



Proposed Land Exchange Civic Engagement Meeting

Welcome!

We will get started shortly

- ☐ Participants are muted.
- ☐ Have questions? Please type them in the “question and answer” box at any time.
 - ☐ Questions will be read aloud after presentation and may be summarized.
 - ☐ All questions will remain anonymous.
- ☐ Please submit formal public comments at https://parkplanning.nps.gov/cuis_land_exchange



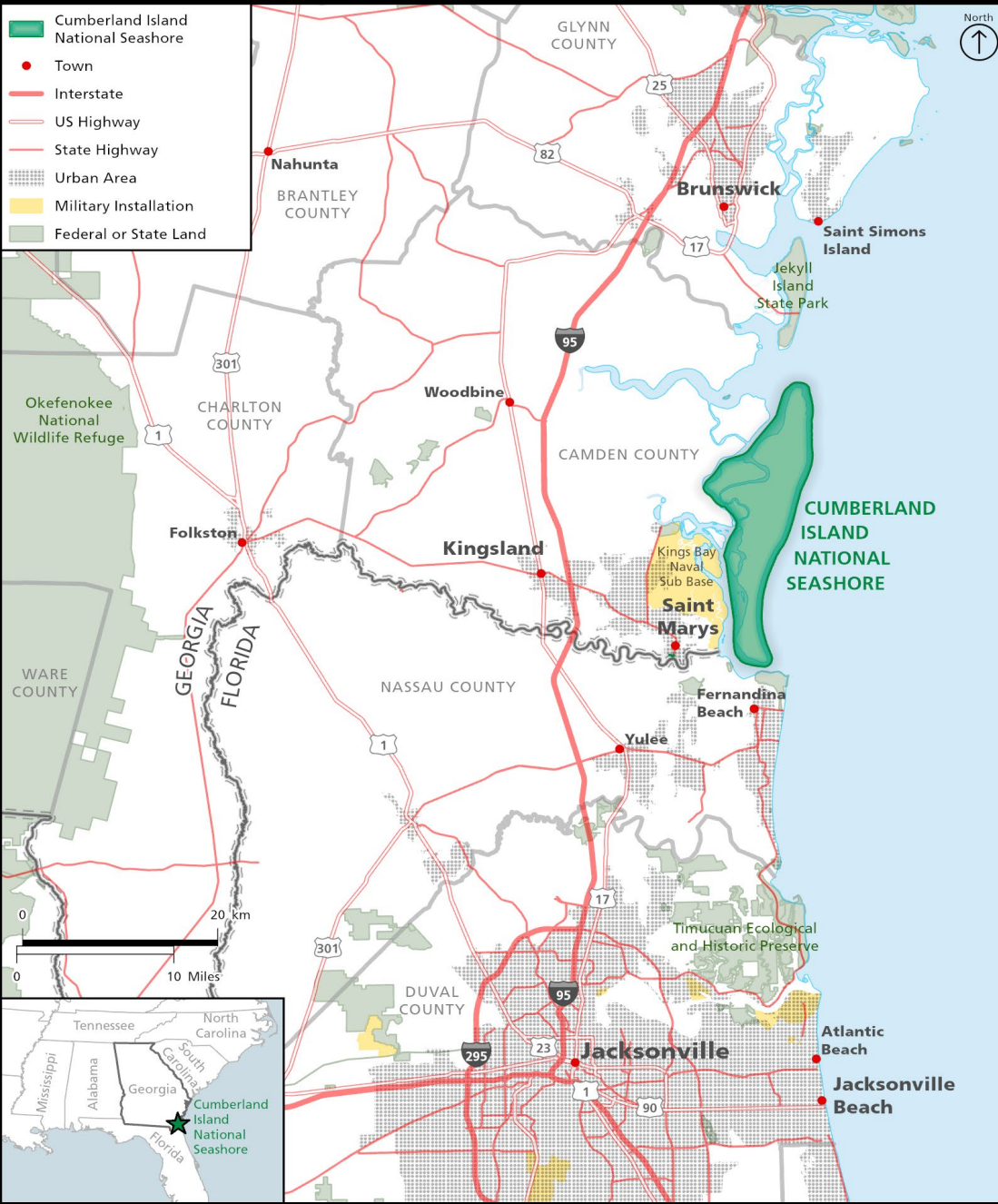
Cumberland Island National Seashore

Proposed Land Exchange
Civic Engagement Meeting

Agenda

- ❑ Background & Overview
- ❑ Purpose & Need
- ❑ Objectives and Desired Conditions
- ❑ Land Exchanges
- ❑ Frequently Asked Questions
- ❑ Next Steps
- ❑ How to Comment
- ❑ Q&A



