

---

112 EAST 22ND STREET SEA ISLAND

---

SHORE PROTECTION ACT PERMIT APPLICATION

---

August 31,, 2023 APPLICANT:

Amanda and Thomas Lister



RLC

**RESOURCE+LAND**  
CONSULTANTS

41 Park of Commerce Way, Ste 101  
Savannah, GA 31405  
tel 912.443.5896 fax 912.443.5898

## Table of Contents

Section 1.0 Introduction.....	1
Section 2.0 Existing Conditions.....	1
Section 3.0 Project Description.....	1
Section 4.0 Landfill / Hazardous Waste Statement.....	1
Section 5.0 Requirements and Restrictions Regarding Issuance of Permit .....	2
Section 6.0 Public Interest Statement .....	2
Section 7.0 Warranty Deed & Property Owner Authorization .....	4
Section 8.0 Vicinity Map .....	4
Section 9.0 Adjacent Property Owners .....	4
Section 10.0 Zoning Certification .....	4
Section 11.0 Hurricane Certification.....	4
Section 12.0 Permit Drawings .....	4
Section 13.0 Application Fee.....	4

### Attachments:

- A: SPA Application Form
- B: Warranty Deed and Operating Agreement
- C: Adjacent Landowners
- D: Zoning Certification
- E: Hurricane Certification
- F: Vicinity Map
- G. Proposed Site Plan
- H: DNR – CRD Shore Protection Act Jurisdiction Line Authorization Letter and SPA Survey

**Shore Protection Act Application  
Lister Residence, 112 East 22<sup>nd</sup> Street  
Sea Island, Georgia**

**1.0 Introduction:**

Amanda and Thomas Lister propose to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 112 East 22<sup>nd</sup> Street, Sea Island, Glynn County, Georgia (latitude 31.194681°, longitude -81.333907°). The activities proposed within SPA jurisdiction consist of the installation of native landscaping. The proposed project would result in 100% of the jurisdictional area remaining in a natural or improved vegetative and topographic condition.

**2.0 Existing Conditions:**

The subject property is located east of and adjacent to East 22<sup>th</sup> Street, Sea Island, on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was field verified by the Coastal Resources Division (CRD) staff and verified in writing via letter of April 20, 2023 (Attachment H). The jurisdiction limits are depicted on the survey produced by prepared by Shupe Surveying Company, P.C., titled *A Topographic Survey Of: Tract 1, Block '54', & Additional Property, Sea Island Subdivision No. 1, 25<sup>th</sup> G.M.D, Sea Island, Glynn County, Georgia* dated March 2, 2021, revised April 18, 2023.

The Lister lot is 36,500 ft<sup>2</sup>, of which 2,873 ft<sup>2</sup> lies within the jurisdiction of the SPA. A residential dwelling is located landward of jurisdiction. The area within jurisdiction consists of existing lawn and landscaping. An existing rock revetment is located immediately east of the subject lot under dunes created during the recent Sea Island shoreline protection project.

**3.0 Project Description**

The applicants proposes to install native landscaping within the SPA jurisdictional area of the lot. Improvements are depicted on the proposed site plan prepared by Rachael Strickland, RLA License #LA001845, titled *Lister Residence Cottage 32 112 E. 22<sup>nd</sup> Street Sea Island, Georgia*, dated April 19, 2023. All work within jurisdiction will be accomplished with typical small earth-moving equipment including excavators and skid-steer, as well as hand labor.

Upon completion of the project, one hundred percent (100%) of the SPA jurisdictional area will remain in an existing or improved vegetative and topographic condition.

As defined at O.C.G.A. §12-5-232(10.1), the project would be classified as a minor activity. We respectfully request that the project be processed in accordance with O.C.G.A. §12-5-235(d).

**4.0 Landfill / Hazardous Waste**

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

## 5.0 Requirements and Restrictions Regarding Issuance of Permit

As discussed below, the proposed project meets the requirements under which a permit should be granted:

O.C.G.A. § 12-5-239(c) states:

***(c) No permit shall be issued except in accordance with the following provisions:***

***(1) A permit for a structure or land alteration, including, but not limited to, private residences, motels, hotels, condominiums, and other commercial structures, in the dynamic dune field may be issued only when:***

***(A) The proposed project shall occupy the landward area of the subject parcel and, if feasible, the area landward of the sand dunes;***

The proposed improvements would be located landward of the existing dynamic dune field.

***(B) At least a reasonable percentage, not less than one-third, of the subject parcel shall be retained in its naturally vegetated and topographical condition;***

Approximately one hundred percent (100%) of the SPA jurisdictional area will be maintained in an existing or improved vegetative and topographic condition.

***(C) The proposed project is designed according to applicable hurricane resistant standards;***

The project will comply with the most current applicable hurricane standards. A letter from Rachael Strickland, RLA #LA001845, is included at Attachment E.

