



September 6, 2018

Marsh & Shore Management Program
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520

RE: Beachview Drive – Lots 36 & 37

On behalf of 1016-1020 Beachview, LLC, Ussery-Rule Architects, P.C. is submitting a Shore Protection Act Permit Application for modifications to active Shore Protection Act Permit #453.

Attachments included:

- A. SPA Application Form
- B. SPA Jurisdiction Letter
- C. Property Warranty Deed
- D. Owner Agent Authorization Letter
- E. Adjoining Property Owners List
- F. Hurricane Certification
- G. Property Tax Maps
- H. Parking Easement Agreement
- I. Project Drawings - A-1 Cover Sheet, A-2 Site Plan, A-3 Site Sections, and A-4 Overall Site
- J. State of Georgia 5-year Revocable License Request
- K. Zoning Certification (to be submitted at a later date)

INTRODUCTION:

1016-1020 Beachview, LLC proposes to modify the activities previously approved in active permit #453. The proposed modifications within the SPA jurisdiction include the following:

- Modify the residence footprint area
- Modify the driveway and walkways as needed for the proposed residence
- Delete the swimming pool and pool deck
- Modify the DNR reserved lawn and native planting area to work around the proposed residence
- Modify the property fence as needed
- Modify the owner landscape areas to work with the proposed residence

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EXISTING SITE CONDITIONS:

The project location is Lots 36 & 37, St. Simons Beach Subdivision, which is located at 1016 & 1020 Beachview Drive, St. Simons Island, Georgia in Glynn County. The existing lots consist of a maintained lawn and an existing rock revetment. The site is bordered on the Southwestern side by Lot 38 which is an undeveloped property with a maintained lawn. The site is bordered on the Northeastern side by the 2nd Street 50 foot right of way. The SPA jurisdiction line was demarcated by the Coastal Resources Division staff and verified by letter on 4-20-2017; see attached letter and survey (**Attachment B**). The total site area is 15,073 sq. ft. (.346 acres) and the entire site falls within the SPA jurisdiction.



View of site looking towards the existing rock revetment



View of site looking towards the Beachview Drive



View of site looking towards the 2nd Street right of way



View of site looking towards Marbella Condominium

PROJECT DESCRIPTION:

The approved permit #453 allowed for the construction of a four story single family residence at the site. In addition to the residence, the permit included a pool, pool deck, driveway, walkways, property fencing, landscaping, dunescaping, rock revetment stabilization, and a parking easement area. The applicant proposes to make modifications to the previously approved items.

The modifications include revising the residence footprint to a smaller overall footprint. The previous residence footprint was 4554 sq.ft. The proposed new footprint is 3264 sq.ft. The driveway and walkway have been revised to work with the new residence and as proposed, will cover 2411 sq.ft. The swimming pool and pool deck have been removed from the site plan. The DNR reserved lawn and native planting area shape has been revised to work with the proposed design. The square footage is the same as previously approved at 4082 sq.ft. Other modifications include reworking the property fence and reshaping the owner landscape areas. A temporary construction fence will be installed during the construction period at the site. All temporary fencing will be removed at the completion of construction. The dunescape area, rock revetment low area fortification and parking easement area that were approved under permit #453 will remain the same. In addition to fortifying the low area of the rock revetment, the applicant proposes to remove the existing small rip rap stone that forms the revetment crest and replace it with (3) Man Type 1 Armor Stone. See site plan drawing A-2 for approximate area to be replaced.

As proposed, 5049 sq.ft. (33%) of the jurisdictional area would remain in a natural or improved topographic and vegetative condition. The amount of alteration within the jurisdiction for each component of the project is summarized in Table 1.

TABLE 1: PROPOSED SPA ACTIVITY SUMMARY TABLE

ACTIVITY	AREA PROPOSED (SQ.FT.)
Permeable Paver Driveway/Parking	2411
Residence Footprint	3264
Stair Landing	53
Rock Revetment	838
Owner Landscape Beds	2312
Property Fence & Piers	78
Parking Easement	1068
DNR Lawn & Native Planting	4082
DNR Dune Planting	967
Total Activities Proposed	15073
Total Area to remain in natural or improved state	5049 (33%)

A detailed landscape plan will be provided at a later date to the DNR for review and approval prior to the installation of the landscape work.

