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JOINT MEETING OF THE
COASTAL MARSHLANDS and SHORE PROTECTION COMMITTEE
July 12, 2024
9:30 o'clock A.M.

GEORGIA DNR COASTAL REGIONAL OFFICE
SUSAN SHIPMAN ENVIRONMENTAL 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
BRAD BROOKSHIRE
DR. VALERIE HEPBURN
DAVIS POOLE

COASTAL RESOURCES STAFF PRESENT:

JILL ANDREWS
JOSH NOBLE
PAUL TOBLER
DOUG HAYSMAN
DIANA PATRICK

Also in Attendance:

VIA VIDEOCONFERENCING:

ANDREA HARTUNG, Attorney General Office
KYLE PEARSON, DNR Executive Counsel

1 [NOTE: A meeting having previously been scheduled as stated in
2 the caption, proceeds as follows:]

3
4 COMMISSIONER RABON: Good morning.

5 BOARD MEMBERS IN UNISON: Good morning.

6 COMMISSIONER RABON: I would like to call the July 12th,
7 2024 CMPA meeting to order.

8 Welcome to everyone that has joined us in person and online.
9 I see online that we have Andrea Hartung from the Attorney
10 General's office with us. And then I think we have Kyle Pearson,
11 DNR's Executive Counsel, with us online as well.

12 So welcome to the online guests.

13 The order for our projects this morning is as stated on the
14 final agenda. We have two projects today; one CPMA application
15 and one SPA application.

16 The first one will be the Coastal Marshlands' Protection
17 Act, St. Marys Property Holdings LLC, modification and
18 maintenance of an existing private marina, St. Marys River,
19 Camden County, Georgia.

20 And then our second project this morning will be with the
21 Shore Protection Act, 5 7th Street LLC, construction and
22 maintenance of a residential pool, fence, and landscaping at an
23 existing single-family residence, No. 5 7th Street, Tybee
24 Island, Chatham County, Georgia.

25 At this time, Committee Members, I will entertain a motion

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to approve the minutes from our April 5th, 2024 meeting.

MR. BROOKSHIRE: I make a motion we approve the minutes.

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

MR. POOLE: Second.

COMMISSIONER RABON: I have a second. All in favor say aye.

BOARD MEMBERS IN UNISON: Aye.

COMMISSIONER RABON: Discussion?

[NOTE: No response.]

COMMISSIONER RABON: Hearing no discussion, the motion is carried.

Paul, we'll turn it over to you to introduce this project.

MR. TOBLER: Thank you, Mr. Commissioner.

This project is a CMPA application for St. Marys Property and Holdings LLC. The project is located on the St. Marys River in downtown St. Marys, Camden County, Georgia.

The proposed project is to modify and maintain an existing private marina along the St. Marys River, Camden County, Georgia. The public notice of the Coastal Marshlands' Protection Act ran from March 16th, 2024 to April 15th, 2024. No comments were received during the public notice period.

And at this point, I would like to introduce Mr. Jesse Boudreaux, the agent for the project.

MR. BOUDREAUX: Good morning.

BOARD MEMBERS IN UNISON: Good morning.

MR. BOUDREAUX: All right. I'm just going to jump right in.

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So the project is to modify and maintain an existing marina located on the St. Marys River in St. Marys, Georgia.

The existing facility consists of a 7-foot wide by 512-foot walkway with a 14 by 14 covered landing, and a 7 by 18-foot covered area totaling 3682 square feet.

Extending from the eastern end of the terminal is a fixed walkway, 4-foot by a 40-foot gangway, accessing a floating 10-foot by 200-foot dock.

The walkway terminates at a 6-foot by 87-foot fixed walkway that runs parallel to the St. Marys River.

Landward of the terminal end of the walkway is a 3-foot by 26-foot gangway extending to the west and accesses a 10-foot by 50-foot floating dock.

Extending from the western end of the fixed walkway is a 4-foot by 40-foot gangway accessing a 10-foot by 60-foot floating dock.

