

February 24, 2026

MEMORANDUM

TO: Members, Board of Natural Resources

FROM: Walter Rabon, Commissioner



SUBJECT: Approval of granting a drainage easement to HIC Altama, LLC by the State Properties Commission and General Assembly for a storm water drainage system to resolve a hydrological dispute at Altama Plantation WMA, Glynn County.

Comments

The Department requests a non-exclusive drainage easement be granted to HIC Altama, LLC.

For your review, we are enclosing:

- (1) Resolution
- (2) General Location Map

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

Discussion and Conclusion

HIC Altama, LLC contends the Altama Plantation WMA (WMA) altered the historical hydrology of the WMA by impeding the natural flow of water from their property, impounded water on, and caused flooding. DNR denies that its action altered the historical hydrology of the WMA. In good faith effort to resolve these disputes both parties have agreed to enter into a settlement agreement. As part of the settlement agreement, HIC Altama LLC is requesting a non-exclusive drainage easement within the Altama Plantation Wildlife Management Area to support the construction and long-term operation of necessary stormwater management facilities serving the adjacent property. The Wildlife Resources Division has reviewed the proposed easement and supports its issuance due to the limited scope of the work, the minimal anticipated impact on the WMA, and the inclusion of measures to avoid and minimize impacts to wildlife, including gopher tortoises. This request requires that a non-exclusive drainage easement be issued by the State Properties Commission (SPC) and be granted by the General Assembly (GA).

Since the non-exclusive drainage easement is part of the overall settlement of this matter, the Department recommends it be granted at no cost.

Recommendation

We recommend adoption of the attached Resolution.

WR:bw

Enclosures (1)

RESOLUTION

GRANTING OF A NON-EXCLUSIVE DRAINAGE EASEMENT BY THE STATE PROPERTIES COMMISSION AND GENERAL ASSEMBLY TO HIC ALTAMA, LLC AT ALTAMA PLANTATION WMA. SUBJECT PROPERTY MORE ACCURATELY DEFINED IN ATTACHED "EXHIBIT A".

Property To Be Licensed and Easement To Be Granted:

<u>Project</u>	<u>Licensee/Grantee</u>
Altama Plantation WMA	HIC Altama, LLC (Glynn County)

WHEREAS, HIC Altama, LLC request a non-exclusive drainage easement to improve water drainage around the Altama Plantation WMA; and

WHEREAS, on the favorable action of the Board of Natural Resources, the State Properties Commission is empowered to issue a revocable license agreement and seek legislative approval to grant a non-exclusive drainage easement to HIC Altama, LLC; and

WHEREAS, the non-exclusive drainage easement is a part of a settlement between HIC Altama and the Department, therefore, the Department recommends it be issued at no cost; and

WHEREAS, the Georgia Department of Natural Resources' staff has examined the proposal and has no objection; 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 Natural Resources seek the approval of the State Properties Commission and the General Assembly for the grant of a non-exclusive drainage easement generally in accordance with applicable laws, policies, and procedures.

Adopted this 24th day of February 2026.

Respectfully submitted by:

Patrick Denney, Chairman
Georgia Board of Natural Resources

ATTEST:

Dan Garcia, Secretary
Georgia Board of Natural Resources

EXHIBIT A

Altama WMA
Drainage Easement
Glynn County

