



# Project Newsletter

## Former Reserved Properties Management Plan begins public input phase

The enabling legislation (PL 92-536) for Cumberland Island National Seashore (CUIS) includes a provision that permitted the owners of improved property to reserve for themselves and their successors or assigns a limited right of use and occupancy after said properties were acquired by the Federal Government or its agents. The provision was exercised by

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**Public Open House style information meetings are scheduled for December 8th in Atlanta and December 10th, 2009 in Camden County . See page 5 for meeting details.**

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entering into one of two types of Reserve Property Agreement (RPA): (1) a term of a specific number of years or (2) a life estate for the life of the owner and/or their descendants.

Upon fulfillment of the terms specified in each RPA, the rights of use and occupancy granted to the former owners, successors, or assigns would terminate and full use of the property revert to the National Park Service (NPS).

Twenty RPAs were created during the land acquisition process. The terms of use and occupancy were negotiated individually and thus each agreement varies within the established framework. Seventeen RPAs are currently active. An RPA for a tract held by Lucy C.S. Foster concluded in January, 2000. Four ad-



**Listed in the National Register of Historic Places, The Grange is one of many structures that will be analyzed in the Former Reserved Properties Management Plan.**

ditional RPAs expire by May, 2011. Assets associated with these five expired or soon-to-expire agreements are located throughout the park. In total, the list of assets includes seven property tracts, approximately 50 acres of land, seven residential homes, and an undetermined number of smaller structures.

The primary purpose of the Former Reserved Properties Management Plan (FRPMP) is to determine the most beneficial and appropriate use of the land and structures associated with these five RPAs. A secondary purpose of the plan is to create a decision making process that can be used to analyze assets associated with RPAs that terminate in the future.

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It is important to note that the recommendations of the FRPMP will only take effect after the NPS acquires all legal use and occupancy rights for individual tracts. The success of the plan is not dependent on an acquisition timetable nor will its recommendations have any affect on the existing rights of use and occupancy described in individual RPAs.

## Greetings from the Park Superintendent

Dear Friends,

We are excited to begin our study of former reserved-use properties and need the help and input of our friends, neighbors, and visitors to identify the best uses for them. Please accept my personal invitation to attend one of the Open House style public meetings scheduled for December 8th in Atlanta and December 10th in Camden County. The meetings are an important first step in identifying the issues we will use to evaluate the properties for future use. Meeting details and other project related information can be found in this Newsletter.

Open House public meetings are informal forums where the public can learn about the goals of the plan and share ideas about how the park might best use the land and structures associated with the properties. There will be no formal presentation by the NPS and attendees may come and go anytime during the two hour meeting session. Members of the Park Staff and NPS technical experts will be present to answer questions and record public comments.

I look forward to hearing your ideas and hope you can join us at one of the upcoming public meetings.

Fred Boyles  
Superintendent



National Park Service  
U.S. Department of the Interior

Cumberland Island is Georgia's largest and southernmost barrier island. Pristine maritime forests, undeveloped beaches and wide marshes whisper the stories of both man and nature.

**Cumberland Island National Seashore**  
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St Marys, GA 31558

**Phone**  
912-882-4336

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CUIS\_superintendent@nps.gov

The National Park Service cares for the special places saved by the American people so that all may experience our heritage.

# NPS to Use a Nine-Step Process to Complete the Plan

Work on the Former Reserved Properties Management Plan will occur in nine Work Steps. Portions of some work steps may be completed simultaneously as the study progresses.

### *Work Step 1 - Project Planning.*

Coordination between NPS managers and the CUIS park staff began in October, 2008. The long project planning period helped the NPS better define a strategy to accomplish project goals.

### *Work Step 2 - Internal Scoping.*

A variety of information was gathered by the CUIS park staff during the project planning period. The park staff met in August and October 2009 to review and organize the collected data.

### *Work Step 3 - External Scoping.*

A healthy discussion of planning issues and the draft plan is anticipated. Involvement of and communication with all public stakeholders will receive a high priority and reflect the NPS's commitment to meaningful dialogue and civic engagement expressed in Directors Order 75a.