***(D) The activities associated with the construction of the proposed project are kept to a minimum, are temporary in nature, and, upon project completion, restore the natural topography and vegetation to at least its former condition, using the best available technology;***

One hundred percent (100%) of the SPA jurisdictional area will be maintained in an improved vegetative and topographic condition. Impacts associated with and incidental to the construction of the proposed project will be restored to at least their former condition.

***(E) The proposed project will maintain the normal functions of the sand-sharing mechanisms in minimizing storm-wave damage and erosion, both to the unaltered section of the subject parcel and at other shoreline locations.***

The proposed activities are located within previously landscaped areas landward of an existing rock revetment that has been covered with dunes created by the recent Sea Island shoreline protection project. There are no activities proposed in the sand-sharing system that would be located in an area subject to storm-wave damage. The proposed activities will not affect the normal functions of the sand-sharing system at the project area or other shoreline locations.

***(2) No permits shall be issued for a structure on beaches, eroding sand dune areas, and submerged lands; provided, however, that a permit for a pier, boardwalk, or crosswalk in such an area may be issued, provided that:***

***(A) The activities associated with the construction of the proposed land alterations are kept to a minimum, are temporary in nature, and, upon project completion, the natural topography and vegetation shall be restored to at least their former condition, using the best available technology,***

The applicant does not propose any structures on beaches, eroding sand dune areas, or submerged lands.

***(B) The proposed project maintains the normal functions of the sand-sharing mechanisms in minimizing storm-wave damage and erosion, both to the unaltered section of the subject parcel and at other shoreline locations.***

The applicant does not propose any structures on beaches, eroding sand dune areas, or submerged lands.

***(3) A permit for shoreline engineering activity or for a land alteration on beaches, sand dunes, and submerged lands may be issued only when:***

***(A) The activities associated with the construction of the proposed project are to be temporary in nature, and the completed project will result in complete restoration of any beaches, dunes, or shoreline areas altered as a result of that activity;***

No shoreline engineering activities are proposed for this project.

***(B) The proposed project will insofar as possible minimize effects to the sand sharing mechanisms from storm-wave damage and erosion both to the subject parcel and at other shoreline locations;***

No shoreline engineering activities are proposed for this project.

***(C) In the event that shoreline stabilization is necessary, either low-sloping porous rock structures or other techniques which maximize the dissipation of wave energy and minimize shoreline erosion shall be used. Permits may be granted for shoreline stabilization activities when the applicant has demonstrated that no reasonable or viable alternatives exist; provided, however, that beach restoration and renourishment techniques are preferable to the construction of shoreline stabilization activities;***

No shoreline stabilization is proposed for this project.

## **6.0 Public Interest Statement**

O.C.G.A. § 12-5-239(i) states:

***(i) In passing upon the application for a permit, the permit-issuing authority shall consider the public interest which for the purposes of this part shall be deemed to be the following considerations:***

***(1) 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;***

The proposed project is located landward of the dynamic dune field and submerged lands and will not unreasonably alter the submerged lands or functions of the sand-sharing system.

***(2) 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;***

The proposed project is located within an existing residential yard landward of an existing rock revetment that has been covered with dunes created by the recent Sea Island shoreline protection project. The project will not unreasonably interfere with the conservation of marine life, wildlife, or other resources. All lighting associated with the landward portion of the project will be installed and operated in accordance with DNR Wildlife Resources

Division's sea turtle nesting guidelines as well as Glynn County and Sea Island lighting regulations.

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

The project will not interfere with access to or use and enjoyment of public properties. The proposed project will be conducted on private property.

## **7.0 Warranty Deed**

Included at Attachment B is the following:

- Limited Warranty Deed With Rights Of Survivorship conveying the subject property from Osborne & Zimmerman LLC and Peter O. Holliday, III as executor of the estate of Jeanne J. Holliday to Amanda Lister and Thomas Lister on April 27, 2021 recorded on May 6, 2021 at the office of the Clerk of Superior Court of Glynn County, Georgia, Deed Book 4442, page 337

## **8.0 Vicinity Map**

A location map of the subject property is included as Attachment F.

## **9.0 Adjoining Property Owners**

The adjoining property owners are depicted at Attachment C.

## **10.0 Zoning Certification**

A Conditional Use Permit was approved by the Glynn County Board of Commissioners on July 20, 2023 (CUP5452). A letter stating that the project complies with the Glynn County Zoning Ordinance dated August 10, 2023 is included at Attachment D, along with a signed copy of the proposed site plan.

## **11.0 Hurricane Certification**

The project will comply with the most current applicable hurricane standards. A letter from Rachael Strickland, RLA #LA001845, dated August 31, 2023 certifying the design is included at Attachment E.

## **12.0 Permit Drawings**

The proposed activities are depicted on the drawing produced by Rachael Strickland, RLA #LA001845 titled *Lister Residence Cottage 32 112 E. 22<sup>nd</sup> Street Sea Island, Georgia*, dated March 2023. (Attachment G).

