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MEETING OF THE
COASTAL MARSHLANDS PROTECTION COMMITTEE

February 27, 2026
9:30 o'clock A.M.

GEORGIA DNR COASTAL REGIONAL OFFICE
IN THE SUSAN SHIPMAN LEARNING CENTER
ONE CONSERVATION WAY
BRUNSWICK, GEORGIA 31520

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A P P E A R A N C E S

COMMITTEE MEMBERS PRESENT:

Walter Rabon, Chairman

Davis Poole

Dr. Valerie Hepburn

Bart Gobeil

COASTAL RESOURCES STAFF PRESENT:

Doug Haymans

Jill Andrews

Josh Noble

Paul Tobler

Deb Barreiro

Also in Attendance via videoconferencing:

Claire Provano, Deputy Attorney General

Kate Iannuzzi, Deputy Executive Counsel

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COMMISSIONER RABON: Good morning.

MEMBERS IN UNISON: Good morning.

COMMISSIONER RABON: I would like to call the February 27th, 2026, Coastal Marshlands Protection Committee meeting to order.

Before we get into today's business, I would like to welcome our newest member of the Committee, Bart Gobeil, who currently serves as President of Platform Strategies, a business and public policy consulting firm, and is also a partner at Transform, LLC , which helps organizations navigate large scale operational change.

He has served as President of the Georgia Conservancy and Chief Operating Officer for the State of Georgia under Governor Nathan Deal, where he oversaw more than sixty state agencies .

I know that he had a favorite out of that system.

MR. GOBEIL: That's why I'm here now.

COMMISSIONER RABON: We don't need to call that out.

His tenure included the modernization efforts and implementation of complex state-wide programs and reporting systems.

Mr.Gobeil and his family relocated to Savannah when he was appointed to the Georgia Ports Authority Board, and he later joined the Authority's staff leading its economic development and state and local government affairs team for five years before entering the private sector.

1 So with that, Bart, welcome to the Committee. We are proud
2 to have you aboard.

3 MR. GOBEIL: Thank you, thank you for the opportunity.

4 COMMISSIONER RABON: I have two other guests that are online
5 that I will introduce this morning. We have DNR's Deputy
6 Executive Counsel, Kate Iannuzzi.

7 And we also have from the Attorney General's office, Claire
8 Provano. So thank y'all for joining us as well.

9 The order for the projects is as stated on the final agenda.
10 Today we have four applications for the CMPA projects. The first
11 one is the University of Georgia, oyster reef restoration and
12 enhancement, Cabretta and Big Hole Creek, Sapelo Island, McIntosh
13 County, Georgia.

14 The second project is Rockingham Farms, LLC, relocation of
15 an existing tidal drainage canal, 120 Landmark Boulevard West,
16 Rahn Dairy Track, Rockingham Farms, Salt Creek Tributary, Chatham
17 County.

18 The third project is River Street Market Landing, LLC,
19 maintenance and modification of an existing commercial dock at
20 504 East River Street, Savannah River, Chatham County, Georgia.

21 And then our last project will be SHM SYC, LLC, modification
22 of an existing marina, Savannah River, Chatham County, Georgia.

23 At this time, I would ask for a motion to approve the
24 November 14th, 2025 meeting minutes.

25 DR. HEPBURN: I make a motion to approve the minutes.

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COMMISSIONER RABON: I have a motion.

MR. GOBEIL: I have a second.

COMMISSIONER RABON: I have a second. Any discussion?

[NOTE: No response.]

COMMISSIONER RABON: Hearing none, all in favor say aye.

COMMITTEE IN UNISON: Aye.

COMMISSIONER RABON: The meeting minutes pass.

Now I will call on Paul Tobler to introduce our first project.

MR. TOBLER: Thank you, Mr. Commissioner.

The first project, we have a CMPA application. The applicant is the University of Georgia.

All right. The project is located in Big Hole Creek and Cabretta Creek, the eastern side of Sapelo Island, McIntosh County, Georgia.

The proposed project is to restore and enhance oyster reefs located in Cabretta and Big Hole Creeks, Sapelo Island, McIntosh County, Georgia.

And here to present the rest of the project is Nik from the University of Georgia.

MR. HEYNEN: Thank you, Paul.

Good morning, everyone. Thank you.

My name is Nik Heynen. I'm a Distinguished Research Professor at the University of Georgia, the Department of Geography.