The information and opinions documented during external scoping will be used to solicit additional stakeholder input and help frame the range of acceptable alternative uses that can be considered in the FRPMP. External scoping will continue throughout the project and public input will ultimately be incorporated into the draft and final documents.

External scoping will begin with two Open House style public meetings scheduled for Tuesday December 8, 2009 in Atlanta and Thursday December 10, 2009 in Camden County, Georgia. More information about the December public meetings can be found on page 5 of this newsletter.

A project web site will be created and maintained in the Planning, Environment, and Public Comment (PEPC) system. PEPC will be used as the primary vehicle to encourage participation of regional and national stakeholders. Meeting notices, newsletters, draft plan, and the final plan will be posted to the project website. More information about how to access the project web site can be found on page 5.

### *Work Step 4 - Data collection & analysis.*

Data will be used to identify the appropriate criterion, factors, and sub factors to perform the CBA/VA analysis. The product of this effort will be a review document to aid decision makers during the Choosing By Advantages/Value Analysis (CBA/VA) in Work Step 5. A summary of the data and analysis document will be included in the draft and final plans.

### *Work Step 5 - Choosing By Advantages/ Value Analysis (CBA/VA).*

The NPS will use the data collected, including potential environmental impacts and public input, to determine a preliminary preferred course of action.

### *Work Step 6 - Environmental Compliance Documentation.*

Environmental compliance documentation has already started and will continue in full compliance with the National Environmental Policy Act and Section 106 of the National Historic Preservation Act. It is anticipated that an Environmental Assessment (EA) will be required to complete the study.

### *Work Step 7 - Preliminary Public Draft Plan and Environmental Assessment.*

A Preliminary Public Draft Plan and Environmental Assessment will be prepared

**See "Work Steps" on page 5**

# Seven Tracts to be Analyzed in the Plan

Seven tracts will be included in the plan. Project tract locations are shown in Figure 1.

The Grange – 4.94 acres. The Grange is part of the Dungeness Historic District and is listed in the National Register of Historic Places (NRHP). The building contains 7,000 SF of finished interior space plus additional attic and basement areas. The Grange has been rehabilitated several times over the years and is in good condition. A small dock provides intermittent boat access depending on tide conditions. The Grange and dock house are listed on the NPS List of Classified Structures (LCS).

Phillips Tract – .38 acres. The smaller of the two tracts under the RPA with the Cumberland Island Holding Company. Assets include a small, modern bungalow house of wood-frame construction.

Goodsell Tract – 6.55 acres. The larger of two tracts under an agreement with the Cumberland Island Holding Company. Assets include a modest-sized, modern, ranch style house of wood-frame construction. There is an adjacent shed also of wood-frame construction.

Schwartz-Jenkins Tract – 7.5 acres. The tract is approximately 1/3-mile from the NPS dock on Old House Creek and has frontage on Old House Creek marsh. Assets include a modern, ranch style house of wood-frame construction and outbuildings.

Nancy’s Fancy – 9.9 acres. Located between Stafford and Little Greyfield, the tract is just inside the wood-line at the interface with the ocean-side dune field and lies approximately 250 yards from the beach. The wood-frame house has plywood-type siding. The lower level is partially enclosed.