The existing private marina was previously authorized by CMPA Permit 462. The marina was damaged during Hurricane Irma, and has been partially repaired. 7,720 square feet of existing impacts.

The existing fixed walkway and all the existing structures landward of the terminal fixed walkway will remain in place.

On the east side a new 12 by 20-foot floating dock will be installed. On the west side, a 10-foot by 390-foot, a 10 by 135-foot, and 12 by 381-foot floating docks will be installed.

1 The proposed marina facility will serve to accommodate a
2 need for temporary and permit boat slips for both recreational
3 and commercial use. The facility will also be used to
4 permanently moor a 110-foot yacht.

5 Also I would like to add that there will not be a pump out
6 facility.

7 MR. TOBLER: Thanks, Jesse.

8 Should the Committee determine that the proposed project is
9 in public interest, the Department Staff recommends the following
10 standard and special conditions:

11 Special Condition 1, the permittee is required to provide a
12 post-construction survey to the Department upon completion of the
13 permitted activity and prior to the issuance of a waterbottoms
14 lease. The survey shall comply with the Georgia Plat Act.

15 No. 2, upon completion of the construction of the marina the
16 permittee must contact the Department for a waterbottoms lease
17 prior to operation of the new facility.

18 And No. 3, the permittee is not required to install a
19 pump-out facility. Thank you.

20 MR. BROOKSHIRE: Why is that proposed?

21 MR. TOBLER: The third special condition is a proposed
22 special condition. It was not part of the permit packet. So
23 that is proposed.

24 Thank you.

25 COMMISSIONER RABON: Thank you, Paul.

1 We have zero public comment on this project. With that
2 being said, any questions, deliberations, or comments from the
3 Committee?

4 DR. HEPBURN: Mr.Chairman, just to confirm with the Staff,
5 what's in the findings is that the project meets all the public
6 interest considerations, and no one has responded.

7 MR. TOBLER: No, ma'am. We did not. It does meet all the
8 public interest considerations, especially, you know, the meeting
9 of more mooring space that the City of St. Marys will provide and
10 add to that.

11 DR. HEPBURN: Thank you, Paul.

12 MR. TOBLER: Thank you. And then the other part of that, he
13 was told earlier is that there is a pump out facility in the near
14 vicinity.

15 MR. NOBLE: That's correct.

16 MR. POOLE: I have just one quick question. How much damage
17 was done to marina? How much of the facility disappeared during
18 that, just out of curiosity?

19 MR. TOBLER: Almost, just about all of the floating docks
20 were swept away along with a whole bunch of boats. I mean, if
21 you look at the aerial, and the aerial, as it's proposed on that
22 slide, you can see all of the overlays on that. You can see that
23 this was originally permitted this way, and there was a lot more
24 floating docks there that are even there now. And really the
25 only thing that was left was the walkway, not even the terminal

1 end. And most of that stuff got swept up into that marsh to the
2 northwest. And that was the big factor after Irma. There was a
3 lot of wreckage from the marina.

4 MR. POOLE: Okay. I remember a lot of things they've done.

5 MR. BOUDREAUX: Can I say one thing on that? So the prior
6 docks were styrene. Their floats were styrofoam. And these are
7 Bethlehem concrete.

8 So if anything comes along as before, we won't have snow
9 across the entire marsh, which is what we had after this past
10 storm. It was styrofoam for as far as you want to see. So
11 there's an improvement in the structure itself.

12 MR. TOBLER: Yes, sir. And they should be able to -- if
13 something like that does happen again, they should be able to
14 reuse the floats instead of having to be disposed of.

15 MR. POOLE: That's all I have.

16 COMMISSIONER RABON: Any other questions from the Committee?

17 [NOTE: No response.]