## **13.0 Application Fee**

A check for the application fee of \$100.00 has been submitted with delivery of the application.

## ATTACHMENT D



A Golden Past.  
A Shining Future.

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

August 10, 2023

Marsh and Shore Management Program  
Georgia DNR, Coastal Resources Division  
One Conservation Way  
Brunswick, GA 31520

RE: 112 E. Twenty-Second Street, Sea Island  
(parcel number 05-00326)

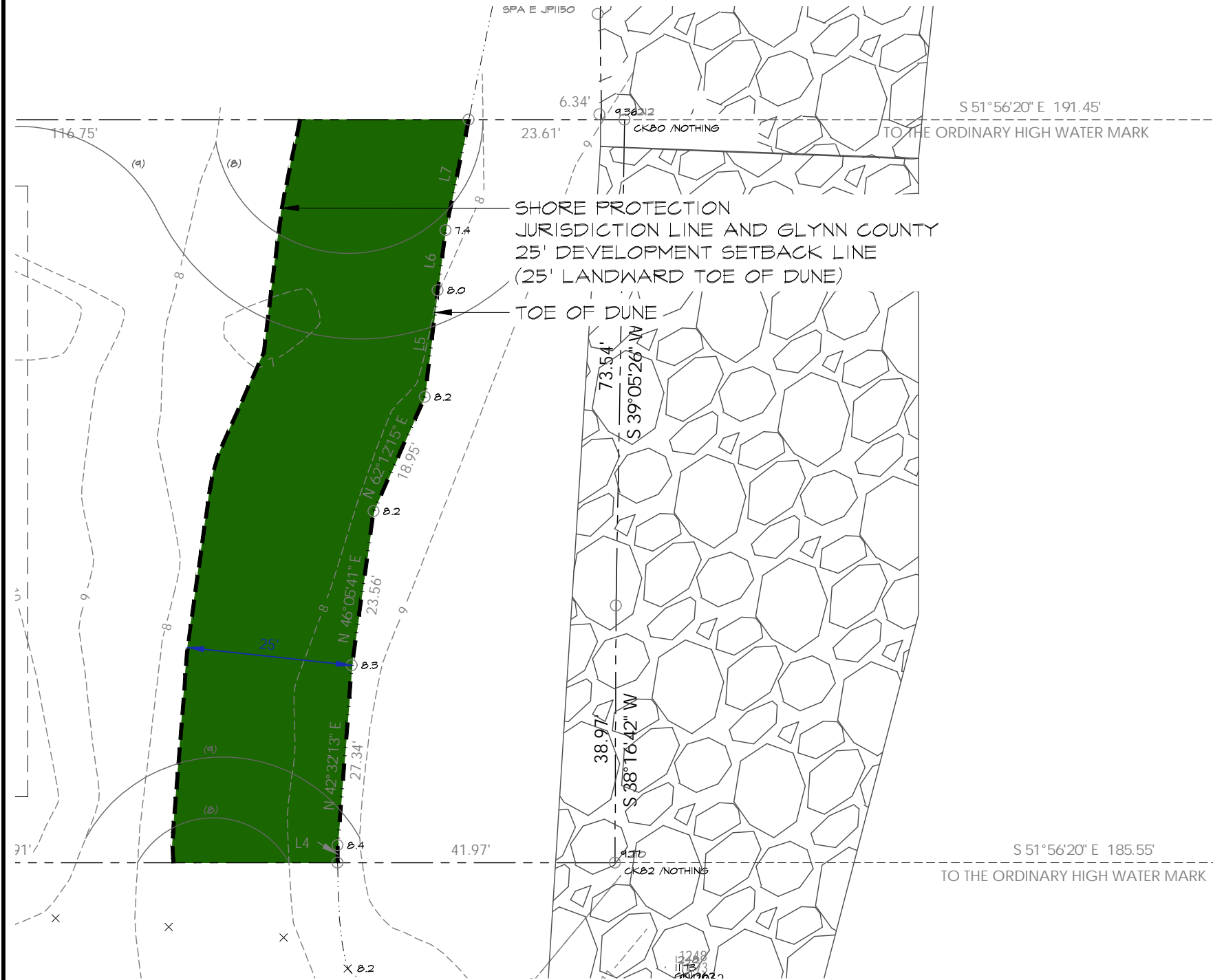
To Whom It May Concern:

The plans for the native landscaping seaward of the development setback line per the plans by Sea Island dated March 2023 are not violative of the Glynn County Zoning Ordinance. The Glynn County Board of Commissioners approved a Conditional Use Permit on July 20, 2023 (case number CUP5452) to allow as a conditional use the planned activities seaward of the County's development setback line.

Should you have any questions, please feel free to contact me at [sleif@glynncounty-ga.gov](mailto:sleif@glynncounty-ga.gov) or 912-554-7460.