1 We see the project as very much in line with a goals of the
2 Department of Natural Resources here, trying to restore oyster
3 reefs in this marsh. The oysters are, of course, of the Keystone
4 species. Oyster reefs protected by the University help with
5 water filtration, help with the shoreline stabilization, provide
6 food, shelter, spawning sites, nursery areas, as those areas are
7 declared a special fish habitat by the South Atlantic Fishery
8 Management Council and the National Marine Fisheries Service.

9 Today it feels like I'm right at home right now talking with
10 y'all about this project. I think it's one of the things. Our
11 preliminary efforts, based on some trial sites that have been
12 previously permitted for have gone very well. We've calibrated
13 how to situate our cultch placement between the Mean Low Water
14 line and where the marsh vegetation comes in. And we have been
15 able to figure out exactly across the two marshes where this is
16 going to be optimum moving forward, if permitted to do so.

17 The cultch material that we'll be using are going to be
18 cured oyster shells using biodegradable plastic bags and select
19 wooden pallets here and there just for stabilization given how
20 sinky the mud is out there, as I suspect many of you are well
21 aware having maybe been stuck out there a time or two.

22 We have designated a 100 approximate site locations across
23 the two marsh interfaces for potential site locations.

24 The issue here, and it might be a little confusing, is that
25 we are trying to be very slow and deliberate to figure out where

1 we think the most optimal sites will be using both a very
2 extensive community outreach process and using a couple of ocean
3 oyster growth models.

4 So it's worth saying we've worked hard in the community to
5 do community outreach, helping us understand where the community
6 thinks we should be working and trying to thread that needle
7 between community insight and the models that we're running.

8 We've hired Ms. Francine Bailey and Mr. Jason Walker to help
9 us do community outreach. And we have created a community panel
10 and advisory board comprised of Ms. Mary Allen -- Ms. Mary Ann
11 Bailey, Mr. Stanley Walker, Mr. Marvin Kent Grovner, Sr., and
12 Mr. Mike Grovner, all of whom know this marsh better probably
13 better than anything alive right now, I would argue.

14 We've been having regular conversation with them about how
15 to proceed.

16 Once, if things go well, we will be submitting small batches
17 of ten sites at a time to DNR for approval before we plant these
18 shells. And then we'll kinda reiterate along the course of the
19 project as well.

20 All sites will be located on state-owned tidal
21 water-bottoms, which I think is a very important aspect of the
22 proposed project.

23 I've already alluded to this, but this it is very important,
24 obviously. We will be using only cured oyster shells, cultch
25 material, biodegradable bags, select wooden pallets. Each cultch

1 location will consist of about two-three plots, 15 square feet
2 each. No more than 50 square feet of total impacts, and we do
3 not think that the impacts to coastal marshlands will be any more
4 than 5,000 square feet.

5 MR. TOBLER: All right. Thank you, Nik.

6 Public notice of the Coastal Marshlands Protection Committee
7 ran from January 16th, 2026 to February 14th, 2026. Ten
8 comments were received during the public notice period. Five of
9 the comments supported the project, and five comments had
10 questions and concerns with the project.

11 Those five comments addressed the proximity to Hogg Hammock,
12 water quality, clarity of the applicant, community engagement,
13 permitting, site locations, and adjacent landowners.

14 The applicant has provided written responses to each of
15 those comments.

16 Should the Committee determine that the proposed project is
17 in the public interest, the Department's Staff recommends the
18 standard and the following special conditions.

19 The permittee shall provided the Department the specific
20 location, distance from navigational channels, depth and width of
21 waterways, the specific method and materials of restoration
22 enhancement that will be utilized in the total square footage of
23 impact for each individual project footprint for approval ten
24 business days prior to installation.

25 No. 2, the permittee shall post signage at each site to

1 inform constituents of the benefits of oyster restoration/
2 enhancement, minimize the potential vessel interactions and to
3 indicate the site is closed to shellfish harvesting. Signage
4 must be pre-approved by the Department prior to installation.

5 No. 3, the permittee shall monitor the stability of the
6 constructed oyster reefs bi-annually after placement and after
7 major storm events. Photographic documentation and a short
8 description of the condition of the reefs after these observation
9 periods must be provided to the Department within a month of
10 observation. This condition applies for the lifetime of the reef
11 structure or until the structure is shown by the permittee to be
12 stabilized and incapable of movement under normal conditions.

