# JOINT MEETING OF THE
# COASTAL MARSHLANDS and SHORE PROTECTION COMMITTEE

**Friday, May 15, 2026**

**9:30 a.m.**

**Georgia DNR Coastal Regional Office**

**Susan Shipman Environmental Learning Center**

**One Conservation Way**

**Brunswick, Georgia**

**Debbie Gilbert, RPR, Certified Court Reporter, B-515**

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APPEARANCES

COMMITTEE MEMBERS PRESENT:

WALTER RABON, Chairman
BRAD BROOKSHIRE
DR. VALERIE HEPBURN
DAVIS POOLE

COASTAL RESOURCES STAFF PRESENT:

MR. DOUG HAYMANS
MR. PAUL TOBLER
MR. JOSH NOBLE
MS. DEB BARREIRO

ALSO PRESENT:

MS. KATE IANNUZZI

MS. CLAIRE PROVANO
Deputy Attorney General

PROCEEDINGS

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CHAIRMAN RABON: Good morning.

SPEAKERS: Good morning.

CHAIRMAN RABON: We've got 9:30, so we will call the meeting to order. I'd like to welcome everyone this morning, but we are here for the -- well, this is not the February 27th. What is the date? This is the May 15th, 2026 CMPC meeting.

On the line, we have our DNR deputy executive counsel Kate Iannuzzi virtually, and from the attorney general's office, we have Claire Provano also joining us virtually.

The order for the projects is as stated on the final agenda. Today we have three projects, one for the Shore Protection Act application and two for the Coastal Marshland Protections Act application.

The first project will be from Six Lovell, LLC, construction and maintenance of a single-family residential structure, landscaping and hardscape improvements. This is at 6 Lovell Avenue, Tybee Island, Atlantic Ocean, Chatham County, Georgia.

Our second project will be the Cumberland Harbour Property Owners Association for construction and maintenance of a bank stabilization project. This is at South Point Park, Point Peter Creek, St. Marys, Camden County, Georgia.

Our third project will be HGB Properties, LLC for construction and maintenance of a private marina located at 23 Elsa Drive, River Dock Homes, South Brunswick River, Glynn County, Georgia.

And then we will also have emergency orders that will fall under our other business, and I think Josh will be presenting that.

So at this time I would call for a motion to approve our February 27th, 2026 meeting minutes.

MR. BROOKSHIRE: So moved.

CHAIRMAN RABON: I have a motion. Can I get a second?

DR. HEPBURN: Second.

CHAIRMAN RABON: I have a second. Any discussion? Hearing none, we will call the question. All in favor please say "aye."

SPEAKERS: Aye.

CHAIRMAN RABON: Any opposed like sign? The motion is carried.

Now, we will call on Deb Barreiro for our first project.

MS. BARREIRO: Good morning.

SPEAKERS: Good morning.

MS. BARREIRO: The first project is a Shore Protection Act application from Six Lovell, LLC. The project is located at 6 Lovell Avenue on Tybee Island.

It includes the construction, maintenance and landscaping of a single-family residence. I'd like to introduce Tara Merrill. She's the agent for the applicants.

MS. MERRILL: Good morning.

SPEAKERS: Good morning.

MS. MERRILL: I'd like to thank Deb for her help on this project. It's been a while, around a while.

It was authorized back in 2022 under the Permit Number 491 for the modification of an existing single-family residential structure, the landscaping and hardscaping improvements included.

However, during the demolition phase of

the project, the core part of the 1950's structure was not able to be salvaged and incorporated into the design; therefore, the permit was rescinded on July 24th in 2025, and we had to go through the process again.

The subject parcel is 12,081 square feet of which approximately 10,809 feet is located within the Shore Protection Act jurisdictional area.

The proposed project is to construct and maintain a two-story structure elevated above the ground level concrete foundation with associated hardscape and landscape improvements.

Impacts to the SPA jurisdiction include 1,148 square feet of the concrete pad, 136 square feet of pervious pavers for the driveway and 2,483 feet of landscaped lawn.