Sincerely,

Stefanie Leif, AICP  
Planning Manager



SHORE PROTECTION JURISDICTION/BEACH &  
DUNE PROTECTION DISTRICT:  
COVERAGE CALCULATIONS  
AREA CALCULATION  
NATIVE PLANTINGS 2,873.6 SF

PROPOSED PLANT MATERIAL

The following lists represent the type of plant materials found in the planting beds. Quantities and sizes shall vary with site conditions.

Dune Grasses and Perennials May Include:

- Sea Oats - Uniola paniculata
- Dune Sunflower - Helianthus debilis
- Railroad Vine - Ipomoea pes-capre
- Morning Glory - Ipomoea imperati
- Gaillardia - Gaillardia pulchella
- Muhly Grass - Muhlenbergia capillaris

Shrubs May Include:

- Beautyberry - Callicarpa Americana
- Yaupon Holly - Ilex vomitoria
- Dwarf Yaupon Holly - Ilex vomitoria 'Nana'
- Shore Juniper - Juniperus conferta
- Wax Myrtle - Myrica ceridera
- Needle Palm - Rhipidophyllum hystrix
- Saw Palmetto - Serenoa repens
- Summersweet - Clethra alnifolia
- Coontie - Zamia pumila

Trees May Include:

- Cabbage Palm - Sabal palmetto
- American Fringe - Chionanthus virginicus
- Eagleston Holly - Ilex x attenuata 'Eagleston'
- Dahoon Holly - Ilex cassine
- Red Cedar - Juniperus virginiana

Sod

- Seashore Paspalum - Paspalum vaginatum

Notes:

- Existing native plant material shall not be removed.
- Final Landscape Plan shall be submitted for approval prior to installation.
- Earthwork shall reduce stormwater discharge, off-site sedimentation, and standing water issues.

SL 08-10-23



Sea Island

O:912-638-5165 PO BOX 30351  
F:912-634-3963 SEA ISLAND, GA 31561

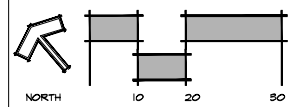
COPYRIGHT © 2023  
SEA ISLAND ACQUISITION, LLC  
ALL RIGHTS RESERVED

THIS DRAWING IS PROPERTY OF  
SEA ISLAND ACQUISITION, LLC.  
REPRODUCTION VIA SCANNING, COPYING  
OR TRACING IN WHOLE OR PART IS NOT  
PERMISSIBLE. THIS DRAWING'S USE IS  
INTENDED SOLELY FOR THE STATED  
PROJECT/CLIENT NAME AND ADDRESS.  
ANY USE OF THIS DRAWING ON ANOTHER  
PROJECT IS NOT PERMITTED.

LISTER RESIDENCE  
COTTAGE 32  
112 E. 22ND STREET SEA ISLAND, GEORGIA

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DATE	REVISIONS/SUBMITTAL
3/2023	CUP/SPA PERMITTING



PLAN TITLE:  
SHORELINE PROTECTION  
EXHIBIT

LANDSCAPE ARCHITECT: rs	SHEET NO.
DRAWN BY:	
CHECKED BY:	
PLANT DATE: 4-10-2023	
SCALE: 1"=20'	
IF PRINTED AT 24" X 36"	

L1.0

## ATTACHMENT E



August 31, 2023

Josh Noble  
Georgia Department of Natural Resources  
1 Conservation Way  
Brunswick, GA 31520

RE: Cottage 32 Shoreline Proposed Improvements-112 East 22<sup>nd</sup> St. Sea Island, GA 31561