13 And finally, No. 4, permittee must inform the Department
14 prior to the removal of oyster cultch materials as a result of a
15 determination being made that the project has been unsuccessful.

16 Thank you.

17 COMMISSIONER RABON: Thank you, Paul.

18 We had no one to sign up to speak to this project. Are
19 there any questions from the Committee.

20 MR. POOLE: I have a few, if you don't mind.

21 COMMISSIONER RABON: Yes.

22 MR. POOLE: The questions regarding informing the community
23 and informing the public of the information so that the things
24 you are replying back and providing the Department and the Staff,
25 will that information be translated on the island as well?

1 MR. HEYNEN: Absolutely, yeah. We have developed a system.
2 We put out two three-page documents available to everyone that
3 has a mailbox on the island. It went out through the Island
4 Managers' list.

5 Two week ago, we had a community meeting trying to bring
6 people along. This morning, I had a great conversation on my way
7 here actually with someone who couldn't make that meeting. We
8 recorded it, and sent him the film of the video.

9 So we're trying to be as transparent as possible. But
10 absolutely.

11 MR. POOLE: Thank you. You sent me a copy as well.

12 MR. HEYNEN: Okay.

13 MR. POOLE: The last question, I guess, is ingress and
14 egress. How are you getting out there from the Hammock?

15 MR. HEYNEN: So there are two inroads, two mouths that we're
16 going through. We're going to be using boats at high tide to
17 bring in the bag shells that we use on the upland, and kinda very
18 carefully get everything unloaded, and then walk in at low tides
19 to do to construction work so that we can minimize the impact to
20 the marsh.

21 MR. POOLE: Okay. Perfect. That concludes my questions.

22 COMMISSIONER RABON: Any other questions?

23 DR. HEPBURN: Just one. Many of these creeks are
24 unnavigable, are they?

25 MR. HEYNEN: At low water, they are very, very, very skinny,

1 yes, ma'am. There's very little water in there at dead low.
2 DR. HEPBURN: At high?
3 MR. HEYNEN: At high tide, yes, ma'am, they're navigable,
4 yes, ma'am. Very good fishing.
5 DR. HEPBURN: It's not low.
6 MR. HEYNEN: Big fish.
7 COMMISSIONER RABON: Any other questions?
8 [NOTE: No response.]
9 COMMISSIONER RABON: I will now entertain a motion.
10 MR. POOLE: I make a motion to approve this project with
11 regular and special conditions.
12 COMMISSIONER RABON: I have a motion to approve.
13 DR. HEPBURN: I'll second it.
14 COMMISSIONER RABON: I have a second. Any other
15 discussions?
16 [NOTE: No response.]
17 COMMISSIONER RABON: Hearing none, we'll now all the
18 question. All in favor say aye.
19 COMMITTEE IN UNISON: Aye.
20 COMMISSIONER RABON: Any opposed like sign?
21 [NOTE: No response.]
22 COMMISSIONER RABON: The motion is passed.
23 MR. HEYMEN: Thank you very much.
24 COMMISSIONER RABON: We'll now move to our second project.
25 Deb, if you will introduce this project, please.

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MS. BARREIRO: Thank you.

The next project is Rockingham Farms, LLC. The proposed project is located in Rockingham Farms, a 1,000-acre industrial and logistics park in Savannah, developed through a public-private partnership between Rockingham Farms, and Savannah Economic Development Authority, and the City of Savannah, Chatham County, Georgia.

The Rahn Dairy Tract, also known as tract 2, is approximately 106 acres. It consists of 83 acres of unimproved upland within Rockingham Farms.

The parcel is adjacent to an existing CSX Transportation line along its western border. Additionally, there is a 100-foot wide power line easement on the south and eastern boundary of the property.

I would like to introduce Connor Breedlove from Newkirk Environmental.

MR. BREEDLOVE: Good morning, Commissioner and members of the Committee.

Like Deb said, my name is Connor Breedlove on behalf of owners of Rockingham Farms, and TF as well as the City of Savannah. We appreciate the opportunity to present this project.

I'm going to run through the project overview, you know, which includes existing conditions, some of the constraints for those existing conditions, and ultimately our proposed canal relocation.

1 So as shown on the aerial, the overall parcel is bisected by
2 a man-made drainage canal. It is tidally influenced. And
3 ultimately, it provides a large stormwater conveyance from off
4 site parcels to the marshes of Salt Creek.