Temporary impacts associated with the site preparation include clearing, grading, filling and removal of trees in the SPA jurisdictional area.

Total jurisdictional impacts are approximately 3,767 square feet or 8/100ths of an acre. Approximately 7,000 or 16th or 16th -- .016 acres of the subject parcel is -- or 65

percent of the whole entire parcel is located in the SPA jurisdictional area, and it will be maintained in a natural vegetative and topographic state.

We did receive a few comments during the public notice period, so some of those have been addressed with the special conditions. Construction activities must -- and then if you have any questions about the ...

MS. BARREIRO: Thank you, Tara.

The public notice of the Shore Protection Committee ran from March 27, 2026 to April 25th 2026. Three comments were received in response to the public notice. All comments expressed concerns about drainage because of the fill on site and loss of permeable area due to construction. One comment addressed the historical character of the residential structures on the street and desire to maintain the architectural integrity of the neighborhood.

The applicant has provided written responses to the comments and stated in order to enhance stormwater management on site with additional features such as bioswales, rain barrels and cisterns.

Staff committee determined proposed -- should the committee determine the proposed project to be in public interest, department staff to the committee recommends the following standard and special conditions.

Construction activities must take place landward of the landward toe of the dune as flagged in the field by the department prior to the start of construction.

The final landscape plan depicting native coastal vegetation must be submitted to the department for approval prior to installation. The plan shall depict the use of native species to be used landward of the sand dunes.

To minimize flooding, the use of green infrastructure such as bioswales and rain gardens must be included in the final landscaping plan.

This permit does not authorize trimming or removal of natural dune vegetation. To protect marine turtle hatchlings, placement and use of exterior lighting on the subject parcel must be consistent with the Department of Natural Resources Division Sea Turtle Nesting Guidelines as well as the lighting ordinance of the City of

Tybee Island, and the permittee may be required to provide a post-construction survey.

CHAIRMAN RABON: Thank you, Deb. We don't have anyone signed up to speak to the project. Any questions from the committee?

DR. HEPBURN: Deb, do you know if the special conditions have addressed the concerns of the neighbors?

MS. BARRERIO: I have not talked to the neighbors since the agenda and staff recommendations were sent to them, so they received a copy of them, but I had no further contact from them.

DR. HEPBURN: But you will get the landscaping before anything goes forward?

MS. BARREIRO: Working with the City of Tybee, who will review the project prior to issuing a construction permit, they will receive a copy of our permit. I will talk to them, and they will work towards including our special conditions in their permitting.

DR. HEPBURN: Okay, thank you.

CHAIRMAN RABON: Any other questions? Go ahead.

MR. POOLE: Just curious, you mentioned

the water cisterns. You mentioned the rainwater and swales. Do any of the neighbors do that as well?

MS. BARREIRO: No, they don't. I don't even know that they use gutters, and there's been a lot of construction on the street recently, so, you know, the City is addressing these issues through improved infrastructure, and hopefully as, you know, this project moves forward, the street will see some further improvements in their stormwater management.

MR. POOLE: Does the City have a history of maybe following suit on the recommendations that we make alongside?

MS. BARREIRO: I would say they are very good about that.

MR. POOLE: That's all.

CHAIRMAN RABON: Any other questions? Hearing none, I will now entertain a motion.

MR. POOLE: I'll make a motion to approve.

CHAIRMAN RABON: I have a motion --

MR. BROOKSHIRE: Second.

CHAIRMAN RABON: I have a second.

DR. HEPBURN: With the standard and special conditions already in place.

CHAIRMAN RABON: Yes. All right, any other questions? Hearing none, I will now call the question. All in favor, please say "aye."

SPEAKERS: Aye.

THE WITNESS: Any opposed like sign. The motion is now approved.

I will now call on Paul.

MR. TOBLER: Thank you, Chairman.

This is a CMP application. The applicant is Cumberland Harbour Property Owners Association.

The project is located on South Point Park, Cumberland Harbour Subdivision, along Point Peter Creek, St. Marys, Camden County, Georgia. You can see that's downtown St. Marys to the west there and Cumberland Island to the east.