Dear Mr. Noble,

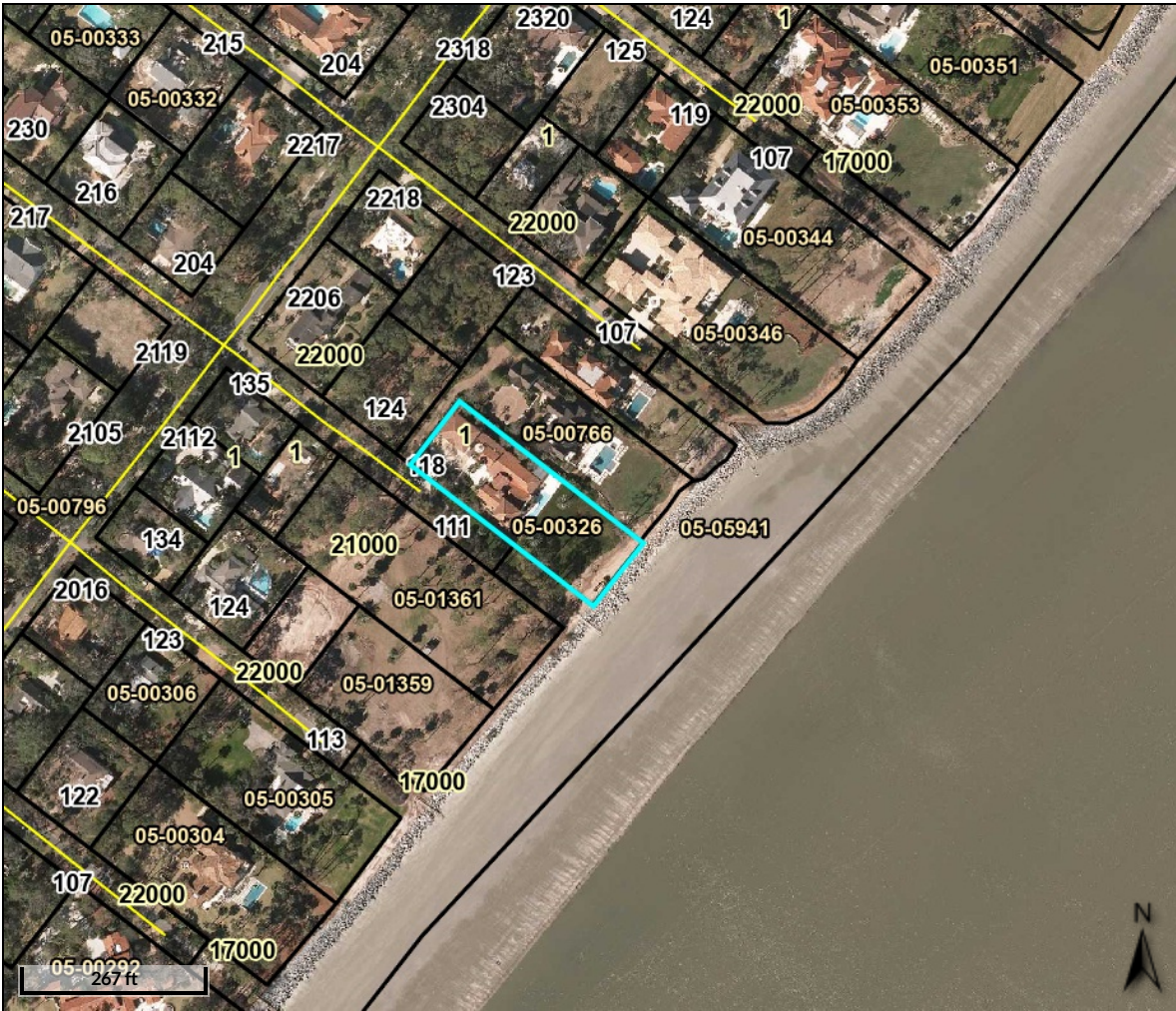
This letter serves to certify that all improvements, as depicted on the plan entitled, "Lister Residence/Cottage 32/112 E. 22<sup>nd</sup> St. Sea Island, Georgia", which is located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, dated April 19, 2023, complies with the most current, applicable hurricane standards.

Sincerely,

A handwritten signature in blue ink that reads "Rachael Strickland". The signature is fluid and cursive, with the first name "Rachael" being more prominent than the last name "Strickland".

Rachael Strickland  
Landscape Architect  
Georgia Registration No. LA001845





## ATTACHMENT F



## Overview



## Legend

-  Parcels
-  Parcel Numbers
-  Address Number
-  Roads

Parcel ID	05-00326	Owner	LISTER AMANDA & THOMAS LISTER
Class Code	Residential		1125 FIFTH AV 7
Taxing District	05-Sea Island		NEW YORK, NY 10128
	SEA ISLAND	Physical Address	112 E TWENTY SECOND ST
Acres	0.84	Market Value	\$5521000

Last 2 Sales			
Date	Price	Reason	Qual
4/27/2021	\$8195000	n/a	U
3/29/2013	0	ADD'L LAND	U

Date created: 4/18/2023  
Last Data Uploaded: 4/15/2023 4:24:03 AM

Developed by  Schneider  
GEOSPATIAL

## ATTACHMENT G

1. Existing native plant material shall not be removed.
2. Final Landscape Plan shall be submitted for approval prior to installation.
3. Earthwork shall reduce stormwater discharge, off-site sedimentation, and standing water issues.

## ATTACHMENT H



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

MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

April 20, 2023

Thomas and Amanda Lister  
1125 Fifth AV 7  
New York, NY 10128

**RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, 112 East  
Twenty Second Street, Tract 1, Block 54, Sea Island Subdivision No. 1, Sea  
Island, Glynn County, Georgia**

Dear Mr. and Ms. Lister:

Our office has received the survey plat dated March 2, 2021, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*A Topographic Survey Of: Tract 1, Block '54', & Additional Property, Sea Island Subdivision No. 1 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia*" prepared for Tom Lister & Amanda Lister. This plat and survey generally depicts the Jurisdiction Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 et seq. as verified by the Department on April 18, 2023.

The Shore Protection Act O.C.G.A. 12-5-230 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on April 18, 2024 but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. 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. If you have any question, please contact me at (912) 264-7218.

