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

WALTER RABON
COMMISSIONER

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DIRECTOR

SHORE PROTECTION ACT
STAFF'S FINDINGS & RECOMMENDATIONS

November 20, 2026

TO: Shore Protection Committee:
Commissioner Walter Rabon, Chairman
Mr. Brad Brookshire
Mr. Davis Poole
Dr. Valerie Hepburn
Mr. Bart Gobeil

FROM: Department Staff to the Committee

APPLICANT: Crown KP Hotel, LLC
301 Commerce Street, Suite 3300
Fort Worth, TX 761204

AGENT: Dan Bucey
Resource and Land Consultants
41 Park of Commerce Way, Suite 101
Savannah, GA 31405

LOCATION: King and Prince Beach and Golf Resort, 201 Arnold Road, East Beach, St. Simons Island, Atlantic Ocean, Glynn County, Georgia.

PROPOSED PROJECT: The applicant proposes the construction and maintenance of a new private crosswalk within Shore Protection Act (SPA) jurisdiction. The proposed project is considered a minor activity under O.C.G.A 12-5-230 et.seq.

APPLICABLE LAW: Official Code of Georgia Annotated (O.C.G.A.) § 12-5-230 *et seq.* Shore Protection Act.

SUMMARY OF PUBLIC COMMENTS: The Public Notice of the Shore Protection Committee ran from August 12, 2026, through August 26, 2026. One public comment was received in opposition to the project. Concerns included property boundaries, alternative methods, the pending SPA application for Glynn County crosswalks at Arnold Road and Massengale Park, and the failure to include the U.S. Army Corps of Engineers application materials. The agent has provided written responses to the comments.

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

Project Scope and Justification: O.C.G.A. § 12-5-238:

1. SPA Permit #472 was issued March 30, 2018, and extended on August 23, 2019, and authorized the construction of an Americans with Disabilities Act (ADA) compliant crosswalk with a ramp and stairs, abandonment of the existing crosswalk, a spa and spa equipment storage area, and installation of brick and concrete paver walkways associated with the King and Prince hotel. The ADA compliant crosswalk was never constructed.
2. The subject parcel is 153,410sq.ft. (3.52 acres), of which 15,706sq.ft. (0.36 acres) lies within SPA jurisdiction. Approximately 9,413sq.ft. of the SPA area consists of impervious improvements, with the remaining 6,293sq.ft. consisting of lawn and landscaping. A hotel resort and amenities are located landward of an existing concrete wall and rip rap revetment separating the resort from the dynamic dune field and Atlantic Ocean. The existing developed area within SPA jurisdiction consists of lawn and landscaping, pool deck, sidewalk and pavers, asphalt and gravel, and a small area of artificial turf. No activities are being proposed in the existing developed area.
3. The dynamic dune field at this location has experienced significant accretion and a tidal pool has formed seaward of the King and Prince. The area within jurisdiction consists of the private resort amenities listed above, vegetated dynamic dune field, and a tidal pool.
4. According to the applicant, the resort is required by law to provide ADA compliant access to all public areas at the resort, and the beach is an integral part of accommodating ADA qualifying guests. There are existing non-ADA public accesses at the eastern terminus of Neptune Road (No. 22) and at the eastern terminus of Arnold Road (No. 23). The applicant has recently removed a gate that enabled direct access for resort guests to public access No. 22, immediately adjacent to the subject parcel.
5. Glynn County withdrew the application for the crosswalk modification at Arnold Road on September 2, 2026. The ADA and EMS vehicle accessible crosswalk modification for Public Beach Access No. 24 at Massengale Park was approved by the Shore Protection Committee (SPC) on October 7, 2026.
6. Due to a continued trend of accretion in this area and development of a tidal pool, the applicant proposes to construct a new 5.83ft. x 220ft., ADA compliant, wooden crosswalk that would begin at the existing concrete wall approximately 150ft. north of the southern property corner and extend seaward of the dynamic dune field to reach the dry sand beach.
7. The landward portion of the structure would be constructed at the same elevation as the concrete wall (9.56ft. MSL) and extend at that elevation to approximately 137ft., at which point the structure would start a gradual decline in accordance with ADA guidelines. The first descent section would be 24ft. long at a 1:12 maximum grade leading to a 5.3ft. level landing. A second 24ft. ramp at a 1:12 maximum grade leading to a 5.3ft. level landing would lead to the final 24ft. ramp section terminating perpendicular to the shoreline, approximately 24ft. seaward of the toe of the seaward most dune and 196ft. landward of the Ordinary High-Water Mark (OHWM).
8. The height of the crosswalk above the dunes will vary based upon site conditions at the time of construction due to ADA grade requirements.
9. Total impacts within SPA jurisdiction of the proposed crosswalk will be approximately 1,283sq.ft. (0.03 acres).

