetwork.com>
Subject: RE: U.S. Army Corps Information - Coast Guard Beach Park

That sounds good to me. I will send everyone a Teams Meeting Invite.

Rob

From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Wednesday, June 26, 2024 7:58 AM
To: Rob Brown <rob.brown@gmcnetwork.com>; Caitlin Roman <caitlin.roman@gmcnetwork.com>
Cc: Jason Hagen <jhagen@glynncounty-ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>; Matt Mitchell <matt.mitchell@gmcnetwork.com>
Subject: RE: U.S. Army Corps Information - Coast Guard Beach Park

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Good morning,

I am out of the office tomorrow, but am available Friday morning. Does 9am on Friday work?

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218

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From: Rob Brown <rob.brown@gmcnetwork.com>
Sent: Tuesday, June 25, 2024 11:29 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Caitlin Roman <caitlin.roman@gmcnetwork.com>
Cc: Jason Hagen <jhagen@glynncounty-ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>; Matt Mitchell <matt.mitchell@gmcnetwork.com>
Subject: RE: U.S. Army Corps Information - Coast Guard Beach Park

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Hi Beth,

Jason will be joining us on this call, as we want to discuss the Coast Cottages comment. Plus, we had a few other items that we wanted to clarify as we look to address your other comments. Sorry, we ended up with a conflict with the Wednesday timeslots. Do you have availability on Thurs or Friday? I entered some available times for us below:

- Thursday – 8:00 am to 11:00 am, then 1:30 pm to 3:30 pm
- Friday – 8:00 am to 10:00 am, then 1:30 pm to 4:00 pm

Thank you,
Rob

From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Monday, June 24, 2024 11:26 AM
To: Rob Brown <rob.brown@gmcnetwork.com>; Caitlin Roman <caitlin.roman@gmcnetwork.com>
Cc: Jason Hagen <jhagen@glynncounty-ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>; Matt Mitchell <matt.mitchell@gmcnetwork.com>
Subject: RE: U.S. Army Corps Information - Coast Guard Beach Park

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I am currently open Wednesday morning from 9am-12pm.

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218
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From: Rob Brown <rob.brown@gmcnetwork.com>
Sent: Monday, June 24, 2024 11:23 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>; Caitlin Roman <caitlin.roman@gmcnetwork.com>
Cc: Jason Hagen <jhagen@glynncounty-ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>; Matt Mitchell <matt.mitchell@gmcnetwork.com>
Subject: Re: U.S. Army Corps Information - Coast Guard Beach Park

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Hi Beth,

Thank you for typing up your comments. Sorry, I've been out of town and Cait was sick last week. We are both still out today, but should both be mostly free tomorrow and Wednesday, if you still have time to jump on a Teams call to talk through these. Are there times that work for you tomorrow or Wednesday?

Thank you,
Rob

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From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Monday, June 24, 2024 10:30:35 AM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Cc: Rob Brown <rob.brown@gmcnetwork.com>; Jason Hagen <jhagen@glynncounty-ga.gov>; Noble, Josh

<Josh.Noble@dnr.ga.gov>

Subject: RE: U.S. Army Corps Information - Coast Guard Beach Park

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Good morning,

I have gone ahead and typed up the questions and needs we have below. I am happy to set up a meeting to discuss these items, if there are any questions.

1. Written and signed permission from St. Simons Land Trust
2. Description of the Beach Access
 - a. Length x Width
 - b. How it will be implemented, maintained, used
 - c. Plan of abandonment for Coast Cottages section – Will there be any physical work on this section to abandon it? If so, permission will also be needed from Coast Cottages
 - d. Existing impacts (mobi mats?) - Proposed impacts (what will be staying, what is the size of the pathway to maintain)
3. Coast Cottages will also need to be notified as an Adjacent Property Owner (APO) as work will be happening on Land Trust property as well.
4. Description of the Volleyball Court – This will be considered permanent impacts.
 - a. You have provided the fill information (200 cubic yards); However, we still need more of a description:
 - i. Length x Width
 - ii. Final Elevation after fill
 - iii. Will there be a permanent net with posts in place? How will these posts be installed? Is there a border around the court to hold sand?
5. Sand Fencing – This is mentioned in the permit, but I do not see it included on the drawings or a description of how and where it will be installed, how much is being proposed, orientation etc.
 - a. I have attached the sand fencing guidelines to this email for your reference.
6. Vegetation Trimming and Removal
 - a. What is being trimmed and what is being removed and replaced? A trim to height? Or are you proposing to remove everything and install native landscaping to a certain height?
7. Existing/Current Beach Access
 - a. Are these impacts accounted for in your numbers? Description of existing Beach Access that will be kept and maintained.
 - b. Page C4.2 in the northwest corner it appears part of the existing access will be removed or modified? Square feet removed and replaced?
8. The filled wetland within the SPA jurisdictional area will not be considered permanent impacts. These numbers should be reflected as temporary.
 - a. Besides the cubic yards of fill, please include the proposed final elevation after fill and grading.
9. One drawing depicting the jurisdictional area and the impacts proposed.
 - a. Include impact numbers on the drawing. Committee needs to see an accurate drawing and description depicting the same information for the jurisdictional area.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218

