GEORGIA
DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION
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WALTER RABON
COMMISSIONER

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DIRECTOR

NOV 19 2026

Maggie Wright
City of Tybee Island
P.O. Box 491
Tybee Island, GA 31328

Re: Letter of Permission (LOP), Temporary Activities within Shore Protection Act (SPA) Jurisdiction, Tybee Island Holiday Market, South Beach Area, Tybee Island, Chatham County, Georgia

Dear Ms. Wright:

This SPA LOP is in response to your request to host the Tybee Island Holiday Market in the South Beach parking area. Setup for the event will commence no sooner than 15 days after the date on this letter and be completed no later than Saturday, December 12, 2026.

The Main Street Development Authority is proposing a Holiday Market within the City of Tybee Island's (COTI) 16th Street parking lot with vendor tents and associated activities will result in closure of 16th Street Parking Lot Friday, December 11 through Saturday, December 12, 2026.

The annual Holiday Market will be hosted in the 16th Street parking area Festival Zone south of the Tybee Pier and Pavilion. The request includes closure of the public parking lot and the temporary placement of festival amenities in SPA jurisdiction. Set up for the event will commence Friday, December 11, 2026. Breakdown will occur immediately after the end of the event Saturday, December 12, 2026, and will be completed the same day. All activities in association with the 2026 Holiday Market will occur within the confines of the paved parking area and sidewalks landward of the sand dunes as detailed below.

Festival amenities within the 16th Street parking lot will include one (1) 16ft. x 20ft. stage for local performers. The 16th Street parking area will have six (6) 10ft. x10ft. special activity tents and as many as sixty (60) 10ft. x 10ft. Pop Up Tents with associated tables and chairs for vendors and patrons within the 16th Street parking lot festival zone. Two (2) mobile lighting trailers may be installed near the stage. No generators are authorized for use in SPA jurisdiction. The festival zone will be identified by event banners and flags. The COTI will provide vendors with electric as needed through the COTI's existing electrical infrastructure within the 16th Street parking lot. COTI Police will be responsible for traffic control as a result of the parking lot closure and traffic rerouting. Additional trash receptacles will be temporarily installed, and COTI Department of Public Works staff will be onsite to facilitate clean-up. Existing public restroom facilities are located in the parking lot and will be open to attendees of the one-day event.

All zip ties associated with the temporary installation of the festival zones must be collected, placed in appropriate trash receptacles, and removed from the public area during breakdown. No impacts to the sand sharing system are proposed and access to the beach is available to the public along The Strand to the north and south of the festival zone.

The Department authorizes the temporary activities associated with the events as depicted in the attached project 2026 Event Site Plan. It is the applicant's responsibility to minimize any additional impacts at the site and to protect the shore jurisdictional areas.

This LOP is not meant to exempt the above referenced activities from future environmental laws. **No unauthorized equipment, materials or debris may be placed, disposed of, or stored in jurisdictional areas.** Any incidental impacts associated with this project must be rectified by fully restoring areas to their pre-construction topographic and vegetative states. This LOP is valid for the above referenced project only.

If you have any further questions or concerns in regard to this or any other project, please feel free to contact Deb Barreiro at 912.266.3695.

Sincerely,

Jan Mackinnon
Chief, Coastal Management Section

Enclosure: 2026 Tybee Island Holiday Market project description and site plan

cc: Robyn Rosner
City of Tybee Island
P.O. Box 2749
Tybee Island, GA 31328

LOP20260098

Tybee Island Holiday Market Letter of Permission

A. The Tybee Island Main Street Program and Downtown Development Authority will host the 4th Annual Tybee Island Holiday Market on Saturday, December 12, 2026, from 11:00 AM to 6:00 PM.
B. An 18 x 20 stage will be set up on Friday evening (December 11) within the market footprint.
C. Event setup will begin at approximately 7:00 AM, including vendor load in, stage placement, and sound setup coordinated by Main Street staff.
D. The market area will be coned off and secured by the Tybee Police Department beginning at 3:00 AM on Friday (December 11) to ensure public safety during setup and throughout the event.
E. Breakdown and load out will take place immediately following the event.
F. Traffic control, if necessary, will be coordinated with the Tybee Police Department and the Department of Public Works.

Event Area:
The 16th Street Parking Lot and surrounding area will be closed to public parking and vehicle access during the event. Cones and barricades will be placed to secure the perimeter and direct pedestrian traffic.

HOLIDAY MARKET LAYOUT
ALL VENDORS AND ACTIVITIES IN 16TH STREET LOT