10. All construction access will occur from the applicant's property. All work within jurisdiction will be accomplished using low impact hand tools and heavy equipment, as needed, operated from the crosswalk. Any native dune vegetation impacted by construction activity will be replaced in like kind.
11. The Coastal Resources Division notes the proposed project area is located within a highly dynamic beach and dune system. Site conditions as described may differ from what is occurring within the project area at any given time.
12. The proposed project is considered a minor activity under O.C.G.A 12-5-230 et.seq.
13. The agent for the project agreed to present the project at the November 20, 2026, meeting of the SPC based upon staff recommendation.

Application Form, Applicant Name and Address, Project Site Plan, Plat, Deed or other instrument, Written permission to carry out project by owner of land, O.C.G.A. § 12-5-238 (1-5,8):

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

Adjoining Landowners, Non-refundable application fee, O.C.G.A. § 12-5-238 (6,7):

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

Hurricane Resistant Standards, O.C.G.A. § 12-5-238(9):

16. Robert C. Ussery, Architect (Georgia Registration No. RA003277), has submitted a certification that the project meets all applicable hurricane standards.

Local Government Zoning, O.C.G.A. § 12-5-238(11):

17. Applicant has provided a statement from the Glynn County Planning and Zoning Department that the project does not violate any zoning law.

Landfill, Hazardous Waste Inquiry, O.C.G.A. § 12-5-239(12):

18. Applicant has made an inquiry to the appropriate authorities that the proposed project is not over a landfill or hazardous waste site and that the site is otherwise suitable for the proposed project.

Notification of Proposed Project, O.C.G.A. § 12-5-239(b):

19. Adjacent property owners and interested parties who have requested to be placed on the mailing list were notified in writing of the proposed project. The Public Notice of the Shore Protection Committee ran August 12, 2026, through August 26, 2026. One public comment was received in opposition to the project. Concerns included property boundaries, alternative methods, the pending application for Glynn County crosswalks at Arnold Road and Massengale Park, and the failure to include the U.S. Army Corps of Engineers application materials. The agent has provided written responses to the comments. Glynn County withdrew the application for the crosswalk modification at Arnold Road on September 2, 2026. The ADA and EMS vehicle accessible crosswalk modification for Public Beach Access No. 24 at Massengale Park was approved by the SPC on October 7, 2026.

Requirement and Restriction Regarding the Issuance of a Permit, O.C.G.A. § 12-5-239(c):

20. No permit shall be issued except in accordance with the following provisions:

(2) No permits shall be issued for a structure on beaches, eroding sand dune areas, and submerged lands; provided, however, that a permit for a pier, boardwalk, or crosswalk in such area may be issued, provided that:

A. **The activities associated with the construction of the proposed land alterations are kept to a minimum, are temporary in nature, and upon project completion, the natural topography and vegetation shall be restored to at least their former condition, using the best available technology;** The applicant proposes to construct a new 5.83ft. x 220ft., private, ADA compliant, wooden crosswalk that would begin at the existing concrete wall approximately 150ft. north of the southern property corner and extend seaward of the dynamic dune field to reach the dry sand beach. The height of the crosswalk above the dunes will vary based upon site conditions at the time of construction due to ADA grade requirements and terminate in a ramp perpendicular to the shoreline approximately 24ft. seaward of the toe of the seaward most dune and 196ft. landward of the OHWM. All construction access will occur from the applicant's property. All work within jurisdiction will be accomplished using low impact hand tools and mechanized equipment, as needed, operated from the crosswalk. Any native dune vegetation impacted by construction activity will be replaced in like kind. Upon project completion, the natural topography and vegetation shall be restored to at least its former condition. Total impacts within SPA jurisdiction of the proposed crosswalk will be approximately 1,283sq.ft. (0.03 acres).

