



COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218
COASTALGADNR.ORG

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

January 13, 2022

Ric Brown
Pioneer Construction Inc
31 Park of Commerce Way Suite 100
Savannah, GA 31405

Re: Letter of Permission, Demolition, Construction and Maintenance of an Existing Pool Deck, Shore Protection Act Permit #306, 404 Butler Avenue, Beachside Colony, Tybee Island, Atlantic Ocean, Chatham County, Georgia.

Dear Mr. Brown:

This Letter of Permission (LOP) is in response to your December 3, 2021 request to replace the pools, pool deck and associated structures authorized March 20, 2002 by Shore Protection Act (SPA) Permit #306. The project will begin no sooner than 15 days after the date on this letter and be completed within 6 months of issuance.

The project at Beachside Colony, a ninety-seven (97) unit condominium complex on Tybee Island, includes the demolition and reconstruction of existing pools and pool-side amenities, portions of which are located within SPA jurisdiction. Prior to commencing with demolition, a construction fence will be installed along the project's seaward perimeter. Demolition of three (3) existing pools and the associated elevated pool deck will commence landward of the construction fence. Construction activities include two (2) new pools, an elevated pool deck, a pool equipment building and new restroom. New infrastructure will be installed to support the new pools and restrooms to include power, water and sewer. All utilities will be tied into existing infrastructure. Additionally, maintenance of the existing beach access shower platform on the seaward side of the pool deck includes replacement of the elevated deck, associated stairs, and shower heads within the existing footprint. Existing impacts for the pool replacement project and beach access shower in the State's SPA jurisdiction total approximately 425sq.ft. No new impacts are proposed. All demolition equipment and materials will be removed site and disposed of in an appropriate upland facility.

The Department authorizes the temporary activities associated with the activities as depicted in the attached project request. 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. Any change in the use, location, dimensions, or configuration of the approved project, without prior notification and approval from this office could result in the revocation of this LOP and in the required removal of the materials and related structures. This project must comply with all other Federal, State, and local statutes, ordinances and regulations.

Thank you for working with the Department. Please do not hesitate to contact Deb Barreiro at (912) 266.3695 if you have any questions or concerns with this project or any future projects.

Sincerely,



Jill Andrews
Chief, Coastal Management Section

Enclosures: SPA Permit 306; Project Description; Plans of Beachside Colony Pool for Beachside Colony dated October 21, 2021

cc: George Shaw
City of Tybee Island
P.O. Box 2749
Tybee Island, Georgia 31328

Mark Crapps
Kern & Co., LLC
7 Mall Court
Savannah, GA 31406

Mike Ridgeway
Beachside Colony Condominium Association, Inc.
4959 Cascade Drive
Powell, OH 43065

LOP20210184



Richard M. Brown
Pioneer Construction Inc.
31 Park of Commerce Way – Suite 100
Savannah, GA 31405

December 15, 2021

Ms. Deb Barreiro
GA Dept. of Natural Resources

Ms. Barreiro,

Pioneer Construction submits this Letter of Permission on behalf of the Beachside Colony for the proposed improvements of the current pool deck area footprint. There is no expansion of the existing footprint, however this Letter of Permission is because we have 348 square feet of existing footprint impacted. Ninety Nine Percent of that will be deck/pervious paver replacement. Please see the below description of work to be completed:

- Demolition of (3) existing pools and deck area to allow for new pervious pavers and (2) new pools. All fencing along the dune area with landscaping will remain, no change to this area.
- Construction of (2) new pools as shown on the drawings, a new pool equipment building adjacent to the existing restaurant and new restroom to be constructed adjacent to the existing cover pavilion utilized by the restaurant.
- New infrastructure will be installed to support the new pools and restrooms to include power, water and sewer. These are to be tied into the existing adjacent infrastructure.
- Maintenance to me made to the beach access shower to include replacing any damaged or rotten boards on the deck access and/or replacement of shower heads.

I have included in the email the plans for the project and the overlaid survey showing the area of impact. Please let me know if you have any questions and we look forward to receiving the plans.

Sincerely,

Richard M. Brown
Vice President
Pioneer Construction Inc.

km



March 22, 2001

Mr. Mark Crapps
John Kern Consulting
P.O. Box 15179
Savannah, Georgia 31416

RE: SPA Permit #306, pool deck, Colony Hotel Beachside, Tybee Island, Chatham Co.

Dear Mr. Crapps:

The Shore Protection Committee considered and approved your plans on March 20, 2001 under the Shore Protection Act for a permit to construct and maintain a 15' x 60' wooden covered deck behind the pool at the Colony Hotel Beachside. The deck will be elevated approximately 2' - 2.5' above the existing grassed area behind the pool and in front of the existing sand fence. The SPA is conditioned as follows:

1. The project must comply, as applicable, for areas permitted herein, with all other Federal, State, and local statutes, ordinances, and regulations, and the applicant must obtain all licenses and permits prior to commencement of construction.
2. No further encroachment or construction shall take place within State jurisdiction, except as permitted by the Shore Protection Committee. Any modification of the plans must be approved by the Department prior to construction.
3. A copy of the above conditions must be supplied to the person in charge of construction.
4. The exact location and configuration of this project must be reviewed onsite and approved by DNR immediately prior to beginning construction. Minor changes to the location may be allowed or required in areas that have eroded or accreted subsequent to the original jurisdictional determination.
5. The public shall maintain rights of ingress and egress on the foreshore beach area seaward of the ordinary high water mark.

