



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912-264-7218

WALTER RABON  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

December 5, 2025

Joel and Kate Lawson  
2040 Grubbs Mill Road  
Berwyn, PA 19312

**Re: Letter of Permission (LOP), Maintenance and Repair to Existing Structures, Removal of Existing Structures, Construction of a Boardwalk and Deck Within the Existing Footprint, and Landscaping Within Shore Protection Act (SPA) Jurisdiction, 2024 Dixon Lane, Atlantic Ocean, St. Simons Island, Glynn County, Georgia**

Dear Mr. and Ms. Lawson:

This Letter of Permission (LOP) is in response to your request dated October 24, 2025, to repair and maintain existing structures, remove existing structures, construct a boardwalk and deck and landscape within the existing impacted footprint within Shore Protection Act (SPA) jurisdiction at 2024 Dixon Lane, St. Simons Island, Glynn County, as illustrated in the attached project description and drawings. The project will begin no sooner than fifteen (15) days from the date of the letter and must be completed within six (6) months.

The subject parcel located at 2024 Dixon Lane is approximately 16,420sq.ft. (0.38 acres) of which 4,807.99sq.ft. (0.11 acres) is located within SPA jurisdiction. Existing impacts to SPA jurisdiction include 1,057.26sq.ft. of elevated masonry deck; 259.34sq.ft. of concrete walkway; and 102.71sq.ft. of wooden boardwalk extending seaward of the landward boundary of the dynamic dune field. A 103.87sq.ft. portion of wooden boardwalk continues seaward beyond the property line. The remaining 3,388.68sq.ft. (0.08 acres) includes 595.38sq.ft. of natural vegetation landward of the dynamic dune field and 2,793.30sq.ft. of dynamic dune field in its natural vegetated and topographic. Total impacts within SPA jurisdiction of the existing structures and concrete walkway are 1,419.31sq.ft.(29.52%).

The project scope includes removal of the existing elevated deck, masonry stairs, and concrete sidewalk. The existing masonry walls will be repaired or replaced within the existing footprint. The existing covered deck and walkway, 3<sup>rd</sup> story crows nest, and spiral staircase will be repaired as needed and remain in place. A new boardwalk and deck will be built 6-12 inches above the existing grade within the existing footprint of the currently impacted areas. The elevated boardwalk will connect the area under the covered deck and walkway to the existing wooden boardwalk at the southeast corner of the jurisdictional area. Total existing and permanent impacts within the SPA jurisdictional area landward of the dynamic dune field will be 657sq.ft. The 102.71sq.ft. portion of the existing boardwalk seaward of the landward boundary of the dynamic dune field and the 103.87sq.ft. portion seaward of the subject parcel will remain unaffected. Total permanent impacts within SPA jurisdiction on the parcel will be 759.71sq.ft. The project scope also includes installation of 1,254.98sq.ft. of native coastal vegetation within the SPA jurisdictional area of the dynamic dune field. The remaining 2,793.30sq.ft. of dynamic dune field in its natural vegetated and topographic state will remain unchanged.

Upon project completion, total SPA jurisdictional impacts will be approximately 759.71sq.ft. (15.8%) reduced from the existing 1,491.31sq.ft. Temporary impacts associated with the installation of native coastal vegetation in the SPA jurisdictional area landward of the dynamic dune field will be 1,254.98sq.ft and the remaining 2,793.30sq.ft. of dynamic dune field will remain unchanged. Combined, approximately 4,048.28sq.ft. (84.20%) of the SPA jurisdictional area will be retained or restored to its natural vegetated and topographic state at the end of the project.

All construction access will occur from the applicant's property. All work within jurisdiction will be accomplished with typical earth moving equipment including excavators and skid steer, as well as hand labor. All construction debris will be removed and disposed of at an appropriate upland disposal site. Any native dune vegetation impacted by construction will be replaced in like kind.

As these activities may occur between May 1<sup>st</sup> and October 31<sup>st</sup>, sea turtle nesting season, an individual with a DNR Sea Turtle Cooperators Permit is required to survey the area to be used prior to the work beginning. All sea turtle nests must be avoided, and no activity may occur within 20ft. of a nest area.

The Department authorizes the maintenance and repairs depicted in the attached project request and drawings. It is the applicant's responsibility to minimize any additional impacts at the site and to protect the shore jurisdictional areas. **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. This LOP is valid for the above referenced project. 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 materials and related structures. This project must comply with all other Federal, State, and local statutes, ordinances and regulations.

If you have any further questions or concerns, please contact Beth Byrnes at (912)-264-7218.

