

June 23, 2026

MEMORANDUM

TO: Members, Board of Natural Resources

FROM: Walter Rabon, Commissioner

SUBJECT: Request for approval of adding mitigation credit language of approximately 8,458± acres conveyed by donation by the Georgia Department of Transportation (DOT), in Long, Jeff Davis, and Montgomery counties.

Comments

The Department requests approval of adding mitigation credit language of approximately 8,458± acres conveyed by donation by the Georgia Department of Transportation (DOT), in Long, Jeff Davis, and Montgomery counties.

<u>Owner</u>	<u>Acres</u>
Georgia Department of Transportation	8,458±

For your review, we are enclosing:

- (1) Summary
- (2) Resolution

We have presented all available information pertaining to this donation request to the Chairman, Land Committee, and to the member of the Board within whose district this project is located.

Discussion and Conclusion

Since 2021, the Department has worked with DOT to acquire approximately 13,843.5 acres of property across eleven counties. The Board previously approved acceptance of these donated properties; however, at that time, we were not aware that approximately 8,458 acres would require the inclusion of mitigation credit language in the deeds. DOT has recently determined that mitigation credit language must be added to the deeds for Townsend WMA and Bullard WMA tracts. DOT will retain all wetland and stream mitigation credits derived from the tracts, and their use will be subject to restrictive covenants for wetland.

The Department recommends approval to add mitigation credit language and to seek authorization from the State Properties Commission.

Recommendation

We recommend adoption of the attached Resolution.

MW:bw

Enclosures (1)

A-1

**RESOLUTION**

RECOMMENDING APPROVAL TO ADD MITIGATION CREDIT LANGUAGE TO THE DEEDS TO THE FOLLOWING NAMED PROPERTIES, MORE PARTICULARLY IDENTIFIED ON THE ATTACHED "EXHIBIT A", FOR CONSERVATION AND RELATED PURPOSES.

Properties To Add Mitigation Credit Language:

<b><u>Project</u></b>	<b><u>Property Owner</u></b>
<b>Townsend WMA</b>	<b>Georgia Department of Transportation 6,960± acres, Long County (Board Pile Ridge and Long County Pine Island)</b>
<b>Bullard Creek WMA</b>	<b>491± acres, Jeff Davis County</b>
<b>Bullard Creek WMA</b>	<b>1,007± acres, Montgomery County</b>

WHEREAS, the Georgia Department of Natural Resources is responsible for the conservation and wise utilization of the State's natural resources; and

WHEREAS, the Georgia Department of Natural Resources' staff has studied the subject properties and found their conservation and related values are indeed of statewide significance and that the development and management of these properties would contribute greatly to meeting the conservation needs of Georgia's natural resources and thus recommends the continued conservation of the subject properties; and

WHEREAS, DOT has recently determined that mitigation credit language must be added to the deeds for the subject properties; and

WHEREAS, the subject properties were previously conveyed, or are scheduled to be conveyed to the Department by the Georgia Department of Transportation (DOT), and the DOT will retain all wetland and stream mitigation credits derived from the tracts, and their use will be subject to restrictive covenants for wetland; and

NOW, THEREFORE, BE IT RESOLVED THAT the Georgia Board of Natural Resources concurs in the findings of the Georgia Department of Natural Resources staff and recommends that the Commissioner of the Georgia Department of Natural Resources seek the approval of the State Properties Commission to add mitigation credit language to the deeds for the subject properties acquired from the Georgia Department of Transportation and manage the subject properties for conservation and/or related purposes generally in accordance with applicable laws, policies, and procedures.

Adopted this 23<sup>rd</sup> day of June 2026.

Respectfully submitted by:

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Patrick Denney, Chairman  
Georgia Board of Natural Resources

ATTEST:

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Dan Garcia, Secretary  
Georgia Board of Natural Resources



# BULLARD CREEK WMA BILL PRESTON TRACT

Jeff Davis County