5 So as proposed, the applicant would like to build this
6 canal. Approximately 377 yards of cubic fill will be placed, but
7 once built, there is a proposed relocation of the canal so that
8 the new canal will be excavated of approximately 2.78 acres of
9 upland. And there is a direction of a little over a half acre of
10 fresh water wetlands will also be excavated.

11 And the relocation will be moved to just adjacent of where
12 the existing transmission line is on the property, will be
13 excavated, and then ultimately tied in to where the current canal
14 is on the property.

15 So in doing so, this, you know, relocation kinda serves two
16 primaries. One better allows for site development, but it's also
17 been a, you know, a concern and a push by the applicant that the
18 size of this canal needs to be able to handle the stormwater from
19 offsite, which is about 500 acres of basin within Chatham County
20 and the surrounding area.

21 So just some technical design of the new canal, we're
22 looking at a 12-foot bottom width. It will be stabilized with
23 three to one slopes, and still allow a tidal exchange to prevent
24 stagnation of water, but ultimately it's being relocated in
25 design to a true design grade. So hopefully eliminating any

1 inefficiencies in the current canal now on site that do end up
2 preventing some flooding on the neighboring properties.

3 All of this will be done in accordance with approved erosion
4 and sedimentation, and pollution control plans pursuant to NPDES
5 and the local issuing authority.

6 And the project engineer is here if you need to get more
7 technical design aspects.

8 So once relocated, there will be some temporary impacts to
9 the upland buffer that is proposed, but once the canal is
10 excavated, there will be a permanent 50-foot wide pervious buffer
11 on the right bank of the new canal. And then the left bank is
12 that existing overhead transmission line.

13 So when establishing the buffer, we will be following the
14 buffer summary plan as well as all comprehensive stormwater
15 management plans as submitted to the EPD and the local MS4.

16 So with that, the applicant has reviewed Staff's special
17 conditions, and there is no objection to incorporating them into
18 the project.

19 So we thank you for your time, and I'll turn it over to Deb.
20 Thank you.

21 MS. BARREIRO: The public notice of the Coastal Marshlands
22 Protection Committee ran from January 10th, 2026 to
23 February 12th, 2026. One comment was received and they
24 inquired about the project location. And a written response was
25 provided to the question.

1 Should the Committee determine that the proposed project is
2 in the public interest, the Department's Staff recommends the
3 standard conditions and the following special conditions.

4 Permittee must install an appropriate sediment barrier in
5 the existing drainage canal prior to commencing with fill of the
6 canal.

7 Permittee must utilize clean fill obtained from an upland
8 source to fill the existing drainage canal.

9 Permittee must dispose of all excavated material from the
10 new drainage canal at an approved upland facility.

11 Permittee must install corrugated aluminum alloy pipe,
12 reinforced concrete pipe, or high density polyethylene pipe to
13 minimize corrosion from coastal saltwater and the brackish
14 conditions at the road crossing within the constructed drainage
15 canal.

16 Permittee shall provide a post-construction survey that
17 includes elevations and profiles of the constructed drainage
18 canal.

19 COMMISSIONER RABON: Okay. Thank you, Deb.

20 We have one person from the public that has signed up to
21 speak. I'll now call on Jack Wardlaw.

22 MR. MacKENZIE: I'm good.

23 COMMISSIONER RABON: You're good. So we have no one signed
24 up to speak to the project.

25 Any questions from the Committee?

1 MR. POOLE: Not necessarily a question; just a point of
2 clarity. When you said that the buffer is to the right, just to
3 be clear, that's between the proposed development and the canal.

4 MR. BREEDLOVE: Yes, sir. Yes, sir.

5 MR. POOLE: Okay. Thanks.

6 COMMISSIONER RABON: Any other questions? Yes, sir.

7 MR. GOBEIL: The existing canal, the line that goes through
8 it, especially in storm conditions, has there been any
9 calculations on, if you know why it's able to handle versus the
10 new proposed canal?

11 MR. BREEDLOVE: May I refer to the project engineer? He'll
12 have a better --

13 MR. MCKENZIE: Good morning. Neil McKenzie, project
14 engineer.

15 We have done -- so the canal currently, there is a crossing
16 over it now that has a 36-inch pipe that basically runs
17 underneath, you know, a road that runs across it.