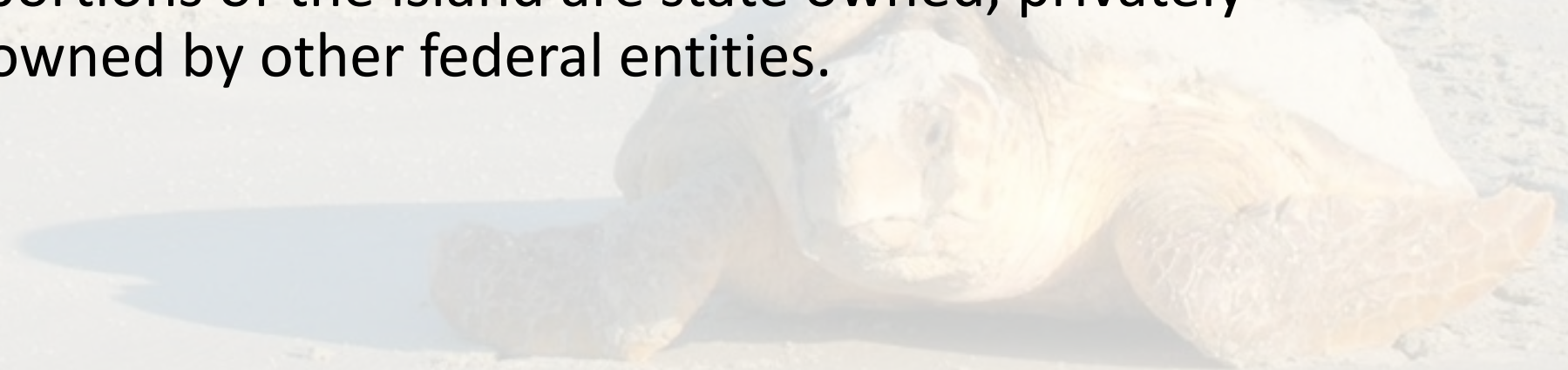


Cumberland Island National Seashore (the Seashore):

- ❑ Established in 1972
- ❑ The largest and southernmost of Georgia's barrier islands
- ❑ Located 1.0 to 3.0 miles off the mainland
- ❑ 17.5 miles long
- ❑ Approximately 0.5 mile to 3.0 miles wide
- ❑ 36,415 acres

Seashore Background

- ❑ Designated because of its outstanding natural, recreational, and historical values.
- ❑ Contains nearly 10,000 acres of designated wilderness.
- ❑ Serviced by a ferry running from the St. Marys visitor center to docks at Dungeness and Sea Camp or by private boat.
- ❑ Primarily federally owned and managed by the NPS. The remaining portions of the island are state owned, privately owned, or owned by other federal entities.



Purpose of the Project

To acquire, through land exchanges with conservation easements, parcels of privately owned land within the authorized boundary of Cumberland Island National Seashore, Georgia.



Need for the Project

To create a relatively contiguous corridor of publicly owned land within core areas to:

- improve manageability of these areas,
- preserve important resources, and
- prevent further development within these inholdings.

The properties under consideration for NPS acquisition:

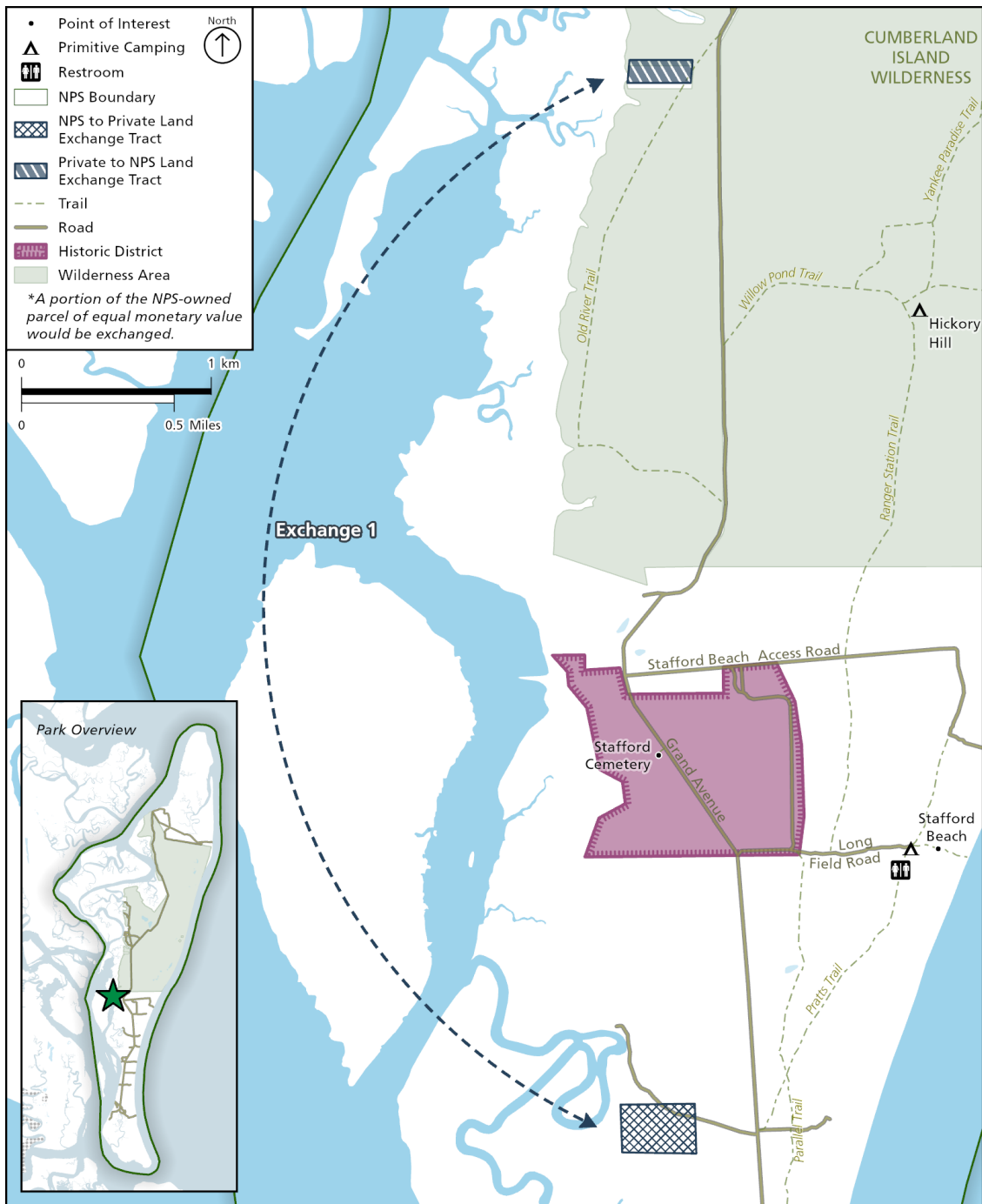
- intersect the Seashore's main road,
- intersect key visitor use areas and trails, and/or
- contain important natural and cultural resources that the Seashore seeks to protect and conserve.

Objectives & Desired Conditions

- ☐ Establishing continuity and connectivity of Seashore land to expand wildlife corridors and increase resource management efficiency.
- ☐ Safeguarding critical habitat for federally protected species such as sea turtles and nesting shorebirds.
- ☐ Facilitating additional designation of wilderness.
- ☐ Preventing or limiting private development on or near significant cultural and natural resources.

Land Exchanges

- ❑ Four parcels of land are being considered for acquisition through land exchange agreements. Once acquired, these parcels would be part of the Seashore and no longer be subject to private development.
- ❑ For each potential land acquisition, an NPS-owned property of equal monetary value would be conveyed to private ownership through an exchange agreement.
- ❑ Generally, lands conveyed to private owners would include conservation easement to protect important resources.