18 COMMISSIONER RABON: At this time, I would entertain a
19 motion.

20 MR. POOLE: I make a motion to approve the Coastal
21 Marshlands' Protection Act, St. Marys Property Holdings LLC, and
22 all the modifications and maintenance of the existing private
23 marina, St. Marys River, Camden County.

24 DR. HEPBURN: I second that, Mr. Chairman.

25 COMMISSIONER RABON: Is that motion including the acceptance

1 of the conditions?

2 MR. POOLE: Yes, with the standard and special conditions.

3 COMMISSIONER RABON: Okay. I have a motion and I have a
4 second. Any other discussion?

5 [NOTE: No response.]

6 COMMISSIONER RABON: Hearing no discussion, all in favor say
7 aye.

8 BOARD MEMBERS IN UNISON: Aye.

9 COMMISSIONER RABON: Any opposed?

10 [NOTE: No response.]

11 COMMISSIONER RABON: The motion is carried.

12 Moving onto our next project, Josh.

13 MR. NOBLE: Thank you, Commissioner.

14 My name is Josh Noble. I'm here to introduce the Shore
15 Protection Act project second on the agenda, which is No. 5,
16 7th Street on Tybee Island, Georgia.

17 Public notice of the Shore Protection Committee ran from
18 June 6th, 2024 through July 5th, 2024. No comments were
19 received during the public notice period.

20 I would like to introduce Ms. Rebecca Watts, the applicant
21 for the project, for the investor.

22 MS. WATTS: Good morning.

23 BOARD MEMBERS IN UNISON: Good morning.

24 MS. WATTS: Thank you, Josh, for introducing the project.

25 I'm Rebecca Watts. My husband and I purchased the property for a

1 family vacation home. The property is approximately .44 acres.

2 So approximately .44 acres of which .2 acres located within
3 the SPA jurisdiction. The area within SPA jurisdiction consists
4 of an existing 4 by 18 sidewalk, maintained lawn, and vegetated
5 sand dunes.

6 The project site, the header is a historic 1920s raised
7 cottage. We're in the process of relocating and restoring this
8 house. The residence will be landward of the SPA jurisdictional
9 area. The existing sidewalk mentioned before will be removed as
10 part of this project.

11 We're in the process of subdividing the property and
12 creating two additional lots landward of the relocated cottage.

13 More about the home itself, we're utilizing historic tax
14 credits to preserve this. It's a hundred years old. We're the
15 fourth owners to own the property. So much of the historic value
16 of the home has been maintained, and meticulously cared for.
17 It's a beautiful home.

18 We both grew up in this area and care deeply about Tybee
19 Island. So preserving the island in the natural habitat is very
20 important to us.

21 Moving onto the project description, we proposed to
22 construct and maintain a 15-foot by 40-foot swimming pool and
23 pool deck, of which 145 square feet will be in the SPA
24 jurisdiction, along with an existing fence per code. You have to
25 a fence around the pool.

1 The remainder of the outdoor living area within SPA
2 jurisdiction will be landscaped using coastal vegetation that's
3 native to the area.

4 My husband and I have done another project on Tybee Island
5 in which we used indigenous vegetation to landscape the area is
6 where water impacted. It thrives there. So we're very
7 familiar with what to be planting far as the landscape.

8 Temporary impacts associated with the site preparation
9 include the use of heavy equipment, grading, and the removal of
10 trees in the SPA jurisdiction. The project is located
11 immediately adjacent to the City of Tybee Island public crosswalk
12 on 7th Street.

13 We are not proposing to do a private dune crosswalk; just
14 utilizing the one that's already there.

15 As proposed, permanent impacts to the SPA jurisdictional
16 area will total approximately 170 square feet. Approximately 98%
17 of the SPA jurisdictional area will be retained and improved to a
18 more natural vegetated and topographic state with the removal of
19 the sidewalk.

20 And then I'll turn it over to Mr.Noble for the special
21 conditions. Thank you.

22 MR. NOBLE: Thank you, Ms. Watts.

23 Should the Committee determine that the project is the
24 public interest, Staff recommends the standard Shore Protection
25 Act conditions along with the following special conditions.