18 Our proposal is to expand that so we would have two 60-inch
19 pipes. So when we do that, it basically -- it will reduce the
20 flooding elevation upstream by about .2 feet.

21 That doesn't really sound like a lot, but here because it's
22 flat, it greatly would reduce the risk, you know, of the
23 550 acres upstream.

24 So we have analyzed it. And the volume of the conveyance,
25 you know, would match what's there. And it makes the condition

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better because we've removed that smaller pipe.

MR. GOBEIL: Okay. It moves faster.

MR. MCKENZIE: Yes, sir.

MR. GOBEIL: Thank you.

COMMISSIONER RABON: Any other questions?

[NOTE: No response.]

COMMISSIONER RABON: I'll now entertain a motion.

MR. GOBEIL: So move.

COMMISSIONER RABON: Motion to approve.

DR. HEPBURN: With the standard and special conditions.

MR. GOBEIL: Correct. Yes.

DR. HEPBURN: I second it.

COMMISSIONER RABON: I have a second. I now call the question. All in favor say aye.

COMMITTEE IN UNISON: Aye.

COMMISSIONER RABON: Any opposed.

[NOTE: No response.]

COMMISSIONER RABON: The motion is carried. Thank you.

Deb will now introduce our third project of the morning.

MS. BARREIRO: Thank you, Commissioner.

The next project is River Street Market Landing, LLC. The proposed project is located at 504 River Street on the Savannah River in Savannah, Chatham County, Georgia.

The existing commercial dock is home to the Savannah Riverboat Cruises, Inc. Which operates the SAVANNAH QUEEN which

1 holds approximately 600 passengers.

2 The CMPA permit authorized the existing facility that
3 included a 260 feet by 10-foot, four inch floating dock, seaward
4 of the existing bulkhead.

5 Its ADA compliant gangway provides passengers with access to
6 the moored vessel at the dock. Utilities service the existing
7 facility. ADA accessible bathrooms are located on River Street.

8 The total impacts for the existing commercial dock total
9 approximately .075 acres.

10 I would like to introduce Jeff Williams. He is here from
11 Sligh Environmental who will be presenting the project.

12 MR. WILLIAMS: Good morning.

13 MEMBERS IN UNISON: Good morning.

14 MR. WILLIAMS: As to as Deb said, this project is located on
15 Savannah River. We're proposing to replace the existing 260 by
16 10-foot, four inch float upsizing it slightly by 260-foot by
17 16-foot dock, retaining the 22 by 6-foot loading platform that's
18 there, and adding the additional gangway to the upstream side to
19 help with the flow of the patrons and the staff of the boat.

20 That will be Phase I.

21 Phase II would include -- there's no existing dock there
22 now, but we would -- we propose an additional 230 by 16 new
23 float. We'll extend that landing platform by 11 feet to help
24 with -- will add a gangway, an additional gangway to the
25 downstream side off of that to access the downstream new dock,

1 and also add another gangway to the backside, also helping the
2 flow.

3 Both docks will be connected between the two on the water
4 side by a 12 and 15 floating dock section to allow access to both
5 floats on the water side without having to go back to the other
6 one.

7 Let's see here. So both facilities, they're not going to
8 encroach -- will be connected by the 12 by 15 float. At Mean Low
9 Water, the river is 735 feet. The closest with the boats moored
10 on the facility, the closest to the federal channel will be
11 26 feet 11 inches.

12 So the total impacts to coastal marshlands is .23 acres.

13 MS. BARREIRO: Thank you, Jeff.

14 The public notice of the Coastal Marshlands Protection
15 Committee ran from January 13th 2026 to February 12th 2026.
16 No comments were received in response to the public notice.

17 If approved, Staff recommends removing special condition 1
18 and 3 because the requirements are satisfied by Standard
19 Condition 10, which mandates a marina operations manual.

20 Should the Committee determine that the proposed project is
21 in public interest, Department and staff recommends the standard
22 conditions and the following special conditions.

23 No. 3, upon completion of construction of the permitted
24 project, permittee must contact the Department for a water
25 bottoms lease prior to operation of the new facility.

1 Permittee is required to provided a post-construction survey
2 that locates the marshlands' component of the project. Such
3 survey shall comply with the Georgia Plat Act.