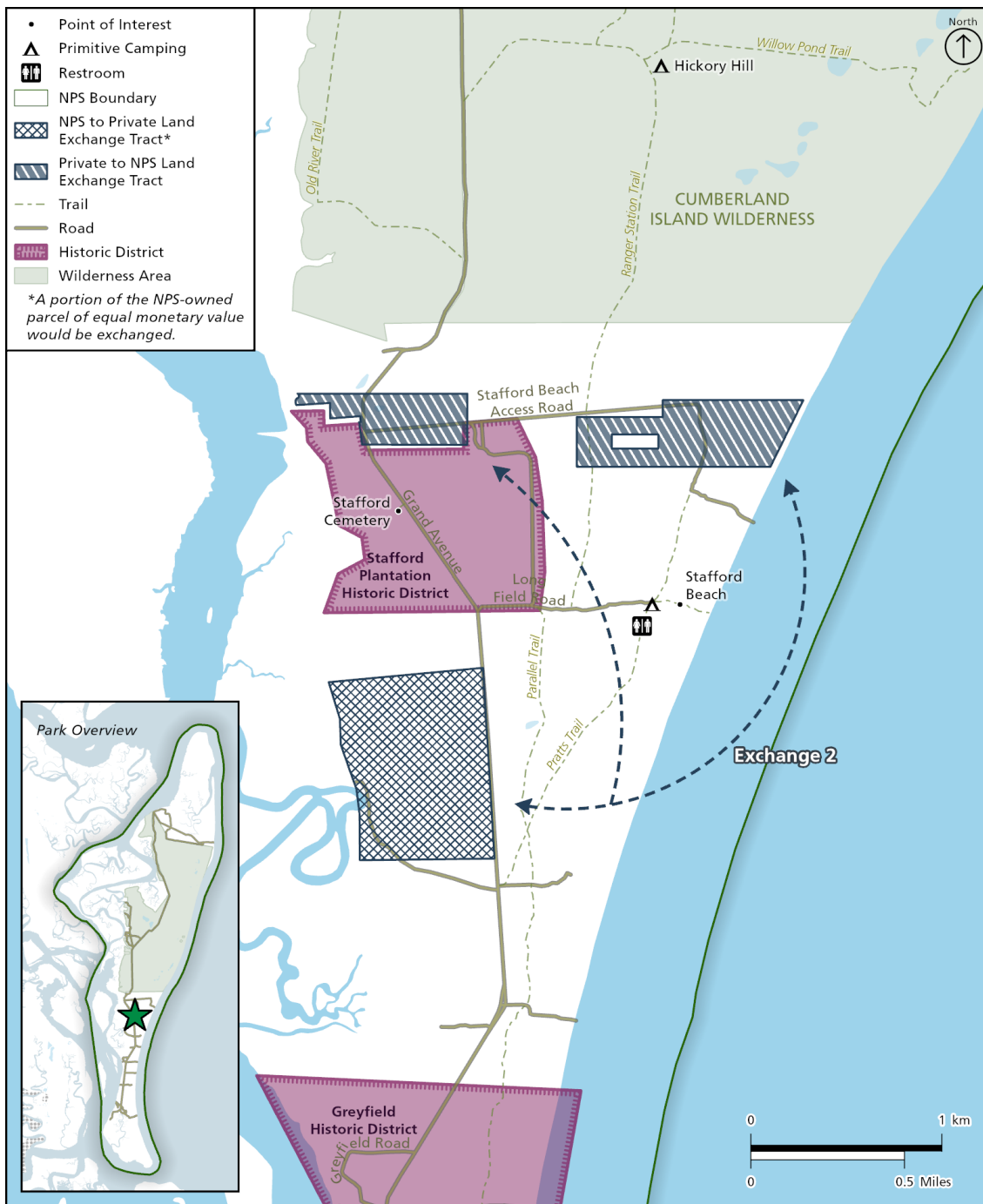
Exchange 1

NPS Acquisition

- 10 acres of unimproved forest on the marsh side of the island adjacent to the Old River Trail.
- Designated as potential wilderness and would convert to designated wilderness after NPS acquisition.

Private Acquisition

- Existing access to water, an existing dock, utility lines, and access roads.
- Archeological surveys have been conducted on most of the NPS-owned property.
- A conservation easement would identify areas of concern for cultural and natural resources to limit development to areas outside of sensitive locations.
- Not in an area with high visitor use.