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GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Byrnes, Elizabeth
Sent: Thursday, June 20, 2024 3:34 PM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Cc: Rob Brown <rob.brown@gmcnetwork.com>; Jason Hagen <jhagen@glynncounty-ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>
Subject: RE: U.S. Army Corps Information - Coast Guard Beach Park

Good Afternoon,

Thank you for the update. Josh and I have gone through the materials on file currently and have some questions/needs for the application. I would like to set up a meeting or Teams call to go over these with you. I am currently available tomorrow morning or Monday and Tuesday next week. Please let me know what works best for you.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Mobile: 912-266-0277
CRD Main Line: 912-264-7218
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From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Wednesday, June 19, 2024 8:50 AM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Cc: Rob Brown <rob.brown@gmcnetwork.com>; Jason Hagen <jhagen@glynncounty-ga.gov>; Noble, Josh <Josh.Noble@dnr.ga.gov>
Subject: U.S. Army Corps Information - Coast Guard Beach Park

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Good morning Beth,

I heard back from the Corps and received the following information:

File Number: SAS-2024-00518
Project Manager: Moore, Keary B CIV USARMY CESAS (USA) <Keary.B.Moore@usace.army.mil>

Also, SSLT did conditionally approve the easement.

Is there anything else you need from us for the SPA Permit? Do you have any questions or comments regarding the plans or any part of the submittal?

Thanks!

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496
E: caitlin.roman@gmcnetwork.com

801 Broad Street
Suite 900
Augusta, GA 30901

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Byrnes, Elizabeth

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Monday, June 3, 2024 1:19 PM
To: Byrnes, Elizabeth
Cc: Rob Brown; Noble, Josh; Matt Mitchell; Jason Hagen
Subject: Fw: Coast Guard Beach Park SPA Submittal

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Beth,

I believe this will address the remaining requirements of the SPA permit submittal for Coast Guard Beach Park, with the exception of the USACE permit number and project manager information, which will be provided once I receive it.

Item 1: Deed and Plat(s): These are legal documents establishing ownership: [CoastGuardDeeds_06032024.pdf](#),

 [Suvey.png](#),  [CGBP Title.pdf](#)

Item 2: Paid by County.

Item 3:  [Coast Guard Beach Park Zoning Letter_05-24-24.pdf](#)

Item 4: Removed.

Item 5: Submitted previously, project number and contact will be provided when available.

Item 6: Submitted previously.

Item 7: Submitted previously.

Site plans signed by County with date of receipt:  [Plans With Signature.pdf](#)

Please let me know if there is anything else you need. Thanks!

Cait Roman, MSc

Biologist, Environmental

C: 702.285.3496

E: caitlin.roman@gmcnetwork.com

801 Broad Street

Suite 900

Augusta, GA 30901

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GMC

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>

Sent: Thursday, May 23, 2024 2:52 PM

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

Cc: Rob Brown <rob.brown@gmcnetwork.com>; Josh <Josh.Noble@dnr.ga.gov>; Matt Mitchell <matt.mitchell@gmcnetwork.com>

Subject: Re: Coast Guard Beach Park SPA Submittal

Beth,

We've got another submittal that I believe addresses many of your comments.

Item 1: Deed and Plat(s) to be provided, still outstanding.

Item 2: Application fee, to be paid by County, still outstanding.

Item 3: Zoning letter and signed plans, expected soon, still outstanding.

Item 4: Removed.

Item 5: USACE submittal is here [CGBP Corps Submittal](#), project number and contact will be provided when available.

Item 6: See [CGBP SPA Application Resubmittal_05232024.pdf](#) with updated information.

Item 7: See [CGBP SPA Application Resubmittal_05232024.pdf](#) with vehicular access request and justification included in Section 1.2.

Also attached is the [Landscaping Plan](#), the last page of that document is the SPA and JD Boundary Exhibit showing areas of disturbance proposed in the jurisdictional area.

I'll provide the items still outstanding as soon as they are available. Thanks again so much for your quick response. Please reach out if you have comments or questions on any of these items.

Cait Roman, MSc

Biologist, Environmental

C: 702.285.3496

E: caitlin.roman@gmcnetwork.com

801 Broad Street

Suite 900

Augusta, GA 30901

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

Sent: Thursday, May 23, 2024 10:20 AM

To: Caitlin Roman <caitlin.roman@gmcnetwork.com>

Subject: RE: Coast Guard Beach Park SPA Submittal

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Good morning,

Regarding vehicle access point, we will need some form of permission from St. Simons Land Trust for the use of the access. We also need a detailed written description and justification for making this a vehicle access, footprint of the access, existing conditions, and how/what will change. If approved, this will be a newly permitted access, so we need as much detail as possible.