1 No. 1: Construction activities must be conducted landward
2 of the landward toe of the dune as flagged in the field by the
3 Department.

4 No. 2: A final landscape plan depicting native coastal
5 vegetation must be provided to the Department for approval prior
6 to installation.

7 No. 3: This permit does not authorize trimming or removal
8 of any natural dune vegetation seaward of the landward toe of the
9 most landward dune.

10 No. 4: In order to minimize the disruption of nesting
11 activity from artificial lighting from the subject parcel, the
12 permittee must comply with the Department of Natural Resources'
13 Wildlife Resource Division's Sea Turtle Nesting Guidelines as
14 well as the City of Tybee Island lighting ordinance.

15 Lastly: Permittee may be required to provide a
16 post-construction survey following the project.

17 COMMISSIONER RABON: Thank you, Josh.

18 Again, we have no public comment. Any discussion or
19 questions from the Committee?

20 DR. HEPBURN: Mr. Chairman, just one question about the tree
21 removal. Are they native trees, age, I don't know if either of
22 you can answer that question.

23 MS. WATTS: So the tree removal is a mixture of different
24 trees. All mature live oaks will be maintained.

25 The City of Tybee has a special tree removal permitting

1 process, and everything has been applied and reviewed that is
2 subject to removal. But I will say that every mature live oak on
3 the property is being maintained.

4 DR. HEPBURN: And Tybee is clear with the tree removal.

5 MS. WATTS: Yes, ma'am. Yes.

6 DR. HEPBURN: Thank you.

7 COMMISSIONER RABON: Anybody else have a question?

8 MR. POOLE: I just have one quick question. On No. 2 of the
9 application, it mentions approximately 18-foot east of the
10 subject parcel property the City of Tybee Island has buried
11 concrete steel seawall. Is that seawall exposed; or, is it
12 covered over?

13 MR. NOBLE: No, the seawall is not exposed. It is covered,
14 heavily covered with-- actually it's stable sand dunes. That is
15 the old strand bulk -- well, it's what's known as a strand
16 bulkhead. It runs the entire length of the island.

17 MR. POOLE: Got it. Thank you.

18 COMMISSIONER RABON: Any other questions?

19 [NOTE: No response.]

20 COMMISSIONER RABON: Hearing none, I would entertain a
21 motion.

22 DR. HEPBURN: Mr.Chairman, based on the Staffs' findings and
23 recommendations, I move that we approve the project with the
24 regular as well as special conditions that were recommended by
25 Staff.

1 COMMISSIONER RABON: I have a motion. Can I get a second?

2 MR. BROOKSHIRE: Second.

3 COMMISSIONER RABON: I have a second. Any further
4 discussion?

5 [NOTE: No response.]

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

7 BOARD MEMBERS IN UNISON: Aye.

8 COMMISSIONER RABON: Any opposed, like sign?

9 [NOTE: No response.]

10 COMMISSIONER RABON: Hearing none, the motion is carried.

11 Thank you. I would like to say that we, as the Committee,
12 have made this look like a very efficient process, which is
13 unusual for the government. But I would like to go on the record
14 to thank the Staff. I know for those that are attending or
15 listening in this sounds like a truly government efficiency at
16 its best, but a lot of work has gone into this prior to this
17 Committee meeting.

18 So thank you to your Staff for making this look easy.

19 With that, I would entertain a motion to adjourn.

20 MR. BROOKSHIRE: So move.

21 DR. HEPBURN: Second.

22 COMMISSIONER RABON: All in favor say aye.

23 BOARD MEMBERS IN UNISON: Aye.

24 COMMISSIONER RABON: Thank you.

25 Meeting adjourned.

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STATE OF GEORGIA,
CHATHAM 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 of the captioned matter.

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

This the 8th day of May, 2024.

Lora H. Carter

Lora H. Carter

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