4 COMMISSIONER RABON: Okay. We did not have anyone sign up
5 to speak to this project.

6 With that being said, any questions from the Committee?

7 Yes, ma'am.

8 DR. HEPBURN: I want it to be cleared up, because I think
9 from a public perception, we need to be sure, these docks then
10 won't be for the sole use of the Savannah Riverboat Cruises.

11 MS. BARREIRO: That's correct.

12 DR. HEPBURN: That's the operator's intention now.

13 MS. BARREIRO: Yes, ma'am.

14 DR. HEPBURN: Are the current docks solely used for the
15 riverboat cruises?

16 MS. BARREIRO: I do not believe so. But I will defer to the
17 agent.

18 MR. WILLIAMS: Currently there's public aspects to the
19 current dock.

20 DR. HEPBURN: There are.

21 MR. WILLIAMS: Yes, ma'am. If the riverboat is not parked
22 there, then think the public is allowed.

23 DR. HEPBURN: To use them.

24 MR. WILLIAMS: Yes, ma'am.

25 DR. HEPBURN: So the use would not change.

1 MR. WILLIAMS: Correct.

2 DR. HEPBURN: And you don't -- would there be an expectation
3 that the operations manual would change, or ostensibly the same;
4 just bigger docks?

5 MR. WILLIAMS: Correct.

6 DR. HEPBURN: Thank you.

7 COMMISSIONER RABON: Any other questions from the Committee?
8 Now I will entertain a motion.

9 DR. HEPBURN: I make a motion that we approve the project
10 with the standard and special conditions.

11 COMMISSIONER RABON: I have a motion.

12 MR. POOLE: Second.

13 COMMISSIONER RABON: I have a second. Any other
14 deliberations?

15 [NOTE: No response.]

16 COMMISSIONER RABON: Hearing none, we will now call the
17 question. All in favor say aye.

18 COMMITTEE IN UNISON: Aye.

19 COMMISSIONER RABON: Any opposed like sound?

20 [NOTE: No response.]

21 COMMISSIONER RABON: Hearing none, the motion is approved.
22 I now call on Paul for our last project of the morning.

23 MR. TOBLER: Thank you again, Mr. Commissioner.

24 This is a CMPA application for SHM SYC, LLC. The project is
25 located in the City of Savannah, Savannah River, Chatham County,

1 Georgia.

2 The proposed project is to modify an existing marina
3 facility located on the Savannah River, Chatham County, Georgia.

4 The existing facility is a super-yacht refit, repair, and
5 maintenance facility consisting ever a 460-foot graving dock, a
6 Syncrolift platform floating docks and dry storage.

7 All can see all of those little boats in the picture there.

8 So the CMPA Permit No. 739 authorized the modification of
9 this facility to turn into this super-yacht facility. And then
10 the most recent CMPA Permit No. 781 allowed for the construction
11 of 5 SEDCON units in the wet slip. Y'all can see kinda in the
12 top middle of the photo there. The SEDCON units are there to
13 keep sedimentation from happening in that little basin there.

14 Currently the existing facility impacts approximately 32,910
15 square feet of coastal marshlands.

16 And that, I will pass it over to Mr. Alton Brown, the agent
17 for the project from Resource & Land Consultants.

18 MR. BROWN: Good morning.

19 MEMBERS IN UNISON: Good morning.

20 MR. BROWN: Is this going to be a record time for?

21 MR. NOBLE: Sh sh.

22 MR. BROWN: I'm sorry.

23 So, yes, thank you, Paul.

24 The proposed project, the first aspect is where we're going
25 to add about 50 feet. This is on the downstream side or if the

1 top of the page is in order, on the right side, they're going to
2 add 50 feet to the existing floating dock to allow better access
3 for the vessels that are docked there.

4 The second aspect is to extend a floating dock an additional
5 20 feet. And then there's going to be some concrete pilings.
6 And also install two mooring piles.

7 So this is kinda in the center of the facility. You can see
8 the wet slip in the picture.

9 All of this will be 100 feet from the navigational channel.
10 That was one of the revisions that was made to the initial
11 submittal.

12 And then a proposed 9-foot by 50-foot floating dock again
13 for access management, et cetera, safety purposes.

14 And then the last aspect is the extension of the Syncrolift
15 system. This will enable the facility to handle some larger
16 vessels. And then also, for operation purposes, to add on either
17 side of this Syncrolift system some additional decking for
18 access, safety, et cetera.