Sincerely,



Jill Andrews  
Chief, Coastal Management Section

Enclosures: Project Request, Drawings, Site Photos

Cc: Bo Parker, Salt Design Group, [bo@saltdg.com](mailto:bo@saltdg.com)  
Elliott Smith, Salt Design Group, [elliott@saltdg.com](mailto:elliott@saltdg.com)

File: LOP20250088



PROJECT INFORMATION

PROJECT NAME:

THE LAWSON RESIDENCE

PROJECT ADDRESS:

2024 DIXON LANE  
ST. SIMONS, GA 31522

LOT & PARCEL:

N 3/4 LOT 20 S 1/2 LOT 21 = 16,420 SQFT. (0.38 ACRE)  
PARCEL: 0403075

OWNER CONTACT:

JOEL & KATE LAWSON

DRAWINGS BY:

SALT DESIGN GROUP LLC.  
912-571-8723  
BO@SALTDG.COM  
ELLIOTT@SALTDG.COM

PROJECT NARRATIVE

THE SCOPE OF WORK TO BE CONDUCTED AT 2024 DIXON LANE, ST. SIMONS, GA. 31522 ARE OUTLINED AS FOLLOWS:

REMOVE THE EXISTING UNCOVERED ELEVATED DECK, MASONRY STAIRS, AND CONCRETE/ SIDEWALK. REPAIR OR REBUILD THE EXISTING WALLS WITHIN THE SEAWARD SIDE OF THE BUFFER AREA.

THE COVERED DECK/WALKWAY, 3RD STORY CROWS NEST, AND SPIRAL STAIRCASE WILL REMAIN IN THEIR CURRENT CONFIGURATION, WITH SOME COMPONENTS TO BE REBUILT/REPAIRED, SUCH AS DECKING, RAILINGS, ETC. THE EXISTING FOOTPRINT OF THIS STRUCTURE WILL NOT BE EXPANDED.

A NEW BOARDWALK AND DECK ARE TO BE BUILT, WITHIN THE EXISTING FOOTPRINT OF THE CURRENTLY IMPACTED AREAS. THIS DECK WILL BE BUILT APPROXIMATELY 6-12" ABOVE EXISTING GRADE. THE ELEVATED BOARDWALK WILL CONNECT THE AREA UNDER THE COVERED DECK/WALKWAY TO THE EXISTING ESTABLISHED BOARDWALK AT THE SOUTH EASTERN CORNER OF THE JURISDICTIONAL AREA. THE PORTION OF THE EXISTING BOARDWALK OUTSIDE OF THE LANDWARD BOUNDARY OF THE DYNAMIC DUNE FIELD LEADING TO THE BEACH IS TO REMAIN UNTOUCHED.

THE PROPOSED PLANTINGS IN THE SPA JURISDICTIONAL BUFFER WILL CONSIST OF NATIVE PLANTINGS SUCH AS CABBAGE PALMS, SEA OATS, PINK MUHLY GRASS, BEACH MORNING GLORY, RAILROAD VINE, SEASHORE PASPALUM, BLANKET FLOWER.

DEMOLITION OF EXISTING STRUCTURES TO BE PERFORMED BY HAND AND/ OR EQUIPMENT, SUCH AS MINI EXCAVATOR AND SKID STEER. ALL EQUIPMENT WILL REMAIN LANDWARD OF THE DYNAMIC DUNE FIELD.

ALL PROPOSED CONSTRUCTION SHALL BE DONE HAND AND WITH HAND TOOLS.

THE DYNAMIC DUNE FIELD WILL BE PROTECTED WITH TEMPORARY SILT FENCING DURING CONSTRUCTION/ REPAIR WORK.

PROJECT SQFT. & CALCS.