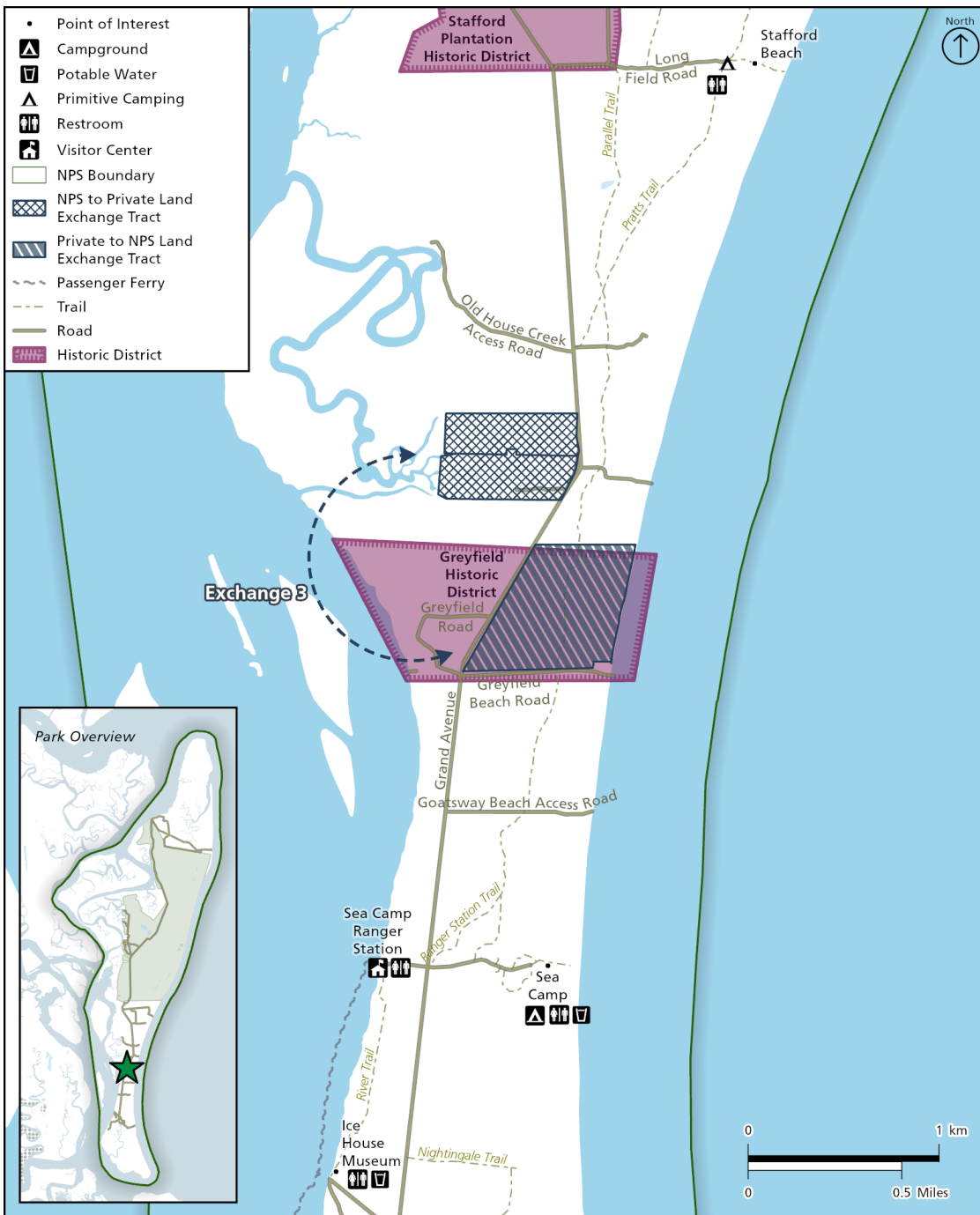
Exchange 2

NPS Acquisition

- Approximately 132 acres of upland forest, salt marsh, and ocean frontage east and west of the main road.
- Potential for interpretation and educational outreach in support of the mission of the Seashore.
- Acquisition would maintain a green corridor east of the main road to the beach that would guarantee continuity of the Parallel Trail.

Private Acquisition

- Existing access to water, an existing dock, utility lines, and access roads.
- Archeological surveys have been conducted on most of this property.
- A conservation easement would identify areas of concern for cultural and natural resources to limit development to areas outside of sensitive locations.
- Not in an area with high visitor use.