The project description is the proposed project is to construct and maintain bank stabilization, and now I will introduce the agent for the project, Mr. Matt Goodrich.

MR. GOODRICH: Thank you, Paul.

The existing site conditions include South Point Park, which is comprised of four lots totaling 4.16 acres within the Cumberland

Harbour Subdivision. The property serves as recreational area for property owners within the community and three of those lots adjacent to the Point Peter Creek exhibit active shoreline erosion.

The marshlands component of the proposed project consists of constructing and maintaining 244 linear feet of bank stabilization. The bank of the creek will require minimal grading to establish a 5-on-1 slope. The newly sloped bank will begin immediately seaward of the CMPA jurisdictional line.

After grading, the shoreline will be stabilized with 11,844 square feet of articulating concrete block mats installed on top layer of a crushed stone totaling 218 cubic yards. The ACB mats are approximately eight feet wide and will range from 35 to 60 feet in length.

No toe protection is proposed as it is expected that the gradual slope combined with the gravity and friction will be sufficient to keep the mats in the intended location.

Once the ACB mats are installed, a total of 357 square feet of recycled concrete flank

protection will be installed on the north and south end of the ACB mats to prevent scour.

The project will extend approximately 15 feet beyond mean low water to a point where the waterway is approximately 175 feet wide.

The total impacts to coastal marshlands for the proposed bank stabilization are 12,201 square feet, which is .28 acres, and will include 244 cubic yards of fill.

The project will include plantings. This slide shows a cross-section of the project. Topsoil will be placed in the openings of the ACB mats to facilitate native plantings. Spartina alterniflora will be replanted throughout the shoreline between elevations from minus 1.5 feet to four feet NAVD88. A variety of high marsh and salt-tolerant native plant species will be planted above four feet NAVD88.

MR. TOBLER: Thank you, Matt.

The public notice of the Coastal Marshlands Protection Committee ran from March 25th, 2026 to April 24th, 2026. There were no comments received during the public notice period.

Should the committee determine that the

proposed project is in the public interest, the department staff recommends the following special conditions.

1, the permittee may be required to provide a post-construction survey to the department, Coastal Resources Division, upon completion of the permitted activity. Such survey shall comply with the Georgia Plat Act.

Number 2, no dredging is allowed in association with the project.

Number 3, the permittee must install manatee awareness signage during the construction of the project and adhere to standard manatee conditions and procedures as of approved by the Army Corps of Engineers, US Fish and Wildlife and Georgia Department of Natural Resources.

And I also wanted to add, Mr. Chairman, this morning we realized that we did not include a special condition that had previously been requested from Dr. Hepburn, and I was wondering about how we would go about including that on the record.

CHAIRMAN RABON: I think you can present it right now.

MR. TOBLER: So that fourth special condition will read, "Only native coastal vegetation shall be planted in the project area," and we also have it in writing up here.

CHAIRMAN RABON: Okay. So we have an additional special condition that has been added. No one from the public has signed up to speak to this project.

At this time, are there any questions or deliberations from the committee? Hearing none, I now entertain a motion.

DR. HEPBURN: I make a motion that we approve the project with standard and special conditions including the added one.

CHAIRMAN RABON: We have four special conditions that have been added to this. I have a motion. Can I get a second?

MR. BROOKSHIRE: Second.

CHAIRMAN RABON: I have a second. Any other questions? The commission will now call the question. All in favor, please say "aye."

SPEAKERS: Aye.

CHAIRMAN RABON: Any opposed like sign. The motion is approved. And Paul, I think you have our third project.

MR. TOBLER: Yes, sir, I do.

Thank you, Mr. Chairman.

This is also a CMPA application. The applicant is HGB Properties, LLC. The project is located on Elsa Drive. The subdivision will be called River Dock Homes, South Brunswick River, Glynn County, Georgia.

The proposed project is to construct and maintain a community dock on the South Brunswick River, Glynn County, Georgia, and I'd like to hand it off to the agent for the project, Mr. Daniel Bucey.