ALTERNATIVES:

Due to the unusual circumstance of the entire lot being within the SPA jurisdiction, there was no other alternative but to site the proposed residence within the jurisdiction. The footprint of the residence has been minimized and the pool has been removed to allow for additional vegetative area on the site. The proposed dunescape area along the rock revetment will result in a more natural looking buffer between the lot and the beach, resulting in the creation of a “dune habitat”.

LANDFILL/HAZARDOUS WASTE:

According to a study of the Hazardous Site Index for Georgia, the subject property is not located over a landfill or hazardous waste site and is suitable for the proposed project.

PUBLIC INTEREST STATEMENTS:

- a. *Whether or not unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created*

Response: The proposed project will not harm or alter the dynamic dune field, submerged lands, or function of the sand-sharing system. The proposed dunescape vegetative enhancement will improve the existing site and provide a buffer between the lot and the beach.

- b. *Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of marine life, wildlife, or other resources*

Response: Granting of this permit and the execution of the proposed work is not expected to interfere with the conservation of marine life, wildlife, or other resources. The project is located on an existing lot that lacks habitat for marine life and wildlife.

- c. *Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with access by and recreational use and enjoyment of public properties impacted by the project.*

Response: The proposed project is located entirely on private property. The project will not interfere with access to or use of public properties.

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WARRANTY DEED:

The project area consists of the combination of Lots 36 & 37 in St. Simons Beach Subdivision. The warranty deed conveying the subject properties to 1016-1020 Beachview LLC is included in **Attachment C**.

VICINITY MAP:

A location map of the subject property and written directions to the site are included on sheet A-1 of the project drawings, see **Attachment I**.

ADJOINING PROPERTY OWNERS:

The adjoining property owner list is included at **Attachment E**.

HURRICANE CERTIFICATION:

A letter certifying that the project has been designed and will be constructed in accordance with hurricane resistant standards is included as **Attachment F**.

PERMIT DRAWINGS:

Drawings titled Cover Sheet A-1, Site Plan A-2, Site Sections A-3, and Overall site Plan A-4 are included as **Attachment I**.

ZONING CERTIFICATION:

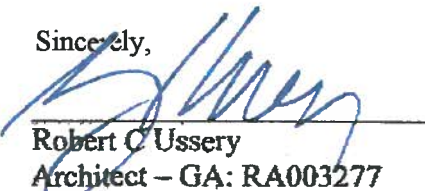
Zoning certification from Glynn County has been requested and will be submitted at a later date.

APPLICATION FEE:

Check #12713 in the amount of \$100.00 was submitted upon delivery of the application

Please feel free to call if you have any questions about our submittal.