19 It is, as Paul said, those vessels that are out there are
20 spectacular. When you see a 300-foot yacht out of the water, I
21 mean, it is -- it's unbelievable.

22 I think it's a great facility for our community. Just from
23 an advertisement perspective for this facility to be servicing
24 some of these vessels, which are some of the largest vessels in
25 the world, is great for the Georgia coast.

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MR. TOBLER: Thank you, Alton.

The public notice of the Coastal Marshlands Protection Committee ran from January 17th, 2026 to February 15th, 2026. No comments were received during that public notice period.

Should the Committee determine that the proposed project is in the public interest, the Department's Staff recommends the standard conditions and the following special conditions.

Upon completion of construction of the marina, the permittee must contact the Department for a water-bottoms lease prior to operation of the new facility.

And permittee is required to provide a post-construction survey of the completed project prior to issuance of the water-bottoms lease. Such survey shall comply with the Georgia Plat Act.

Thank you.

COMMISSIONER RABON: Thank you, Paul.

Again, no one from the public has signed up to speak to this project.

Any questions from the Committee?

MR. POOLE: I have one. Just for my benefit and my ignorance, what is a SEDCON unit?

MR. TOBLER: So the SEDCON unit is a really big, basically impeller that they lower down into the basin, and it takes all of the sediments and blows it out into the channel to keep it from depositing on the bottom of that basin and messing with their

1 elevation at the bottom so they can get those yachts in there.

2 It's basically a way to automate it maintain it without
3 having to dredge.

4 MR. POOLE: Thank you. That will be all.

5 COMMISSIONER RABON: Any other questions?

6 Hearing none, now I'll entertain the motion.

7 MR. GOBEIL: I make a motion to approve this project.

8 COMMISSIONER RABON: I have a motion. Do I have a second?

9 MR. POOLE: Second.

10 COMMISSIONER RABON: Any other questions or deliberations.

11 DR. HEPBURN: With the standard and special conditions.

12 MR. GOBEIL: Yes. Thank you.

13 COMMISSIONER RABON: All right. With that we'll call the
14 question?

15 All in favor say aye.

16 COMMITTEE IN UNISON: Aye.

17 COMMISSIONER RABON: Any opposed like sign?

18 [NOTE: No response.]

19 COMMISSIONER RABON: The motion is carried.

20 It appears Mr. Brown is cognizance of the clock, but we do
21 have other business.

22 We now have our annual water-bottoms lease adjustment rate
23 resolution.

24 I will call on Clayton Davis to present that resolution.

25 MR. DAVIS: Thank you, Mr. Commissioner, Committee Members.

1 Presenting the resolution establishing the water-bottoms.

2 So the water-bottoms lease rate is \$1,502.13 for fiscal year
3 2027. This is an increase from 2026 rate of \$1,417. This is
4 based on the CPI data that was processed by Dr. Matthews of the
5 College of Coastal Georgia and provided to us for review.

6 COMMISSIONER RABON: Thank you. Clayton.

7 Any questions from the Committee?

8 Hearing none, this is an actionable Item. So I will
9 entertain a motion.

10 DR. HEPBURN: I make a motion that we approve the new rate
11 as set forth in the resolution.

12 COMMISSIONER RABON: I have a motion to approve. Do I have
13 a second?

14 MR. POOLE: Second.

15 COMMISSIONER RABON: I have a second. Any other questions?

16 Hearing none, we'll now call the question. All in favor say
17 aye.

18 COMMITTEE IN UNISON: Aye.

19 COMMISSIONER RABON: Any opposed?

20 [NOTE: No response.]

21 COMMISSIONER RABON: The motion is carried.

22 We appreciate what you do.

23 MR. DAVIS: Thank you.

24 COMMISSIONER RABON: And with that, I would like to thank
25 the members of the Committee for your time and efforts because

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the general public doesn't see the hours that go into reading all of these applications. So I appreciate that.

And I appreciate the Staff putting together all of that stuff that we get to read on a monthly basis.

And with that, we will adjourn the meeting.

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STATE OF GEORGIA,
GLYNN COUNTY.

C E R T I F I C A T E

I, Lora H. Carter, do hereby certify that the above and foregoing pages is a true, complete, and accurate transcript of the meeting conducted in the captioned matter.

I further certify that I am a disinterested party to this action.

This the 9th day of March, 2026.

Lora H. Carter

Certified Court Reporter
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