MR. BUCEY: Good morning. My name is Dan Bucey with Resource and Land Consultants, agent for HGB Properties.

Community dock project, currently there's no structures except for a billboard on the property. The property has gone through zoning changes, getting plat approvals and so forth with the County, and part of this would be a community dock, phased dock, two phases.

The first phase would be a 690-foot-by-433-foot walkway leading to a 400-square-foot covered fixed deck.

Then we would have a five-by-30-foot

gangway leading to an eight-foot-by-eight-foot landing, which would facilitate access to a ten-foot-by-169-foot or 169-linear-foot floating dock.

The Phase I would extend approximately 77 feet into the waterway at the location that is 850 feet wide at mean low water, and the total Phase I impact would be .012 acres.

Upon utilizing that portion of the structure and presenting to staff information that would allow them to begin Phase II, we have an additional 10-by-60-foot floating dock connecting to a mirror image of the Phase I floating dock, and upon the completion of that, we would be extending 147 feet into the waterway at the 850-foot location.

Upon completion of Phase II, the total area of impact of coastal marshlands will be .017 acres, and, of course, upon completion of Phase II, we would be coming back to -- for a waterbottoms lease as we would be exceeding 500 feet space.

The upland component is simply a gravel cul-de-sac with some golf cart parking and to facilitate pickup and dropoff, a pervious

walkway going through the 50-foot marshland buffer, so at completion a hundred percent of the upland component would be pervious. I think that will be it.

MR. TOBLER: The public notice of the Coastal Marshlands Protection Committee ran from April 3rd, 2026 to May 2nd, 2026. No comments were received during the public notice period.

Should the committee determine the proposed project is in the public interest, the department staff recommends the following special conditions.

1, Phase II of the proposed community marina may not be constructed until substantial evidence of demand and need for additional floating dock space is demonstrated and approved by the department. Such evidence must demonstrate routine mooring of residents' vessels at the dock.

Number 2, upon completion of construction and modification of Phase II of the marina, the permittee must contact the department for a waterbottoms lease prior to operation of the facility.

Number 3, should the current parcel be

subdivided prior to construction of the facility, the permittee must apply for a permit modification. No construction may begin until a new permit is granted by the committee.

And Number 4, the permittee must provide a post-construction survey to the department upon completion of each phase of the permitted activity that locates the marina as depicted in the application. Such survey shall comply with the Georgia Plat Act.

CHAIRMAN RABON: Again, no one from the public has signed up to speak to this project. So at this time, are there any questions from the committee?

MR. POOLE: I just have a very simple question, Dan. When you go into Phase II that goes from the single dock back out to the mirror image dock, would that be a raised platform or raised bridge going out to the second?

MR. BUCEY: No, sir. It will be floating, floating connection.

MR. POOLE: Thank you.

CHAIRMAN RABON: Any other questions? I now will entertain a motion.

DR. HEPBURN: I make a motion that we

approve the HGB Properties application with the special conditions and the standard conditions.

CHAIRMAN RABON: Have a motion to approve.

MR. BROOKSHIRE: Second.

CHAIRMAN RABON: I have a second. Any other questions? Call the question. All in favor, please say "aye."

SPEAKERS: Aye.

CHAIRMAN RABON: Any opposed like sign? The motion is carried and approved. Thank you.

MR. BUCEY: Thank y'all.

CHAIRMAN RABON: And then lastly under other business, I'm going to call on Josh that will present a resolution.

MR. NOBLES: Thank you, Commissioner.

MS. PATRICK: I didn't have one up for that. Was I supposed to?

MR. NOBLES: In your meeting materials, we provided you a copy of the resolution for the emergency orders, which are the tool that we use to be responsive in emergency situations.

These emergency orders, we're not proposing any changes from those that were approved at the May 2021 meeting, and they are actually the ones that were also approved in

2017, and the experience of staff with these orders has been it allows us to be responsive not only in hurricane events but also in discrete events as well.