Sincerely,


Robert C Ussery
Architect – GA: RA003277

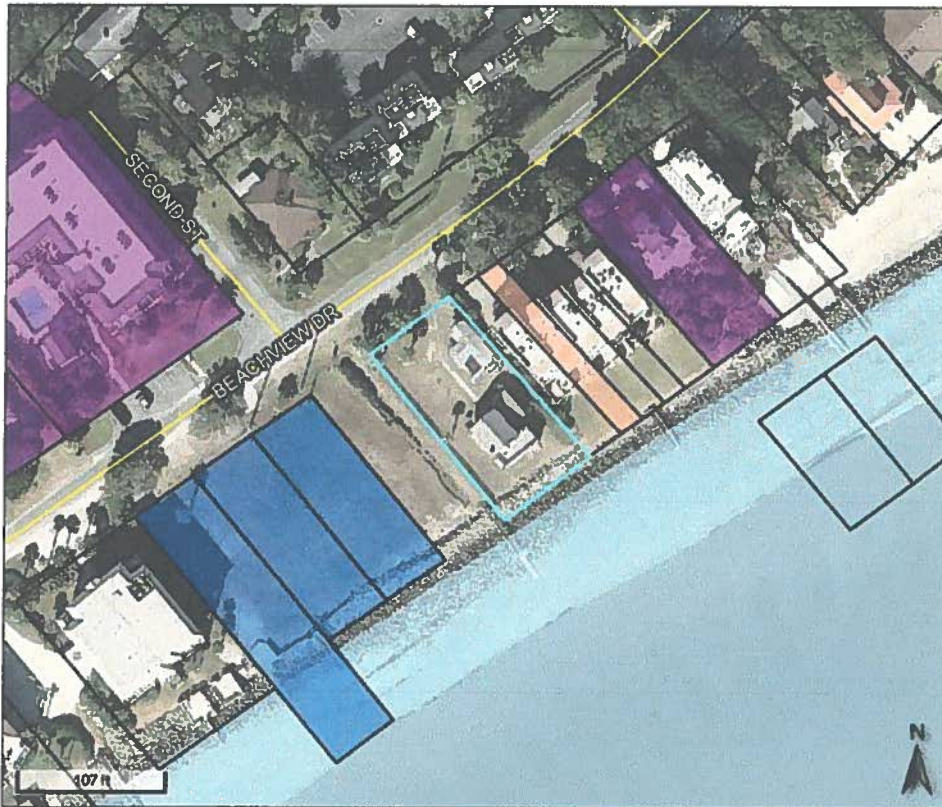
URA : smg

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Beachview Drive - Lots 36 & 37 Adjoining Property Owners List

(Adjoining property owners list provided by Glynn County Property Tax Map search on 9-8-18)

THORNTON FAMILY HOLDINGS LLLP
2689 STANISLAUS CIR
MACON, GA 31204



- Legend**
- Parcels
 - Yearly Sales**
 - 2015
 - 2016
 - 2017
 - 2018
 - Roads

Parcel ID	04-03975	Owner	THORNTON FAMILY HOLDINGS LLLP	Last 2 Sales			
Class Code	Residential		2689 STANISLAUS CIR	Date	Price	Reason	Qual
Taxing District	04-St. Simons Island		MACON, GA 31204	9/8/2008	0	GIFT	U
	ST SIMONS ISLAND	Physical Address	1022 BEACHVIEW DR	9/1/2008	0	GIFT	U
Acres	0.25	Market Value	\$994600				

