
SHERIDAN RESIDENCE

117 EAST 18TH STREET SEA ISLAND

SHORE PROTECTION ACT PERMIT APPLICATION

November 11, 2022

Revised September 21, 2023

APPLICANT:

Sea Shark LLC



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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
Sheridan Residence, 117 East 18th Street
Sea Island, Georgia**

1.0 Introduction:

Sea Shark, LLC proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 117 East 18th Street, Sea Island, Glynn County, Georgia (latitude 31.190948°, longitude - 81.337313°). The activities proposed within SPA jurisdiction consist of the installation of native landscaping. The proposed project would result in ninety-nine percent (99%) 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 18th 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 on May 6, 2022 (Attachment H). The jurisdiction limits are depicted on the survey produced by prepared by Shupe Surveying Company, P.C., titled *"Tree And Topographic Development And SPA Jurisdiction Line Survey Of: Lot 1 (Revised) Block '45', Sea Island Subdivision No. 1 (Revised) 25th G.M.D., Sea Island, Glynn County, Georgia"* dated April 16, 2021.

The Sheridan lot is 45,604 ft², of which 5,514 ft² lies within the jurisdiction of the SPA. An existing residential dwelling is under construction on the subject lot landward of jurisdiction. The area within jurisdiction consists of lawn, landscaping, and sparse grass and weeds. An existing rock revetment is located immediately seaward of the subject lot, which is covered with dunes created by the recent Sea Island shoreline protection project. The proposed project also includes landscaping improvements on a 403 ft² portion of the East 18th Street R.O.W. owned by Sea Island Company.

3.0 Project Description

The applicant proposes to conduct minor grading, install native landscaping, and construct a retaining wall within SPA jurisdiction. The applicant proposed to conduct minor grading within 3,710 ft² of SPA jurisdiction within the Sea Shark, LLC lot. Existing elevations within jurisdiction are approximately 7', with final grading to a level of 9' to 10'. No grading is proposed on the Sea Island R.O.W. Prior to grading, the applicant will construct a 17 ft² retaining wall along the southern lot boundary. Upon completion of grading, applicant will install native landscaping on 3,710 ft² the Sea Shark LLC lot and 256 ft² of the Sea Island R.O.W. Underground Irrigation will be installed within jurisdiction. Improvements are depicted on the site plan prepared by The Vine titled *Sheridan Residence 117 E 18th Street Sea Island, GA 31561, SPA Permit Plan*, dated June 30, 2022, revised September 20, 2023 (Attachment G). All work within jurisdiction will be accomplished with typical earth-moving equipment including excavators, skid-steer, and hand labor.

Table 1: Sea Shark LLC SPA Activity Summary Table

Activity	Area (ft²)
Grading, Native Lawn and Plantings (<i>Sea Shark LLC</i>)	3,710
Native Plantings (Sea Island R.O.W.)	256
Retaining Wall	17
Total SPA Alterations	3,983

Upon completion of the project, approximately ninety-nine percent (99%) of the SPA jurisdictional area will remain in an existing or improved vegetative and topographic condition.

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 ninety-nine percent (99%) 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 certifying compliance from Roberts Civil Engineering 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;

Approximately ninety-nine percent (99%) 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.

(F) 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 on beaches, sand dunes, or submerged lands.

(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 on beaches, sand dunes, or submerged lands. All proposed activities are located landward of the dynamic dune field and will not affect the sand sharing system.

(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

The warranty deed dated November 9, 2020 conveying the subject property from Goodman-Doty Sea Island Investments, LLLP to Sea Shark LLC was filed and recorded on November 19, 2020 at the office of the Clerk of Superior Court of Glynn County, Georgia, Deed Book 4325, page 421 (Attachment B.). Also included is the Amended and Restated Operating Agreement of Sea Shark LLC.

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 identified in Attachment C.

10.0 Zoning Certification

A Conditional Use Permit was approved by the Glynn County Board of Commissioners on September 1, 2022 (CUP5133). A letter stating that the project complies with the Glynn County Zoning Ordinance dated September 18, 2022 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 Roberts Civil Engineering, dated October 27, 2022 certifying the design is included at Attachment E.