Enclosed is one (1) copy of the permit to be posted at the work site (within 24 hours) for the duration of the construction activity. This letter is to be held by you for your files and for inspection by any authorized persons. The expiration date for the permit is five (5) years from the date of issuance (i.e. March 20, 2006). However, no construction may commence within the area of jurisdiction of the Act until the expiration of thirty (30) days following the date of issuance (i.e. April 19, 2001). Also enclosed is an executed revocable real estate license.

**Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, GA 31520-8687
(912) 264-7218
FAX: (912) 262-3143**

Colony Beachside Hotel
March 22, 2001
Page 2

No work or land alteration is authorized except as provided in accordance with the provisions of the Shore Protection Act. Please read carefully and comply with the terms and conditions of this permit.

Sincerely,

A handwritten signature in cursive script that reads "Stuart Stevens".

Dr. Stuart A. Stevens, Chief
Ecological Services

SAS/kmm

Enclosures: SPA Permit #306
Revocable License

Cc: Mr. Walter Clark, Jr.
Beachside Realty
P.O. Box 1594
Tybee Island, Georgia 31328

Ms. Diane Sikes
City of Tybee Building & Zoning
P.O. Box 2749
Tybee Island, Georgia 31328-2749

STATE OF GEORGIA
REVOCABLE LICENSE REQUEST

Check appropriate application:

- Individual
- Joint Individual
- Corporate

APPLICANTS NAME(S): Walter T. Clarke, Jr.

ADDRESS: 404 Butler Avenue - Post Office Box 1594 Tybee Island, GA 31328
(Street) (City) (State) (Zip)

COUNTY: Chatham County WATERWAY: Atlantic Ocean
DATE: _____

CORP APPLICATION NO.: _____

Dr. Stuart A. Stevens
Georgia Department of Natural Resources
Ecological Services Branch
One Conservation Way
Brunswick, Georgia 31523-8600

12-16-00P01:59 RCVD

Dear Dr. Stevens:

I am making application for a permit with the U.S. Department of the Army, Corps of Engineers, Savannah District. I understand that the issuance of such a permit will not relieve me of the obligation to obtain authorization from the State of Georgia since the proposed project would constitute an encroachment on the beds of tidewaters which are State-owned property. Accordingly, I hereby request that I be granted a revocable license from the State of Georgia. Attached hereto and made a part of this request is a copy of the plans and description of the project which will be the subject of such a license.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I further acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit or authorization required by State law.

I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until a copy of this request has been signed by Commissioner Barrett.

Sincerely,
By: Walter Clarke
(Applicant), title if applicable

By: _____
(Applicant), title if applicable

Attachment

The State of Georgia hereby grants you a revocable license not coupled with an interest as provided in your request. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping.

In its occupancy and use of the premises, licensee shall not discriminate against any person on the basis of race, gender, color, national origin, religion, age, or disability. This covenant by licensee may be enforced by termination of this license, by injunction, and by any other remedy available at law to the Department.

STATE OF GEORGIA
Office of the Governor

By: Stuart Stevens

For: Lonice C. Barrett
Commissioner-DNR

1/29/01

The Georgia Shore Protection Committee

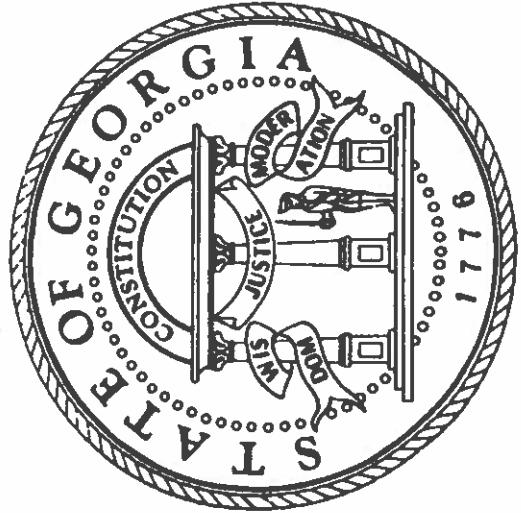
PERMIT

TO

Mr. Walter Clark Jr., for Beachside Realty _____

For

Construct and maintain a 15' x 60' wooden covered deck behind the pool at the Colony Hotel Beachside that will be elevated above the existing grassed area behind the pool and in front of the existing sand fence.



Date: March 20, 2001

Permit No.: #306

By: Steward A. Stewart PhD