Date created: 9/8/2018
Last Data Uploaded: 9/1/2018 4:20:27 AM



GA DNR

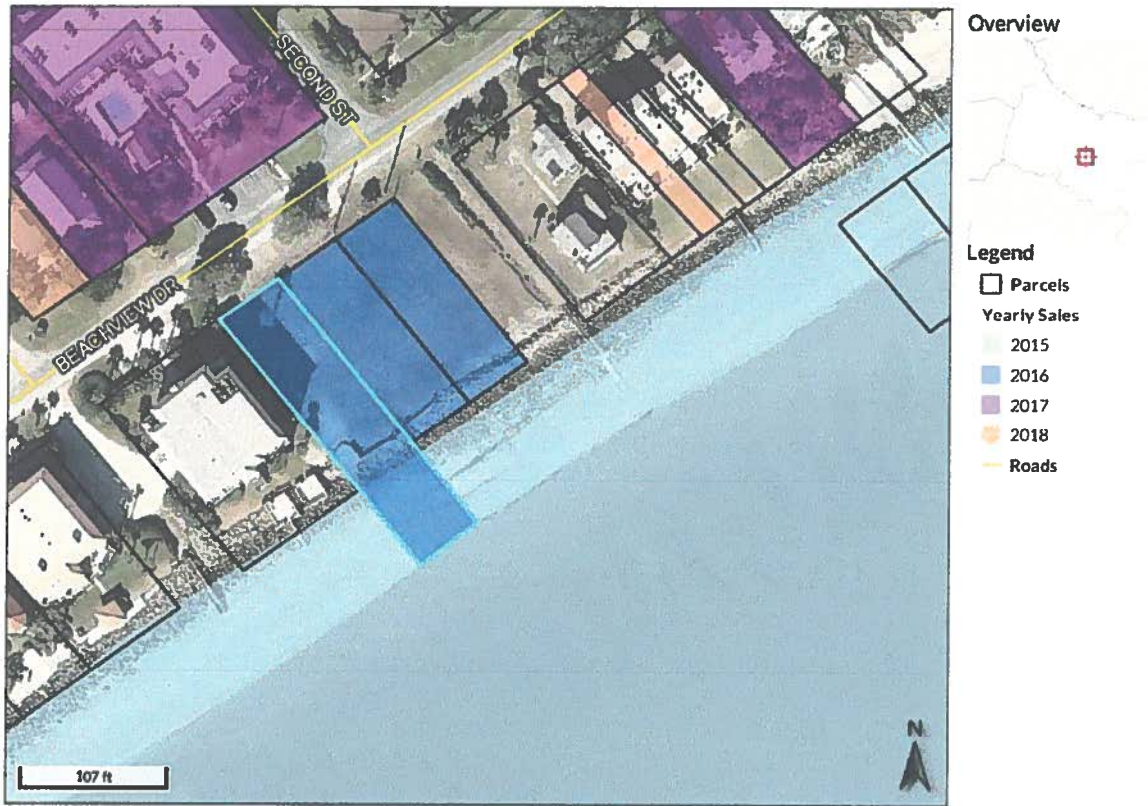
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Beachview Drive - Lots 36 & 37 Adjoining Property Owners List

(Adjoining property owners list provided by Glynn County Property Tax Map search on 9-8-18)

MELVIN W LANCASTER
4350 WEBB PKWY
LILBURN, GA 30047



Parcel ID	04-15034	Owner	LANCASTER MELVIN W	Last 2 Sales			
Class Code	Commercial		4350 WEBB PKWY	Date	Price	Reason	Qual
Taxing District	04- St. Simons Island		LILBURN, GA 30047	9/23/2016	\$1050000	n/a	U
	ST SIMONS ISLAND	Physical Address	1012 BEACHVIEW DR	n/a	0	n/a	n/a
Acres	0.26	Market Value	\$650000				

Date created: 9/8/2018
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Ussery-Rule Architects, P.C.

1804-A Frederica Road
Saint Simons Island, Georgia 31522

PH: 912.638.6688
www.URArch.com

August 28, 2018

Georgia Department of Natural Resources

Coastal Resources Division

One Conservation Way

Brunswick, Georgia 31520

RE: Shore Protection Act Permit Application

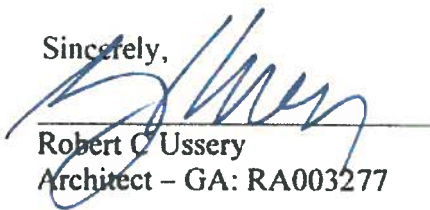
Lots 36 & 37 Beachview Drive

St. Simons Island, Georgia 31522

To Whom It May Concern,

This letter is to certify that the new residence and other improvements depicted on the site plan drawing will be designed to meet all applicable hurricane-resistant building standards.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Ussery', is written over a horizontal line. Below the line, the name and title are printed.