12.0 Permit Drawings

Improvements are depicted on the site plan prepared by The Vine titled *Sheridan Residence 117 E 18th Street Sea Island, GA 31561, SPA Permit Plan*, dated June 30, 2022 (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*

September 18, 2022

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

RE: 117 E. Eighteenth Street, Sea Island
(parcel number 05-00268 and a portion of 05-05941)

To Whom It May Concern:

The plans for native landscaping seaward of the development setback line are not violative of the Glynn County Zoning Ordinance. The Glynn County Board of Commissioners approve a Conditional Use Permit on September 1, 2022 (case number CUP5133) 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 or 912-554-7460.

Sincerely,

Stefanie Leif, AICP
Planning Manager

ATTACHMENT E



301 Sea Island Road, Suite 10
St. Simons Island, GA 31522
912-638-9681 Office 912-289-0339 Fax

October 27th, 2022

Sheridan Residences (c/o The Vine)
117th E 18th Street
Sea Island, GA 31561
(912) 634.7474; (678) 350.3649
haley@vinegardenmarket.com

Mrs. Gardner

Please let this letter serve as notice that all improvements on the site construction plans titled "Sheridan Residences Drainage" located at 117th East 18th Street, Sea Island GA which is located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, meet the most current applicable hurricane resistant standards.

Austin Chalmers

Austin Chalmers

Project Manager

Johnathan Roberts, PE GA License: # 034205

A handwritten signature in black ink, appearing to read 'John Roberts', with a stylized flourish at the end.

ATTACHMENT H

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

May 6, 2022

Sea Shark LLC
c/o Paul Sheridan
1132 Chain Bridge
McClean, VA 22101

**RE: Shore Protection Act (SPA), Jurisdiction Determination Re-Verification, 117
East Eighteenth Street, Lot 1 Block 45, Sea Island, Glynn County, Georgia**

Dear Mr. Sheridan:

Our office has received the survey plat dated April 16, 2021, prepared by Shupe Surveying Company, P.C., No. 3081 entitled "*Tree and Topographic Development and SPA Jurisdiction Line Survey Of: Lot 1 (Revised) Block '45' Sea Island Subdivision No. 1 (Revised) 25th G.M.D., Sea Island Glynn County, Georgia*" prepared for Paul Sheridan Jr. and Rachel Sheridan. Based on my site inspection, on May 6, 2022, this plat and survey accurately depicts the Jurisdiction Line under the authority of the Shore Protection Act O.C.G.A 12-5-230 et seq.

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 May 6, 2023 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: *Tree and Topographic Development and SPA Jurisdiction Line Survey Of:
Lot 1 (Revised) Block '45' Sea Island Subdivision No. 1 (Revised) 25th
G.M.D., Sea Island Glynn County, Georgia*

cc: JDS20220151

Byrnes, Elizabeth

From: Dan Bucey <dbucey@rlandc.com>
Sent: Tuesday, September 26, 2023 9:37 AM
To: Byrnes, Elizabeth
Cc: haley@vinegardenmarket.com; bryce@vinegardenmarket.com; Austin Chalmers
Subject: RE: 117 East 18th Street - Sea Shark LLC

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.

1. Dewalt Construction Calculator: $25' \times 8'' = 16.6 \text{ SF}$
3. Correct
4. Austin will get license number and put it on the letter.

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>
Sent: Tuesday, September 26, 2023 9:29 AM
To: Dan Bucey <dbucey@rlandc.com>
Cc: haley@vinegardenmarket.com; bryce@vinegardenmarket.com
Subject: RE: 117 East 18th Street - Sea Shark LLC

Dan, please see my notes below.

- 1.) In my calculations, $25' \times 8''$ or $25' \times 0.6' = 15\text{sq.ft.}$
- 2.) Thank you for the clarification.
- 3.) Based on my calculations here (using the 17sq.ft. you state for the retaining wall and the other figures supplied), 1,787sq.ft. is unaccounted for in the Sheridan jurisdiction and 147 sq.ft. unaccounted for in the ROW jurisdictional area. Is this correct and these areas are to remain as you mention below?
- 4.) Can you please include the state of Georgia license number for Johnathan Roberts?

Thank you,

Beth Byrnes

Coastal Permit Coordinator

Coastal Resources Division

Office: 912-262-3127 | Mobile: 912-266-0277

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