Sincerely,

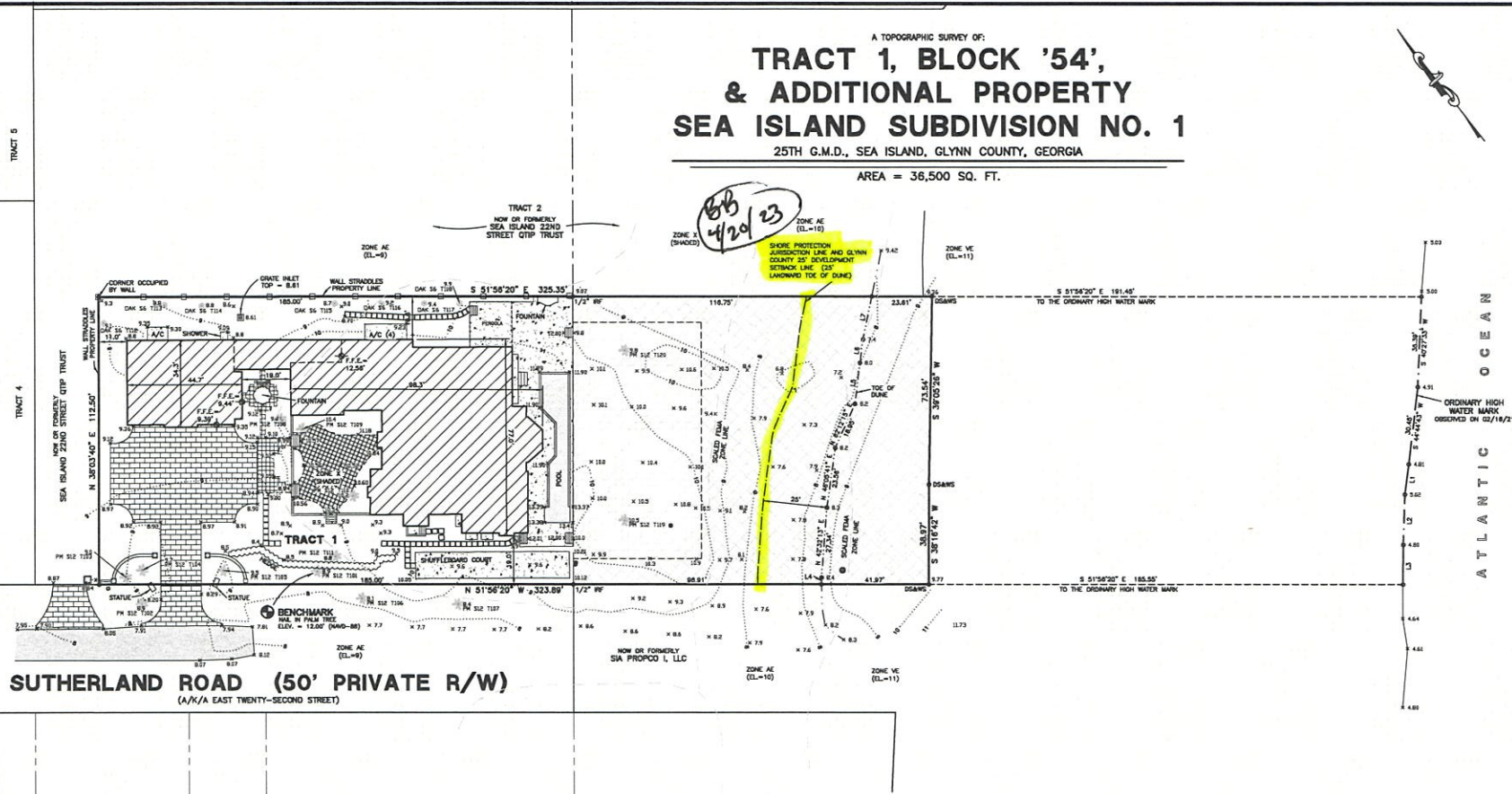
Beth Byrnes  
Coastal Permit Coordinator  
Marsh and Shore Management Program

Enclosure: *A Topographic Survey Of: Tract 1, Block '54', & Additional Property, Sea  
Island Subdivision No. 1 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia*

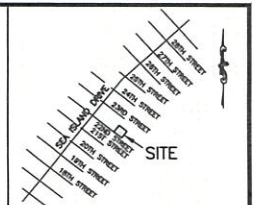
Filename: JDS20230111

# A TOPOGRAPHIC SURVEY OF: **TRACT 1, BLOCK '54', & ADDITIONAL PROPERTY** **SEA ISLAND SUBDIVISION NO. 1** 25TH G.M.D., SEA ISLAND, GLYNN COUNTY, GEORGIA

AREA = 36,500 SQ. FT.