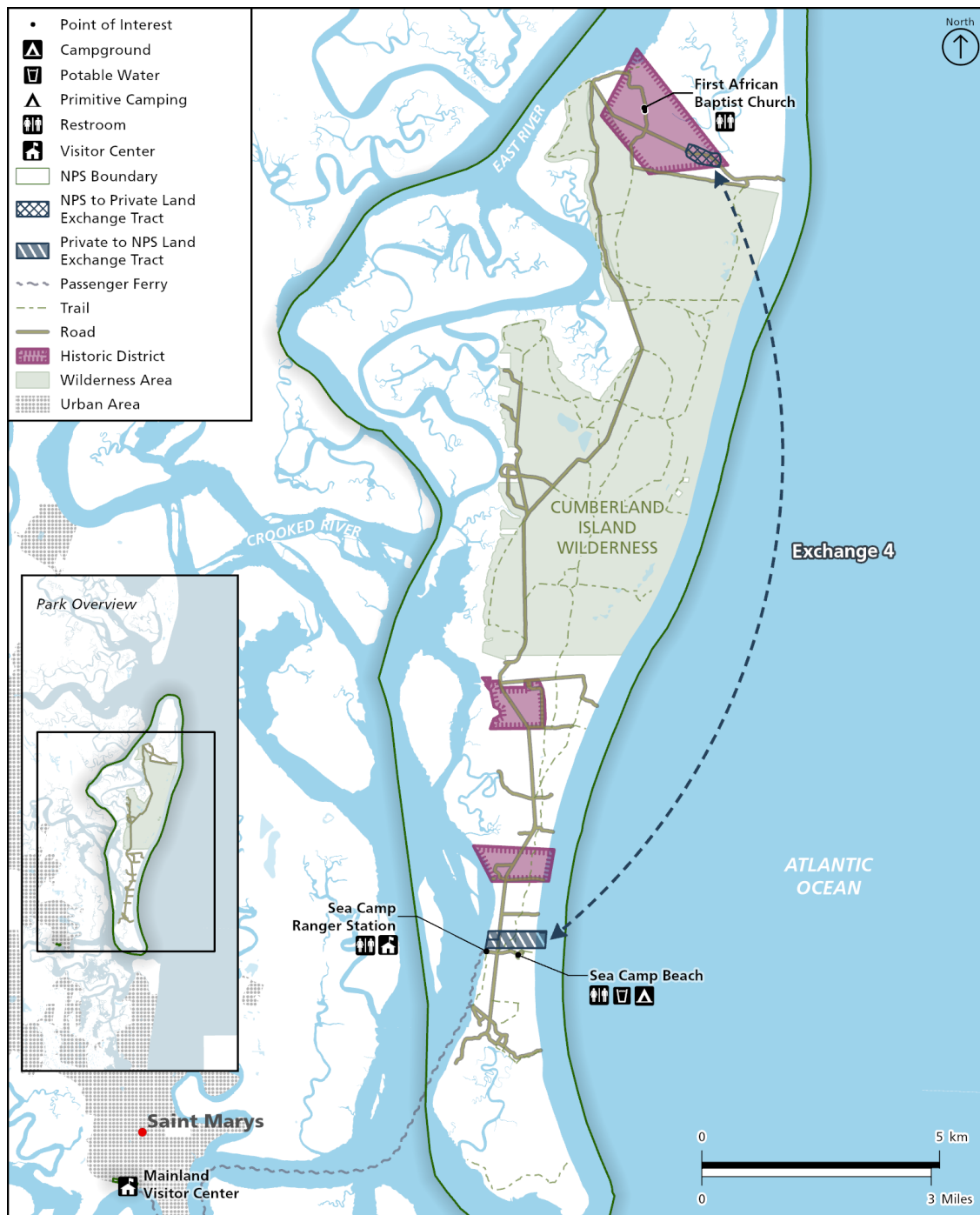
Exchange 3

NPS Acquisition

- Approximately 136 acres of upland forest, dunes, and ocean frontage east of the main road within the Greyfield Historic District.
- Contributes to a greenway and habitat corridor that extends the entire length of the island's east side.
- Acquisition would maintain a green corridor east of the main road to the beach that would also maintain the continuity of the Parallel Trail.

Private Acquisition

- Located on the marsh side of the island.
- Several structures of varying condition are located on the property, collectively referred to as Davisville.
- Archeological surveys have been conducted on most of this property.
- A conservation easement would identify areas of concern for cultural and natural resources to limit development to areas outside of sensitive locations.
- Not in an area with high visitor use.