For the application fee of \$100, the county can make a check out to the Georgia Department of Natural Resources, and you can mail or drop the check off to me. Please include a note regarding the application the check is for.

I apologize for the confusion regarding the hurricane statement. I forgot to extract it from the template for this project. There are no structures being proposed in the SPA jurisdictional area, so this will not apply. Please go ahead and send the submittal for the Corps and the project number and project manager when you receive them. That way we have it on file.

Let me know if I can help/clarify anything else!

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Office: 912-262-3127 | Mobile: 912-266-0277
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A division of the
GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Wednesday, May 22, 2024 4:57 PM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Subject: Re: Coast Guard Beach Park SPA Submittal

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Beth,

Working to address your comments but had a few questions.

They are wanting to proceed with vehicle access on the southern access point. What do you need for us to provide to request that for vehicular access? SSLT has a meeting on June 14th to vote to grant the easement, we'll know for sure then.

How can the county pay the application fee?

Do we still need the hurricane standards statement since no building will be within the SPA area?

The Corps permit went out on Friday and I expect to receive confirmation of receipt and PM contact info sometime this week or next week. I'll provide that to you once I receive it. Would you like the full submittal I sent off to the Corps or just the control number of PM contact?

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496
E: caitlin.roman@gmcnetwork.com
801 Broad Street
Suite 900
Augusta, GA 30901

From: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Sent: Wednesday, May 22, 2024 4:00 PM
To: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Cc: Rob Brown <rob.brown@gmcnetwork.com>; Matt Mitchell <matt.mitchell@gmcnetwork.com>; Noble, Josh <Josh.Noble@dnr.ga.gov>
Subject: RE: Coast Guard Beach Park SPA Submittal

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Good Afternoon,

Please see the attached response letter for items still needed. If you would like to set up a time to discuss, please let me know. I'm happy to walk through these with you.

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Office: 912-262-3127 | Mobile: 912-266-0277
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GEORGIA DEPARTMENT OF NATURAL RESOURCES

From: Caitlin Roman <caitlin.roman@gmcnetwork.com>
Sent: Friday, May 17, 2024 5:04 PM
To: Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>
Cc: Rob Brown <rob.brown@gmcnetwork.com>; Matt Mitchell <matt.mitchell@gmcnetwork.com>
Subject: Coast Guard Beach Park SPA Submittal

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Good evening Mrs. Byrnes,

Please find attached our submittal on behalf of Glynn County for proposed work within the SPA jurisdictional area.

As a note, we are currently waiting on the County to provide a memorandum and signed set of plans. We expect those next week and will provide them as soon as they are received.

Please reach out if you have any questions or need additional information.

Cait Roman, MSc
Biologist, Environmental

C: 702.285.3496

E: caitlin.roman@gmcnetwork.com

801 Broad Street

Suite 900

Augusta, GA 30901

Building Communities

GMC

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

May 22, 2024

Glynn County Board of Commissioners
c/o Jason Hagan
1725 Reynolds Street
Brunswick, GA 31520

Re: Application for a Shore Protection Act for Glynn County, Construction of Sand Volleyball Court, Installation of Native Landscaping, Placement of Sand Fencing, and Fill within SPA Jurisdiction, 4101 First Street, Coast Guard Beach Park, St. Simons Island, Glynn County, Georgia

Dear Glynn County:

The Department has reviewed the SPA application for the land alteration activities and native landscaping at 4101 First Street, Coast Guard Beach Park, St. Simons Island. The proposed project provides for installation of a pool deck and native landscaping. To date, our files contain the following items:

1. Signed Application
2. Designation of Agent
3. Adjoining Property Owners
4. Landfill and Hazardous Waste Statement
5. Public Interest Statement
6. Scaled Drawings and Site Plans
7. Alternative Site Description
8. Verified Jurisdictional Determination

Staff has identified additional information that is needed before the application can be placed on public notice. Keep in mind that an application needs to be “substantially complete” before it can be presented to the Shore Protection Committee (SPC). The following items are required before the application can be placed on Public Notice:

1. Deed and Associated Plat(s) for the property
2. Application Fee of \$100
3. Zoning Letter and Signed Plans
4. Hurricane Standards Statement
5. USACE Processing Information
6. Project Description
 - a. Please quantify subject parcel, jurisdictional area, temporary and proposed impacts, ROW impacts, etc.
7. Is vehicular beach access still in discussion?

- a. Permission from St. Simons Land Trust
- b. Description and Justification

Our permitting and legal staff will be reviewing your application simultaneously. Our legal staff may contact you to clarify ownership interests or to request additional information prior to the public notice period. During the public comment period, the committee will be reviewing the project and may request additional information. Public comments and questions about your project will be forwarded to you for response. Staff will assist you throughout the process.

I appreciate your assistance in working with staff to provide a substantially complete permit application to the Shore Protection Committee for their consideration. Please feel free to contact me at 912-266-0277 with any questions or comments.

Sincerely,



Beth Byrnes
Coastal Permit Coordinator
DNR Coastal Resources Division