See “Tracts” on page 5



Figure 1. Park Map with Tract Highlights

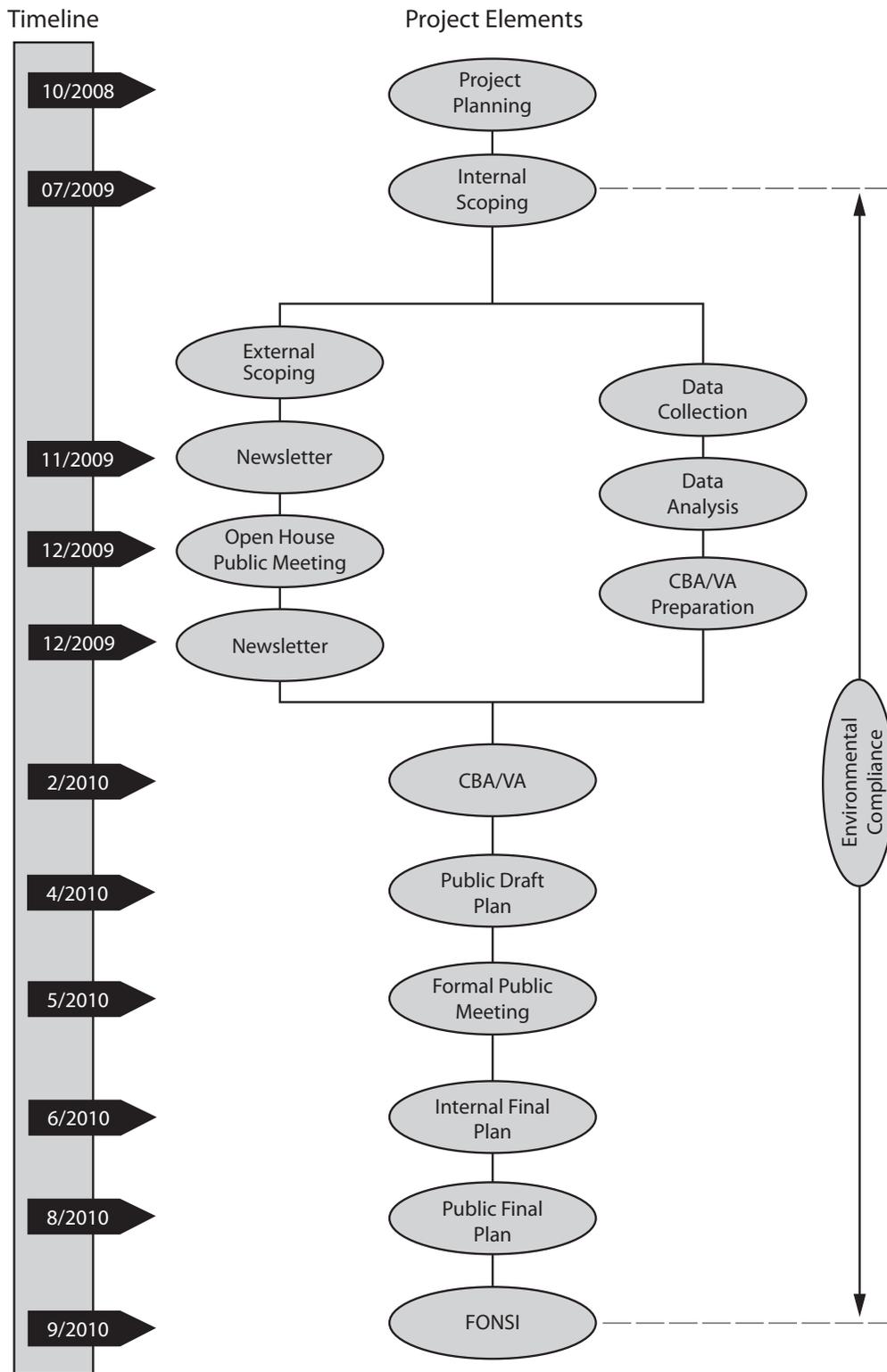


Figure 2. Project Milestones and Schedule

## Tracts

Continued from page 3

Stafford Beach House – 1 acre. Located on the western edge of the dune field at the interface with the maritime oak forest, approximately 250 yards from the ocean beach. It is east of the Stafford Historic District, outside of the district boundary, but potentially eligible for nomination to the NRHP and LCS.

Toonahowie – 20 acres. Located on the west side of Table Point within the Designated Wilderness Area. Assets include a modern, ranch-style house of wood-frame construction built on brick piers, with lap siding and an attached carport and shed built on a concrete slab. The property has a dock and deep water access on Mumford Creek.

## Work Steps

Continued from page 2

and submitted to NPS senior managers for comment. Comments about the preliminary draft will be addressed by the planning team and a Public Draft FRPMP/EA prepared for public dissemination.

Public meetings will be held in May, 2010, in Atlanta and Camden County, Georgia to solicit public input about the Public Draft Plan/EA. Stakeholder comments about the draft will be collected, summarized, and adjustments made to the alternatives as necessary.