**SUTHERLAND ROAD (50' PRIVATE R/W)**  
 (A/K/A EAST TWENTY-SECOND STREET)



VICINITY MAP (NOT TO SCALE)  
 THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD ALTERNATING TO THIS DOCUMENT ARE NOT PERMITTED.

- LEGEND**
- BY FROM REMAIN FOUND
  - SSAWSS DOCK SPIKE & WASHER SET
  - F.F.E. FINISH FLOOR ELEVATION
  - IRIGATION CONTROL VALVE
  - WELL
  - CATCH BASIN
  - CABLE TV BOX
  - SPOT ELEVATION
  - CONCRETE
  - BUILDING
  - ASPHALT
  - BRICK PAVES
  - BRICK PAVES
  - LANDSCAPE IMPROVEMENTS ENVELOPE
  - LANDSCAPE BUILDING ENVELOPE
  - FENCE
  - BOTTOM OF BANK

**REVISION**

NO.	DESCRIPTION	DATE	BY
1	ADDED GLYNN COUNTY DEVELOPMENT SETBACK LINE	04/14/15	BY
2	REVISION	04/14/15	BY

A TOPOGRAPHIC SURVEY OF:  
**TRACT 1, BLOCK '54',  
 & ADDITIONAL PROPERTY,  
 SEA ISLAND  
 SUBDIVISION NO. 1**

25TH G.M.D., SEA ISLAND, GLYNN COUNTY, GEORGIA

PREPARED FOR:  
**TOM LISTER & AMANDA LISTER**

**SHUPE SURVEYING COMPANY, P.C.**  
 3837 BARKEN HIGWAY  
 BRUNSWICK, GA 31520  
 912-895-0582  
 CERTIFICATE OF AUTHORIZATION: L201917



SCALE: 1" = 20'  
 FILE: 12134  
 DRAWING DATE: 03/02/2021  
 DRAWING: 12134-14.DWG  
 DRAWN BY: JCH  
 CHECKED BY: BT  
 SHEET 1 OF 1

## **NOTES:**

- REFERENCES:
  - PLAT BY F. J. TORRES, C.E., TITLED "SEA ISLAND SUBDIVISION NO. ONE OF SEA ISLAND BEACH", DATED 7/25/78, RECORDED IN PLAT DRAWER 2, PAGES 48-52.
  - PLAT BY THE FIRM TITLED "MINOR RE-SUBDIVISION OF LOTS 571 THRU 580 AND RIBBLET LAKE, BLOCK 54, SEA ISLAND SUBDIVISION NO. 1, DATED 03/25/73, RECORDED IN PLAT DRAWER 28, PAGE 74.
  - PLAT BY THE FIRM TITLED "TRACT 1, BLOCK 54 & ADDITIONAL PROPERTY, SEA ISLAND SUBDIVISION NO. 1", DATED 03/25/73, RECORDED IN PLAT DRAWER 28, PAGE 237.
- BOUNDARY INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM REFERENCE NOTE 1A. THIS PLAT IS NOT TO BE RECORDED OR USED FOR CONVEYANCE.
- FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TS 12.
- THE VERTICAL DATUM IS BASED ON NAVD83 AND WAS ESTABLISHED FROM U.S.S.S. MONUMENT, L-206, ELEVATION = 841' (MVD-85).
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 03/01/2021. (UNLESS OTHERWISE NOTED), SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- ACCORDING TO F.J.A.M. MAP NO. 13127C, PANEL 0354A, EFFECTIVE DATE 01/05/18, IT IS MY OPINION THAT A PORTION OF THIS PROPERTY FALLS IN A ZONE 'AE' AND ZONE 'VE' WHICH ARE IN A SPECIAL FLOOD HAZARD AREA AND ZONE 'X' (SHADED), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.
- FRESHWATER WETLANDS AND SALT MARSHES AND BEACH SHORELINES ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS AND SALT MARSHES WERE NOT SURVEYED AS PART OF THIS PROJECT. BEACH SHORELINES WERE DELINEATED BY THE FIRM IN FEBRUARY, 2021. SEA JURISDICTION LINE PENDING APPROVAL FROM THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.
- THIS PROPERTY IS SUBJECT TO THE 20' GLYNN COUNTY DEVELOPMENT SETBACK MEASURED FROM THE TOE OF THE MOST LANDWARD DUNE FOR GLYNN COUNTY ZONING ORDINANCE, SECTION 727.
- 1/2" PVC PIPE SET AT ALL TURN POINTS AT THE TOE OF THE MOST LANDWARD DUNE.
- FOR GLYNN COUNTY WEB SITE, THIS PROPERTY IS ZONED R9 & R12.
- BUILDING SETBACKS BASED ON R9 & R12 ZONING TEXT. RESTRICTIVE COVENANTS MAY HAVE MORE STRINGENT REQUIREMENTS.
 