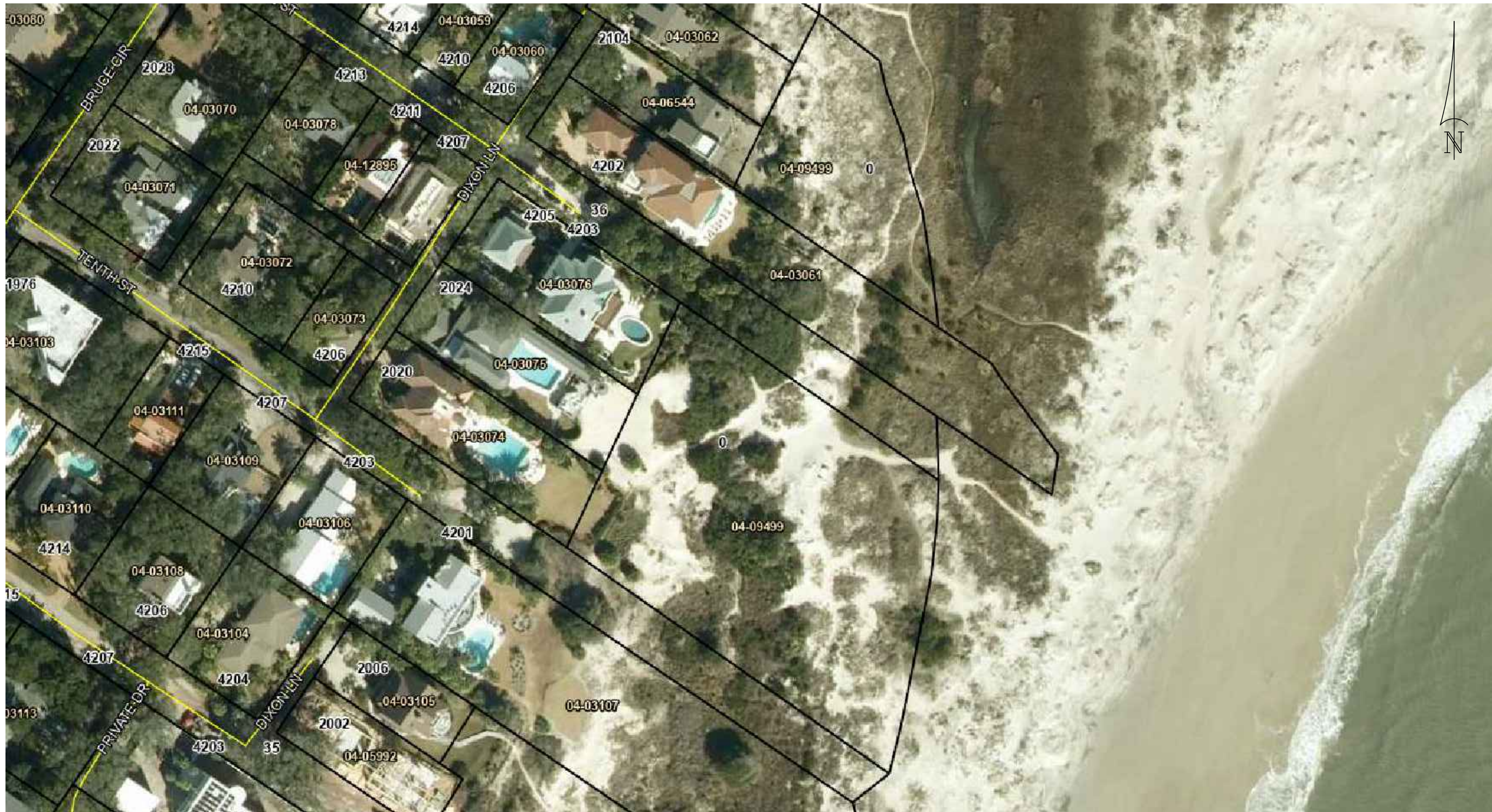
EXISTING LOT SQUARE FOOTAGE CALCS:

TOTAL LOT SQFT.-	16,420 SQFT. (0.38 ACRE)
TOTAL SPA JURISDICTION SQFT.-	4,807.99 SQFT. (0.11 ACRE)
TOTAL WITHIN SPA JURISDICTION LINE & LANDWARD BOUNDARY OF THE DYNAMIC DUNE FIELD SQFT.-	2,118.56 SQFT.
TOTAL EXISTING RESIDENTIAL AMENITY IMPACTS TO SPA JURISDICTION SQFT.-	1,316.60 SQFT. = 62.14%
TOTAL EXISTING RESIDENTIAL AMENITY IMPACTS BETWEEN LANDWARD BOUNDARY- OF DYNAMIC DUNE FIELD AND PROPERTY LINE	102.71 SQFT.
TOTAL EXISTING RESIDENTIAL AMENITY (BOARDWALK)- IMPACTS OUTSIDE OF PROPERTY LINE	103.87 SQFT.
REMAINING DYNAMIC DUNE FIELD NATURAL VEGETATION SQFT.-	595.38 SQFT.= 28.10%
NATURAL VEGETATION BETWEEN LANDWARD BOUNDARY- OF DYNAMIC DUNE FIELD AND PROPERTY LINE	2,793.30 SQFT.
RESIDENTIAL AMENITY SPA IMPACTS (BREAKDOWN) ELEVATED MASONRY DECK/ WALL SQFT.- CONCRETE WALKWAY	1,057.26 SQFT. 259.34 SQFT.