Robert C Ussery
Architect - GA: RA003277

URA : smg



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Overview




Legend

-  Parcels
- Yearly Sales**
-  2015
-  2016
-  2017
-  2018
-  Roads

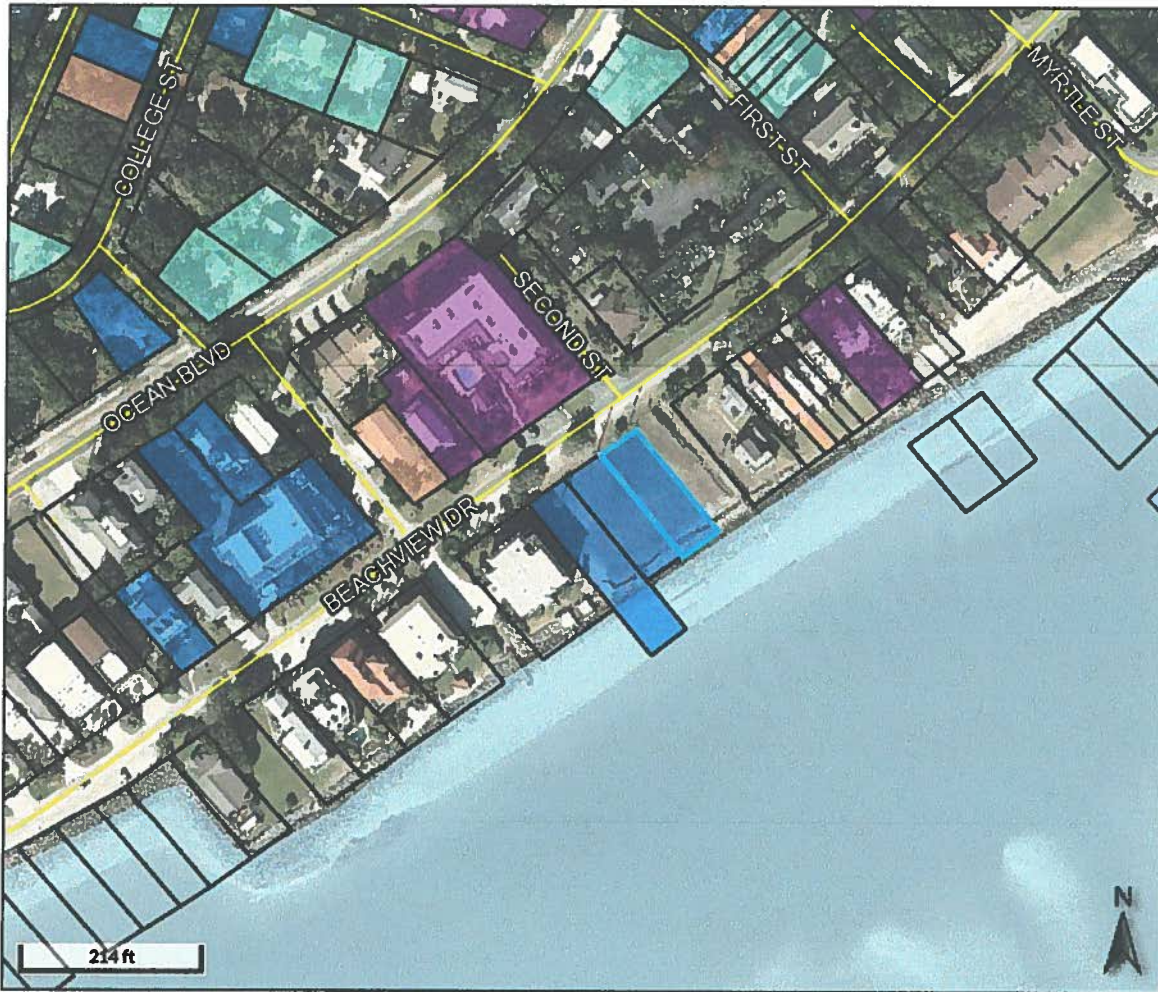
Parcel ID	04-11653	Owner	1016-1020 BEACHVIEW LLC	Last 2 Sales			
Class Code	Commercial		8 OCEAN E	Date	Price	Reason	Qual
Taxing District	04-St. Simons Island		MARATHON, FL 33050	3/25/2016	0	TERMINATIO	U
	ST SIMONS ISLAND	Physical Address	1016 BEACHVIEW DR	3/25/2016	0	MULTI	U
Acres	0.17	Market Value	\$650000				

Date created: 8/27/2018
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Developed by  Schneider
 GEOSPATIAL