FRONT	REAR	SIDE STREET
20'	7'	10'
- TERMIN "NOTIFICATION" AS USED IN BOARD RULE 180-8-2(2)(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(5) AND (11) SHALL MEAN A WRITTEN STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.GEORGIA) AND COURTESY OF RESEARCH. THE CURRENT OWNERSHIP IS OSBORNE & SHAWMUT, LLC, DR. PETER S. HOLDAY, JR. AS DECEDENT OF THE ESTATE OF JEANNE A. HOLDAY, D.B. 3146, PG. 121; S.B. 3140, PG. 126.

ZONE AE (EL. 9 & 10) - 1% ANNUAL CHANCE FLOOD HAZARDS, BASE FLOOD ELEVATIONS DETERMINED.  
 ZONE VE (EL. 11) - 1% ANNUAL CHANCE COASTAL FLOOD HAZARDS THAT HAVE ADDITIONAL HAZARDS ASSOCIATED WITH STORM WAVES. BASE FLOOD ELEVATIONS DETERMINED.  
 ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

**TREE LEGEND:**

- INDICATES TREE (DOES NOT REPRESENT DRIP LINE)
- APPROXIMATE CENTER OF TREE
- ELEVATION AT BASE OF TREE
- TREE SPECIES, SIZE & TREE NUMBER
- DAK = DAK TREE
- PM = PALM TREE

**From:** [Dan Bucey](#)  
**To:** [Byrnes, Elizabeth](#)  
**Subject:** FW: [External]FW: Lister 112 E. 22nd St. Sea Island SPA application  
**Date:** Tuesday, October 24, 2023 4:09:47 PM  
**Attachments:** [image001.png](#)

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See information from architect below.

Thanks,

**Daniel Bucey, PRINCIPAL**

41 Park of Commerce Way, Suite 101  
Savannah GA, 31405

P 912 443 5896 F 912 443 5898 C 912 659 0988

<http://www.rlandc.com>



---

**From:** Strickland, Rachael <[RachaelStrickland@seaisland.com](mailto:RachaelStrickland@seaisland.com)>  
**Sent:** Tuesday, October 24, 2023 11:08 AM  
**To:** Dan Bucey <[dbucey@rlandc.com](mailto:dbucey@rlandc.com)>  
**Subject:** RE: [External]FW: Lister 112 E. 22nd St. Sea Island SPA application

We will have temporary irrigation at the dunes that will be removed in two years.  
We will be fine grading the area, using approximately 20 CY to create a swale to prevent stormwater from running onto the neighboring property to the north.

**Rachael Strickland, PLA**

Landscape Architect

C: 912-202-7407

---

**From:** Dan Bucey <[dbucey@rlandc.com](mailto:dbucey@rlandc.com)>  
**Sent:** Tuesday, October 24, 2023 10:01 AM  
**To:** Strickland, Rachael <[RachaelStrickland@seaisland.com](mailto:RachaelStrickland@seaisland.com)>  
**Subject:** [External]FW: Lister 112 E. 22nd St. Sea Island SPA application

??

**Daniel Bucey, PRINCIPAL**

41 Park of Commerce Way, Suite 101  
Savannah GA, 31405

P 912 443 5896 F 912 443 5898 C 912 659 0988

<http://www.rlandc.com>



---

**From:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>  
**Sent:** Tuesday, October 24, 2023 9:48 AM  
**To:** Dan Bucey <[dbucey@rlandc.com](mailto:dbucey@rlandc.com)>  
**Subject:** RE: Lister 112 E. 22nd St. Sea Island SPA application

Good morning,

Will there be underground irrigation on this property and/or any grading or cubic yard volume of suitable material for grading brought in?

Thank you,

**Beth Byrnes**  
Coastal Permit Coordinator  
**[Coastal Resources Division](#)**  
Office: 912-262-3127 | Mobile: 912-266-0277  
[Facebook](#) • [Twitter](#)  
[Buy a hunting or fishing license today!](#)

---

*A division of the*  
GEORGIA DEPARTMENT OF NATURAL RESOURCES

---

**From:** Byrnes, Elizabeth  
**Sent:** Monday, October 16, 2023 11:51 AM  
**To:** Dan Bucey <[dbucey@rlandc.com](mailto:dbucey@rlandc.com)>  
**Subject:** RE: Lister 112 E. 22nd St. Sea Island SPA application

Thank you.

**Beth Byrnes**  
Coastal Permit Coordinator  
**[Coastal Resources Division](#)**  
Office: 912-262-3127 | Mobile: 912-266-0277  
[Facebook](#) • [Twitter](#)  
[Buy a hunting or fishing license today!](#)

---

*A division of the*  
GEORGIA DEPARTMENT OF NATURAL RESOURCES

---

**From:** Dan Bucey <[dbucey@rlandc.com](mailto:dbucey@rlandc.com)>  
**Sent:** Monday, October 16, 2023 11:38 AM  
**To:** Byrnes, Elizabeth <[elizabeth.byrnes@dnr.ga.gov](mailto:elizabeth.byrnes@dnr.ga.gov)>