Exchange 4

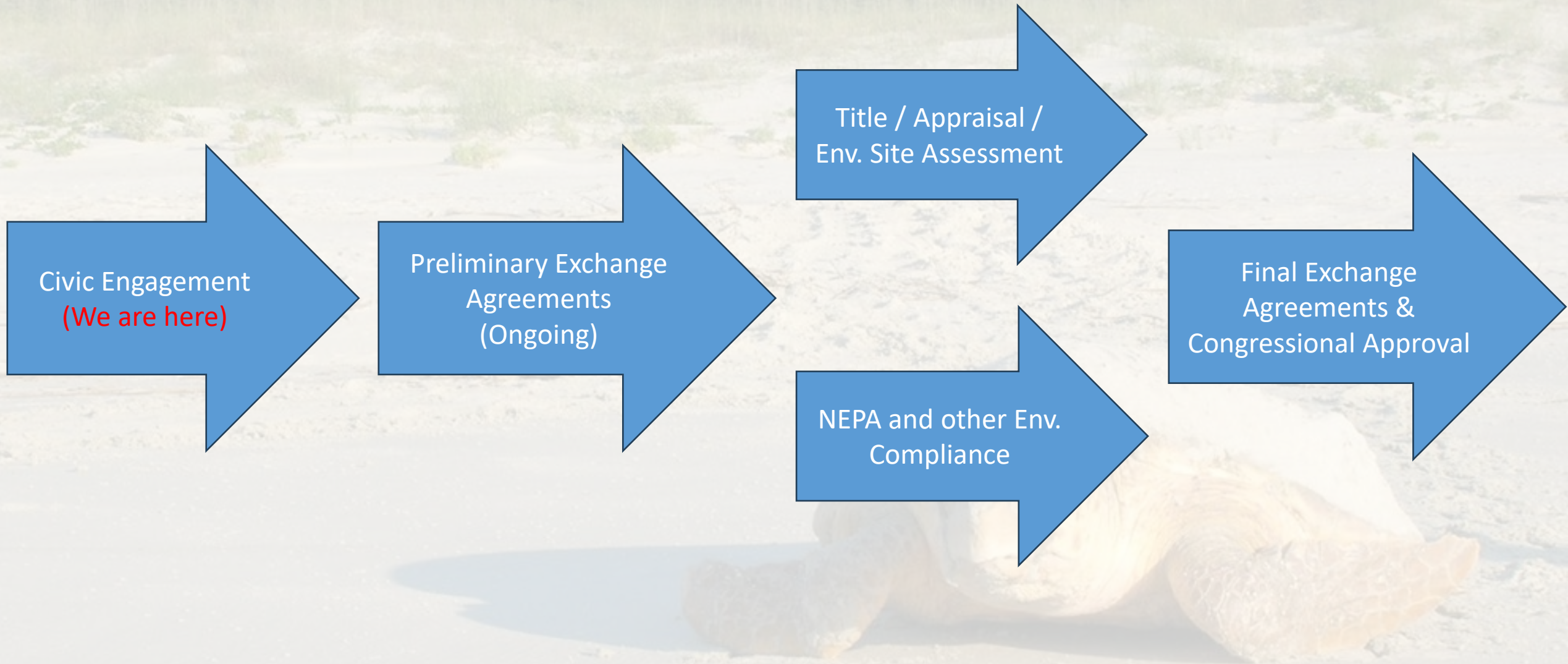
NPS Acquisition

- Approximately 95 acres of unimproved forest land located along the Georgia coast. Approximately 85 acres east of the main road and 10 acres west of the main road.
- Adjacent to the seashore's main ranger station/visitor center on the island.
- 100 yards north of the Sea Camp.
- Acquisition would protect the Sea Camp campground from potential adverse impacts from potential development and guarantee the continuity of the Parallel Trail, which crosses the property.

Private Acquisition

- Located near the far north end of the Seashore within the High Point – Half Moon Bluff Historic District.
- Archeological and historic structure surveys and analyses are currently underway.
- A conservation easement would identify areas of concern for cultural and natural resources to limit development in those areas.