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Overview




Legend

-  Parcels
- Yearly Sales**
-  2015
-  2016
-  2017
-  2018
-  Roads

Parcel ID	04-03998	Owner	1016-1020 BEACHVIEW LLC	Last 2 Sales			
Class Code	Commercial		8 OCEANE	Date	Price	Reason	Qual
Taxing District	04-St. Simons Island		MARATHON, FL 33050	3/25/2016	0	MULTI	U
	ST SIMONS ISLAND	Physical Address	1020 BEACHVIEW DR	3/18/2016	0	QC	U
Acres	0.17	Market Value	\$650000				

Date created: 8/27/2018
 Last Data Uploaded: 8/25/2018 4:16:59 AM

Developed by  **Schneider**
 GEOSPATIAL

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*A Golden Past.
A Shining Future.*

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Bob Coleman
At-Large, Post 2

Phone: 912-554-7400
Fax: 912-554-7596
www.glynncounty.org

*COMMUNITY DEVELOPMENT DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726*

September 11, 2018

Mr. Karl Burgess
GA Department of Natural Resources, Coastal Resources Division
One Conservation Way, Suite 300
Brunswick, GA 31520

Re: 1016/1020 Beachview Dr, St. Simons Island, GA 31522
Parcel IDs 04-11653 & 04-03998

Dear Mr. Burgess

This letter is in regards to a request from Tracy Morelan, Ussery-Rule Architects, regarding the zoning code compliance of the proposed project at 1016/1020 Beachview Dr (Parcel IDs 04-11653 & 04-03998). The site is located within the Resort Residential (RR) zoning district.

Permitted uses and development standards for the RR district can be found in Section 705 of the Zoning Ordinance. Single-family housing is a permitted use within the zoning district.

Single-family structures within the RR zoning district must meet the following development standards:

- Minimum lot size: 6,000 SF;
- Minimum lot width: 60 feet;
- Front yard setback: twenty (20) feet;
- Side yard setback: seven (7) feet on each side;
- Rear yard setback: not less than 7 feet or to the Development Setback Line, whichever is greater; and,
- Maximum building height: forty-five (45) feet.

Please note that the residential structure is depicted as being built across two separate tax parcels. The site owner will have to combine the two parcels before the Building Inspection Division will issue a residential building permit, as required by Section 603 of the Zoning Ordinance.

The project is in compliance with the development standards of the RR zoning district. All proposed new construction appears to be landward of the Development Setback Line.

Should you have any additional questions, please feel free to contact me at mpostal@glynncounty-ga.gov.