*Work Step 8 - Preparation of Final Plan.* Comments about the Public Draft Plan/EA will be addressed by the planning team and a Final Plan/EA (if appropriate) will be prepared for public dissemination.

*Work Step 9 - Prepare Finding of No Significant Impacts (FONSI).* A FONSI (if appropriate) and the accompanying errata sheets will be prepared and published in the Federal Register. This action should conclude the study process.

# Open House Public Meetings Scheduled for December 8th and December 10th, 2009

The study is in the start-up or “scoping” phase of the project. The goal of this phase is to initiate public outreach as well as gather information on the related resources. Two Open House style public meetings have been scheduled.

### Tuesday, December 8, 2009

Time: 5:30 pm to 7:30 pm

Location: Martin Luther King National Historic Site - Visitor Center

Address: 450 Auburn Avenue, NE  
Atlanta, GA 30312-1525

### Thursday, December 10, 2009

Time: 5:30 pm to 7:30 pm

Location: Camden County Library - Meeting Room

Address: 1410 Highway 40  
Kingsland, Georgia 31548-9380

Open House meetings are intended to provide an informal opportunity for NPS planners and stakeholders to share ideas and discuss the project in a relaxed atmosphere. There will be no formal presentation by the NPS.

Members of the public are encouraged to stop by at any time during the two hour meeting session.

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## How You Can Participate in the Planning Process

There are three ways to provide feedback at this early stage:

- 1 Check for the latest project updates and send electronic comments through the NPS Planning, Environment, and Public Comment (PEPC) web site. To access the PEPC web site, type <http://parkplanning.nps.gov/> into your web browser. Once at the PEPC site, select “Cumberland Island NS” from the “Choose a Park:” drop down menu and click go. Then select “Former Reserved Properties Management Plan” from the list of active projects at Cumberland Island National Seashore. To leave a comment, click on the “Open for Public Comment” link and select “Project Newsletter 1” from the documents shown.
- 2 Send your written comments to the study team. Comment forms will be available at the Open House public meetings. Comment Forms can also be returned to the study team by U.S. mail. To request a Comment Form, please call the park at 912-882-4336.
- 3 Attend a public meeting to learn more about the study and offer comments. Open House style public meetings will be held on December 8, 2009 in Atlanta and December 10, 2009 in Camden County, Georgia. See the above article for meeting times and locations.



**National Park Service  
U.S. Department of the Interior**

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Atlanta, Georgia 30303

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**National Park Service  
U.S. Department of the Interior**

The National Park Service welcomes your comments about this project. Comments are typically treated as a public record and made available for public review. Individuals may request that the National Park Service withhold their name and address from disclosure. Such requests will be honored to the extent allowable by law. The below contact points are provided for your use.

Superintendent: Fred Boyles

Address:  
Cumberland Island National Seashore  
P.O. Box 806  
101 Wheeler Street  
St. Marys, GA 31558

Phone: 404-507-5705  
Email: CUIS\_superintendent@nps.gov

## Public Meeting Information

Meeting Format: Open House

**Tuesday, December 8, 2009**

Time: 5:30 pm to 7:30 pm  
Location: Martin Luther King National  
Historic Site - Visitor Center  
Address: 450 Auburn Avenue, NE  
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### CONTACT INFORMATION and COMMENT FORM

Name: \_\_\_\_\_

Mailing Address: Street \_\_\_\_\_

\_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Primary correspondence will be via email so please print your email address clearly

Please send me periodic updates about the study

Do not send me more information about the study

#### NPS POLICY ON DISCLOSURE AND ANONYMITY FOR COMMENTS ABOUT PLANNING DOCUMENTS

Comments are typically treated as a public record and made available for public review. Individuals may request that the National Park Service withhold their name and address from disclosure. Such requests will be honored to the extent allowable by law. It is the policy of the National Park Service not to consider anonymous comments.

### COMMENTS

You may attach additional sheets if necessary. Please return your comments to the drop box provided at the public meeting. You may also mail your comments to: Superintendent, Cumberland Island National Seashore, PO Box 806, 101 Wheeler Street, St. Marys, Georgia 31558