An example of that would be Hurricane Helene when we activated these orders, and what we found was predominantly a lot of the impacts from that storm that we saw from a coastal perspective were focused in the northern coastal counties and it was erosion, so it allowed us to be responsive to that, and we also may not always -- may not always trigger all 14 orders to be activated, so it's a really valuable tool and allows us to be responsive, and with that, if you have any questions -- I had not planned on going through all 14 orders today -- but if you have any questions specifically on any of those, I'm happy to provide that.

DR. HEPBURN: Just one question. Does it require a disaster or emergency declaration of the governor for these to trigger or do you guys make the determination that it's a disaster or an emergency?

MR. NOBLES: It's both honestly. It is not only the governor's emergency provisions.

And that's actually codified in the statute in both marsh and shore acts as it relates to how these emergency orders can be used, so no, it is both. It can be a local discrete local event, say, for instance, a local emergency management situation, flooding event, if you will. Bryan County had a lot of that with Helene.

CHAIRMAN RABON: Any other questions for Josh? Thank you, Josh.

At this time, I would now entertain a motion to approve our emergency orders resolution.

MR. POOLE: I make a motion to approve the emergency orders.

CHAIRMAN RABON: Second?

MR. BROOKSHIRE: Second.

DR. HEPBURN: Second.

CHAIRMAN RABON: Any other deliberation? Hearing none, we will call the question. All in favor, please say "aye."

SPEAKERS: Aye.

CHAIRMAN RABON: Any opposed? The motion is carried and the orders are done, and now we will have those signed at the conclusion of the meeting.

Before we adjourn, we have a couple of special recognitions that I would like to present today.

First will be to Ms. Jill Andrews. Have we got a photographer? So Jill started at the age of five. This is what she told me, so it must be factual and has completed 25 years of service, so congratulations.

(Applause).

MS. ANDREWS: Thank you.

CHAIRMAN RABON: We have one more that must have started when she was five. We have Deb who must be 35 because this is 30 years of service.

(Applause).

CHAIRMAN RABON: Congratulations. You're halfway done.

MS. BARREIRO: Thank you. It's been a pleasure.

CHAIRMAN RABON: Congratulations.

MS. BARREIRO: Thank you very much.

CHAIRMAN RABON: Proud of you, yes.

MR. BROOKSHIRE: 20 more years, Deb.

MS. BARREIRO: It snuck up on me, you know, Monday through Friday, and then all of a

sudden you're ending at 30 years.

CHAIRMAN RABON: There you go. Well, on the other hand, both of you, thank you for your service, and as always I want to thank the staff today for the work.

We're on a schedule of 30-minute meetings and that's very efficient, but a lot of work goes in behind the scene, and we get to make it look easy so thank you everyone that's involved with that. With that, I now call a motion to adjourn the meeting.

MR. BROOKSHIRE: Make a motion to adjourn.

CHAIRMAN RABON: Second.

DR. HEPBURN: Second.

CHAIRMAN RABON: Sounds like a motion and second and vote already, so with that, we will adjourn the meeting. Thank you.

(Meeting concluded at 9:58 a.m.)

# CERTIFICATE OF COURT REPORTER

STATE OF GEORGIA:

COUNTY OF GLYNN:

I hereby certify that the foregoing transcript was reported as stated in the caption and the questions and answers thereto were reduced to writing by me; that the foregoing 24 pages represent a true, correct, and complete transcript of the meeting on Friday,May 15, 2026.
I certify that I am not disqualified for a relationship of interest under O.C.G.A. 9-11-28(c); I am a Georgia Certified Court Reporter here as an employee of Gilbert & Jones, Inc. who was contacted by Department of Natural Resources to provide court reporting services for the proceedings; I will not be taking these proceedings under any contract that is prohibited by O.C.G.A. 15-14-37(a) and (b) or Article 7.C. of the Rules and Regulations of the Board; and by the attached disclosure form I confirm that neither I nor Gilbert & Jones, Inc. are a party to a contract prohibited by O.C.G.A. 15-14-37(a) and (b) or Article 7.C. of the Rules and Regulations of the Board.
This the 22nd of May 2026.

Debbie Gilbert

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DEBBIE GILBERT, CERTIFIED COURT REPORTER, B-515