Sincerely,

Maurice Postal

Maurice Postal
Planner III



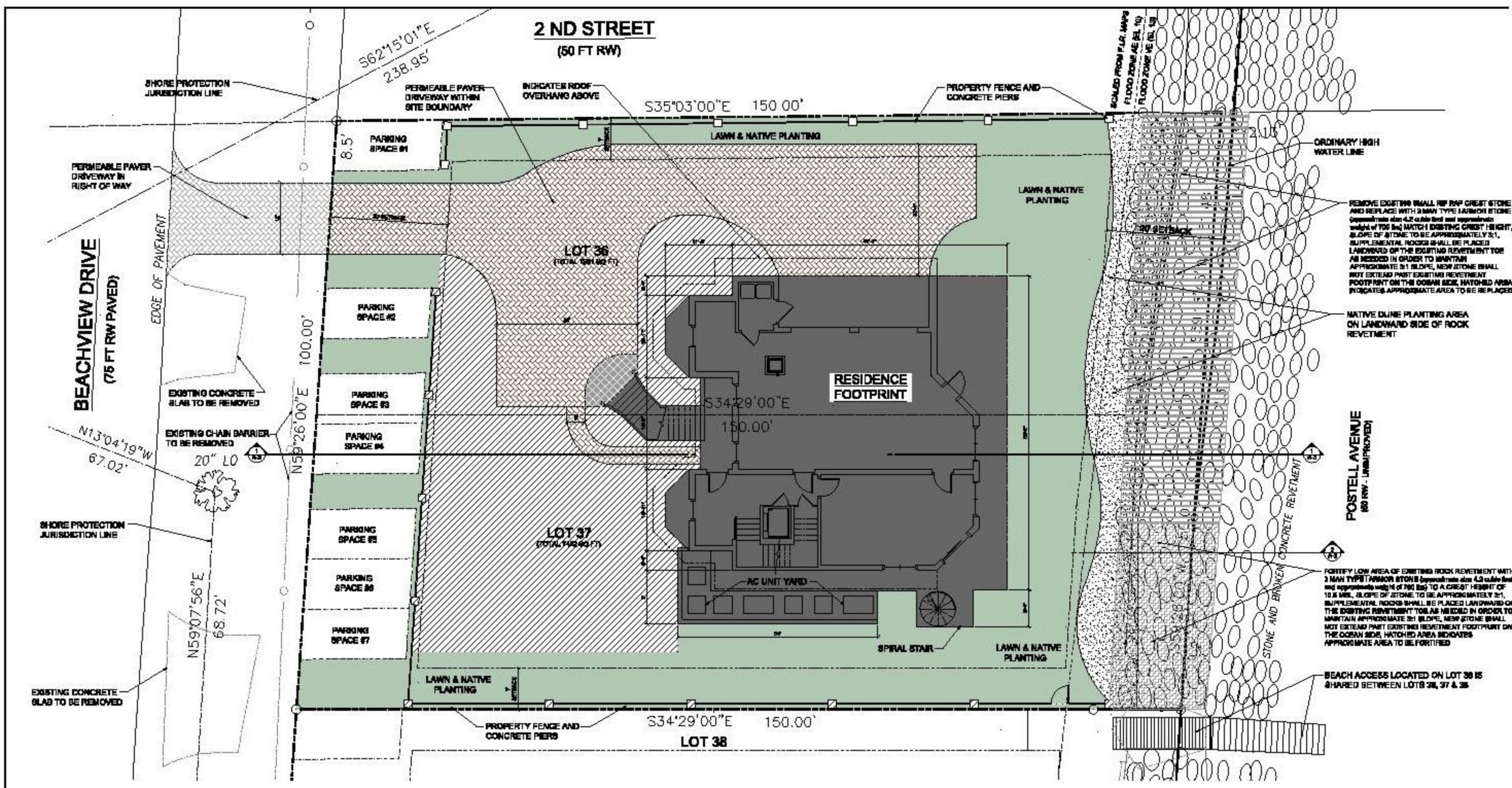
USSERY/RAULE ARCHITECTS P.C.
 1804-A FREDERICA ROAD
 ST. SIMONS ISLAND, GEORGIA 31522
 www.usrarch.com
 TEL 912-638-6688



1016 & 1020 BEACHVIEW DRIVE
 LOT 36 & 37 St. Simons Beach Subdivision
 ST. SIMONS ISLAND, GEORGIA

UR 1630
 JOB #
 8-7-18

A-2



IMPACT AREAS (within site boundary)

PERMEABLE PAVEMENT DRIVEWAY & WALKWAY	2411 SQ. FT.
RESIDENCE FOOTPRINT	3264 SQ. FT.
STAIR LANDING AREA	63 SQ. FT.
ROCK REVETMENT	838 SQ. FT.
OWNER LANDSCAPE AREAS	2312 SQ. FT.
PROPERTY FENCE & CONCRETE PIERS	78 SQ. FT.
PARKING EASEMENT SPACES 1-7	1088 SQ. FT.
TOTAL	10,024 SQ. FT.

RESERVED DNR AREAS

LAWN & NATIVE PLANTING	4082 SQ. FT.
NATIVE DUNE PLANTING	967 SQ. FT.
TOTAL RESERVED	5049 SQ. FT.

SITE SQUARE FOOTAGE

SITE TOTAL AREA	15,073 SQ. FT.
SITE AREA BEYOND OF JURISDICTIONAL AREA	15,073 SQ. FT.
REQUIRED RESERVED DNR AREA (10% OF SITE)	8024 SQ. FT.