Exchange Process and Next Steps



How to Comment



Submit comments electronically at:

https://parkplanning.nps.gov/cuis_land_exchange



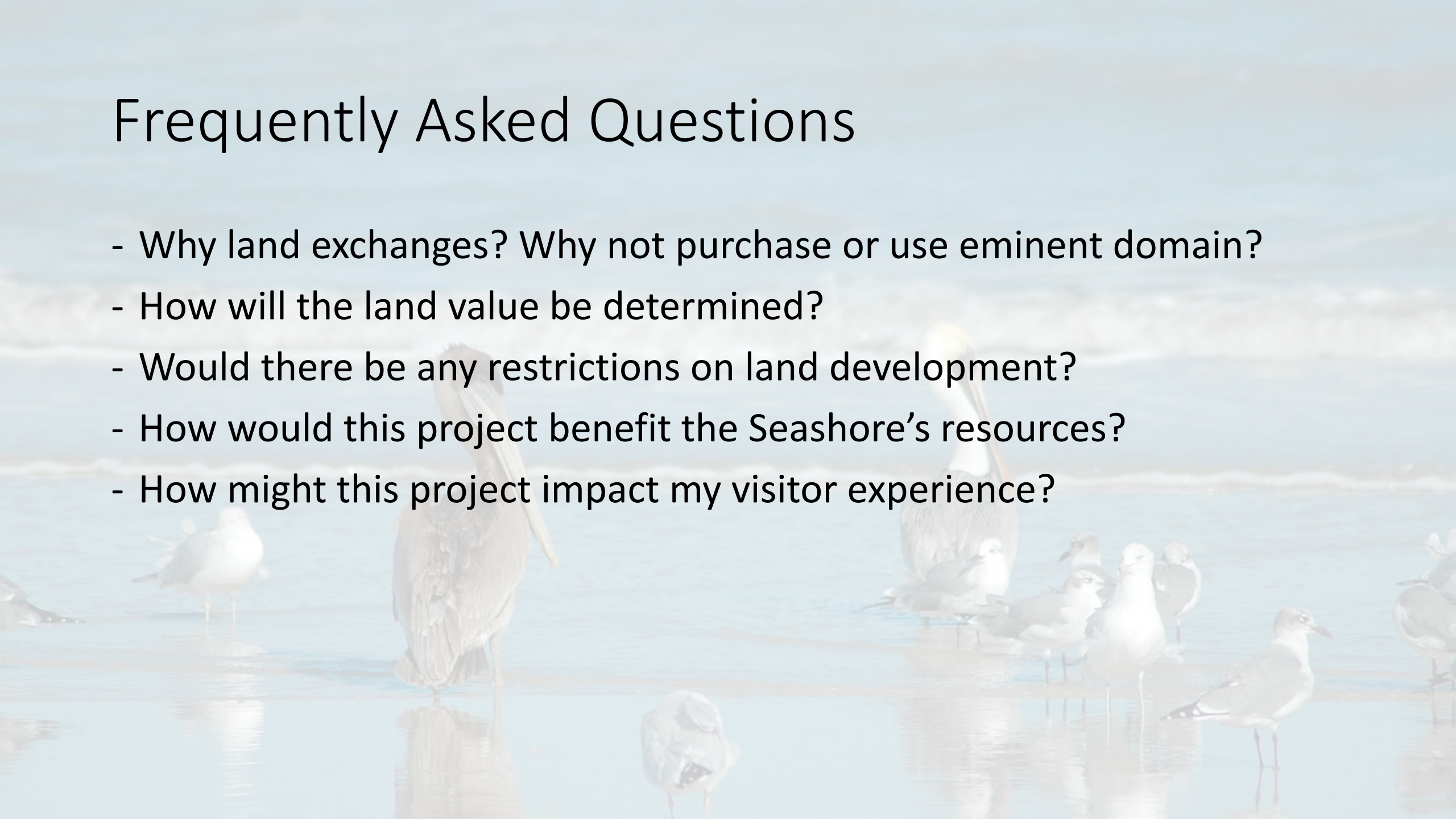
Mail or hand deliver written comments to:

Cumberland Island National Seashore
101 Wheeler Street
St. Marys, GA 31558

Please submit all comments no later than October 6, 2024.

Frequently Asked Questions

- Why land exchanges? Why not purchase or use eminent domain?
- How will the land value be determined?
- Would there be any restrictions on land development?
- How would this project benefit the Seashore's resources?
- How might this project impact my visitor experience?



Question and Answer Session

- ☐ Have questions? Please type them in the “question and answer” box
- ☐ All questions will remain anonymous
- ☐ Only questions for this project receive responses

Please submit formal public comments at: https://parkplanning.nps.gov/cuis_land_exchange or by