B. **The proposed project maintains the normal functions of the sand-sharing mechanisms in minimizing storm-wave damage and erosion, both to the unaltered section of the subject parcel and at other shoreline locations;** The applicant proposes to construct a new 5.83ft. x 220ft., private, ADA compliant, wooden crosswalk that would begin at the existing concrete wall approximately 150ft. north of the southern property corner and extend seaward of the dynamic dune field to reach the dry sand beach. The height of the crosswalk above the dunes will vary based upon site conditions at the time of construction due to ADA grade requirements and terminate in a ramp perpendicular to the shoreline approximately 24ft. seaward of the toe of the seaward most dune and 196ft. landward of the OHWM. All construction access will occur from the applicant's property. All work within jurisdiction will be accomplished using low impact hand tools and mechanized equipment, as needed, operated from the crosswalk. Any native dune vegetation impacted by construction activity will be replaced in like kind. Upon project completion, the natural topography and vegetation shall be restored to at least its former condition. Total impacts within SPA jurisdiction of the proposed crosswalk will be approximately 1,283sq.ft. (0.03 acres).

Public Interest Considerations, O.C.G.A. § 12-5-239(i):

21. **In passing upon application for a permit, the Committee shall consider the public interest:**

A. **The project will not result in unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system;** The applicant proposes to construct a new 5.83ft. x 220ft., private, ADA compliant, wooden crosswalk that would begin at the existing concrete wall approximately 150ft. north of the southern property corner and extend seaward of the dynamic dune field to reach the dry sand beach. The height of the crosswalk above the dunes will vary based upon site conditions at the time of construction due to ADA grade requirements and terminate in a ramp perpendicular to the shoreline approximately 24ft. seaward of the toe of the seaward most dune and 196ft. landward of the OHWM. All construction access will occur from the applicant's property. All work within jurisdiction will be accomplished using low impact hand tools and mechanized equipment, as needed, operated from the crosswalk. Any native dune vegetation impacted by construction activity will be replaced in like kind. Upon project completion, the natural topography and vegetation shall be restored to at least its former condition. Total impacts within SPA jurisdiction of the proposed crosswalk will be approximately 1,283sq.ft. (0.03 acres).

B. **The project will not unreasonably interfere with the conservation of marine life, wildlife, or other resources;** The proposed project is located within the vicinity of designated sensitive sea turtle nesting areas. Any work conducted within SPA jurisdiction during sea turtle nesting season will be performed in coordination with DNR staff to determine if the activities could potentially impact nesting sea turtles. Dynamic dune fields and wetlands are known habitats for many bird species. The applicant proposes to construct a new 5.83ft. x 220ft., private, ADA compliant, wooden crosswalk that would begin at the existing concrete wall approximately 150ft. north of the southern property corner and extend seaward of the dynamic dune field to reach the dry sand beach. The height of the crosswalk above the dunes will vary based upon site conditions at the time of construction due to ADA grade requirements and terminate in a ramp perpendicular to the shoreline approximately 24ft. seaward of the toe of the seaward most dune and 196ft. landward of the OHWM.

C. **The project will not unreasonably interfere with reasonable access by and recreational use and enjoyment of public properties;** The applicant proposes to construct a new 5.83ft. x 220ft., private, ADA compliant, wooden crosswalk that would begin at the existing concrete wall approximately 150ft. north of the southern property corner and extend seaward of the dynamic dune field to reach the dry sand beach. There are existing non-ADA public accesses at the eastern terminus of Neptune Road (No. 22) and at the eastern terminus of Arnold Road (No. 23). In the past, King and Prince Beach and Golf Resort guests utilized both public beach accesses via gates located at the north and south ends of the property. A gate currently exists from the resort to the Arnold Road beach access for guests. The gate nearest the pool area at the south end of the property

leading to the Neptune Road Beach Access has been removed eliminating direct guest access to this non-ADA compliant access point.