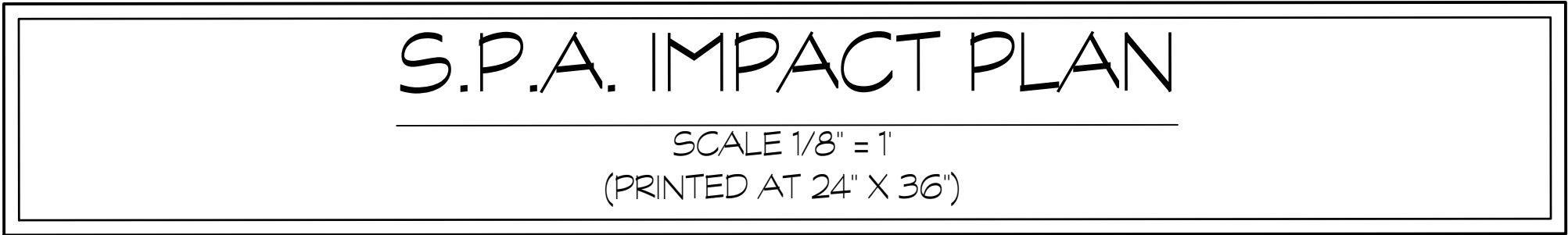
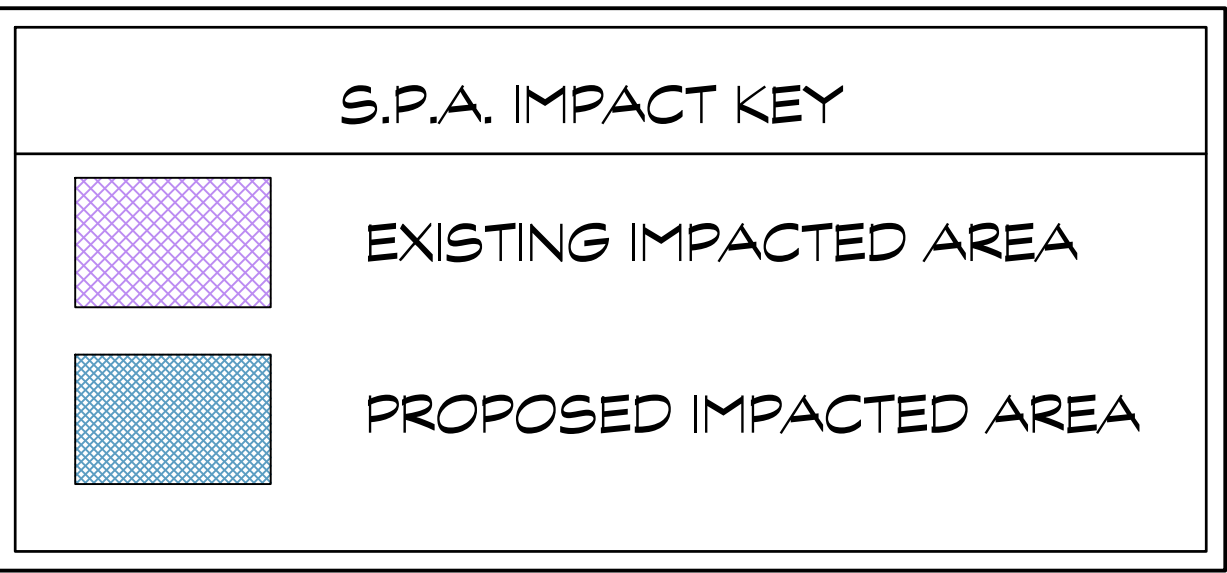
PROPOSED LOT SQUARE FOOTAGE CALCS:

TOTAL LOT SQFT.-	16,420 SQFT. (0.38 ACRE)
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TOTAL WITHIN SPA JURISDICTION LINE & LANDWARD BOUNDARY OF THE DYNAMIC DUNE FIELD SQFT.-	2,118.56 SQFT.
TOTAL RESIDENTIAL AMENITY IMPACTS TO SPA JURISDICTION SQFT.-	657.00 SQFT. = 31.01%
TOTAL RESIDENTIAL AMENITY IMPACTS BETWEEN LANDWARD BOUNDARY- OF DYNAMIC DUNE FIELD AND PROPERTY LINE	102.71 SQFT.
TOTAL RESIDENTIAL AMENITY (BOARDWALK)- IMPACTS OUTSIDE OF PROPERTY LINE	103.87 SQFT.
REMAINING DYNAMIC DUNE FIELD NATURAL VEGETATION SQFT.-	1,254.98 SQFT.= 59.23%
NATURAL VEGETATION BETWEEN LANDWARD BOUNDARY- OF DYNAMIC DUNE FIELD AND PROPERTY LINE	2,793.30 SQFT.
RESIDENTIAL AMENITY SPA IMPACTS (BREAKDOWN) COMPOSITE WOODEN DECK SQFT.- MASONRY WALL SQFT.-	562.04 SQFT. 94.96 SQFT.

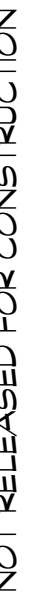
VICINITY MAP











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NOT RELEASED FOR CONSIDERATION



3418

DATE: 00000000

SCALE:  $1/8"=1'-0"$

NOJE

NAME: \_\_\_\_\_

SHEET NUMBER:

SPA 2.0

SCALE 1/8" = 1'  
(PRINTED AT 24" X 36")