- ZONING NOTES:**
- Zoning - Rural Residential (RR)
 - Total Lot Area - 15,073 s.f. (.348 acres)
 - Development Area - 16,073 s.f. (.368 acres)
 - Density - Maximum 30 sleeping rooms per acre of development area
 .348 x 30 = 10.44 sleeping rooms allowed
 - Proposed Use - Single Family Residence with 4 bedrooms
 - Required Parking - 2 spaces per residence
 number of spaces provided = 2+
 - Site Coverage - Maximum 80% of development area allowed
 15,073 s.f. x 80% = 12,058 s.f. allowed
- | | |
|-------------------------|-------------|
| Residence | 3264 s.f. |
| Rock Revetment | 838 s.f. |
| Property Fences & Piers | 78 s.f. |
| Stair Landing | 63 s.f. |
| Driveway and parking | permissible |
| Total Coverage | 5,253 s.f. |
8. Max Height = 40' as required by Glynn County zoning ordinance

- GENERAL NOTES**
- RESIDENCE AND OTHER IMPROVEMENTS DEPICTED ON THE SITE PLAN WILL BE CONSTRUCTED IN COMPLIANCE WITH FLOOD ZONE FEMA REQUIREMENTS AND HURRICANE RESISTANT BUILDING STANDARDS PER IBC 2012.
 - SURVEY DATA TAKEN FROM A SURVEY BY JOHNSON LAND SURVEYORS, DATED MAY 25, 2016
 - NATIVE PLANTING AREA WILL BE DETAILED IN A LANDSCAPE PLAN THAT WILL BE SUBMITTED TO THE DNR FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
 - SEE SITE SECTION DETAIL FOR INFORMATION ON DUNESCAPE AREA
 - STAIR LANDING AREA WILL BE A HARDSCAPE MATERIAL TO BE SELECTED BY THE OWNER
 - SEE SITE SECTION DETAIL FOR ROCK REVETMENT DETAILS
 - SURVEY AMENDED ON 8-7-18 TO DEPICT NEW FLOOD ZONE LINES BASED ON MAPS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY ISSUED ON JANUARY 8TH, 2018

LOT 36 & 37 - SITE PLAN



Site Plan Review
 9-11-2018

Maurice S. Postal
 Maurice Postal, Planner III
 Glynn County Community Development Department



MARK WILLIAMS
COMMISSIONER

A.G. 'SPUD' WOODWARD
DIRECTOR

Tracy L. Morelan, AIA
Associate Architect
Ussery/Rule Architects, P.C.
1804-A Frederica Rd
St. Simons Island, GA 31522

RE: DNR Shore Jurisdiction Line Re-Verification, Lots 36, 37, and 38, St. Simons Beach Subdivision, St. Simons Island, Glynn County, Georgia

Dear Ms. Morelan:

Our office has recently reviewed the survey plat dated May 25, 2016, performed by Johnson Land Surveyors entitled, "Lots 36, 37, and 38, St. Simons Beach Subdivision, St. Simons Island, 25th District G.M., Glynn County Georgia." This survey accurately depicts the Ordinary High Water Mark and Jurisdictional Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 *et. seq.* as delineated by the Department on April 20, 2017.

This re-verification of the parcel is subject to change due to environmental conditions and legislative enactments. This re-verified jurisdiction line is valid for one year from the date of the delineation. It will normally expire April 20, 2018 but may be voided should legal and/or environmental conditions change. Authorization by the Shore Protection Committee or the Department is required prior to any construction or alteration in the shore jurisdictional area.

We appreciate you providing us with this information for our records. Please contact Jordan Dodson at (912) 262-3109 if you have any questions.

Sincerely,

Karl Burgess
Program Manager
Marsh & Shore Management Program

Enclosure: Lots 36, 37, and 38, St. Simons Beach Subdivision, St. Simons Island, 25th District G.M., Glynn County, Georgia

File: JDS20170092

GA DNR

SEP 10 2013