RECOMMENDATIONS: Should the Committee determine the proposed project to be in the public interest, Department Staff to the Committee recommends the following standard and special conditions:

SHORE PROTECTION ACT O.C.G.A. § 12-5-230
STANDARD PERMIT CONDITIONS

1. The project must comply, as applicable, for areas permitted herein, with all other Federal, State, and local statutes, ordinances, and regulations, and the applicant must obtain all licenses and permits prior to commencement of construction.
2. This permit does not resolve actual or potential disputes regarding ownership of or rights in or over the property upon which the subject project is proposed and shall not be construed as recognizing or denying any such rights or interests.
3. All plans, documents, and materials contained in this permit application, required by the Shore Protection Act O.C.G.A. 12-5-230 *et. seq*. are a part of this permit and conformance to such plans, documents, and materials are a condition of this permit. No change or deviation from these plans, documents, and materials shall be permitted without prior notification and approval by the Department or Committee.
4. No further encroachment or construction shall take place within State jurisdiction, except as permitted by the Shore Protection Committee. Any modification of the plans or structure in the jurisdictional area must be reviewed and approved by the Department prior to construction.
5. A construction placard will be required to be obtained from the Department up to 30 days prior to the start of project construction and must be posted at the site. This placard will include certain steps in the construction of the permitted project that must be approved by the Department prior to construction.
6. The exact location and configuration of this project must be reviewed onsite and approved by Department staff immediately prior to beginning construction. Minor changes to the location may be allowed or required in areas that have eroded or accreted subsequent to the original jurisdictional determination.
7. No construction materials may be disposed of in the jurisdictional area of the Shore Protection Act.
8. Any incidental impacts associated with the construction of this project must be rectified by restoring areas to their pre-construction topographic and vegetative states.
9. The public shall maintain rights of ingress and egress on the foreshore beach area seaward of the ordinary high-water mark.
10. If the permitted improvements are damaged, fall into disrepair, become dilapidated, are not meeting their expected usefulness, or are not maintained at a serviceable level, then it is the responsibility of the owner to remove the improvements. A new permit will be required to retain and repair the structure, improvement or asset if it loses its structural integrity and is no longer serviceable.
11. The Shore Protection Committee is not bound in the future to protect any asset or improvements authorized by the permit.
12. The permit must be posted onsite within twenty-four (24) hours of beginning construction.

13. A copy of the above conditions must be supplied to the person in charge of construction.

STANDARD PERMIT CONDITIONS FOR DUNE CROSSWALKS

1. The height of the structure shall be at least 36" above the grade of the sand dune and the width shall be no greater than 6' as measured from the outside posts, to allow for sand movement or accretion in the dynamic dune field.
2. The terminal point of the crosswalk shall be seaward of the seaward most dune but shall not encroach seaward of the ordinary high-water line in the active intertidal beach.
3. If the shoreline erodes and the crosswalk extends seaward of the ordinary high-water line, it will be the responsibility of the applicant to move the permitted improvements back to the dry sand beach, landward of the ordinary high-water line.
4. The structure shall begin at the toe of the landward most dune.
5. ~~Heavy equipment is prohibited in the Shore Protection Act jurisdiction. This project must be constructed using hand tools.~~
6. Clearing and grading of dunes is not authorized in conjunction with the construction of this project; stockpiling of materials in the dunes is prohibited.
7. Vegetation may be cleared only for the width of the permitted structure. The maintenance trimming of jurisdictional vegetation will only be allowed within 6" of the sides of the structure and 7' high over the structure.
8. No motorized vehicles are permitted on the crosswalk structure, except for motorized wheelchairs for handicapped persons.
9. Any sand needed to restore the site to pre-project vegetated and topographic conditions, or for backfilling, must be beach quality and obtained from an upland source and not from the beach.

SPECIAL CONDITIONS

1. In order to minimize the disruption of nesting activity from artificial lighting from the subject parcel, the Permittee must comply with the Department of Natural Resources' Wildlife Resources Division's Sea Turtle Nesting Guidelines as well as the lighting ordinance of Glynn County.
2. Because the project may occur between May 1st and October 31st, sea turtle nesting season, an individual with a DNR Sea Turtle Cooperators Permit must survey the area prior to the work beginning. All sea turtle nests must be avoided, and no activity may occur within 20ft. of a nest area. If a sea turtle nest is within the projected path of the crosswalk, construction will be required to delay until outside of sea turtle nesting season, or a new crosswalk location must be approved by DNR staff.
3. If the location or the length of the crosswalk changes, an updated design plan must be reviewed and approved by the Department prior to construction.
4. Should the dunes continue to accrete and/or the shoreline erode, where the Department determines the structure impedes public access to or across the dry sand beach, needs too frequent maintenance, and/or creates excessive marine debris, the Permittee shall remove or modify the structure.

5. Permittee may be required to provide a post-construction survey that locates the proposed structure as indicated in the application materials. Such survey shall comply with the Georgia Plat Act, O.C.G.A. § 15-6-67 et seq.