

**Shore Protection Act Application
DM-4 SI Properties, LLC
1312 Caroline Lane, Sea Island, Georgia**

1.0 Introduction:

DM-4 SI Properties, LLC proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 1312 Caroline Lane, Sea Island, Glynn County, Georgia (latitude 31.18798°, longitude -81.33981°). The activities proposed within SPA jurisdiction consist of the installation of native landscaping and a portion of a pool deck and spa. The proposed project would result in ninety-five percent (95%) 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 Caroline Lane north of East 13th Street, on 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 October 7, 2022 (Attachment H). The jurisdiction limits are depicted on the survey prepared by Shupe Surveying Company, P.C., titled *A Topographic And SPA Jurisdiction Survey Of: Lots 6 & 7, Block 37 Sea Island Subdivision No. 1 And Additional Property (26,751 SQ. FT.) 25th G.M.D, Sea Island, Glynn County, Georgia* dated May 3, 2022, revised December 8, 2022.

The subject lot is 26,751 ft², of which 4,078 ft² lies within the jurisdiction of the SPA. A residential dwelling is located landward of jurisdiction. The area within jurisdiction consists of lawn and landscaping. An existing rock revetment is located immediately east of the subject lot, which is covered with dunes created by Sea Island beach nourishment projects.

3.0 Project Description

The applicant proposes to remove and replace the existing lawn and landscaping within the 4,078 ft² SPA jurisdictional area with native turf and plantings and construct a 213 ft² portion of a proposed pool deck and spa. Improvements are depicted on the proposed site plan prepared by The Vine titled *The Millican Residence 1312 Caroline Lane Sea Island, Georgia 31561*, dated January 13, 2023, revised October 31, 2023 and summarized in Table 1. Typical residential underground irrigation will be installed in landscaped and lawn areas. All work within jurisdiction will be accomplished with typical earth-moving equipment including excavators and skid-steer, as well as hand labor.

Table 1: DM-4 SI Properties LLC SPA Activity Summary Table

PROPOSED ACTIVITY	
Activity	Area (ft²)
Native Lawn	2,909
Native Plantings	653
Pool deck/spa	213
Natural Area to Remain	303
Total SPA Area	4,078

Upon completion of the project, ninety-five percent (95%) 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 an existing rock revetment that is covered with dunes created during beach nourishment activities and landward of the 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-five percent (95%) 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 Roberts Civil Engineering dated April 24, 2023, 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;

Ninety-five percent (95%) 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 and constructed dunes and landward of the dynamic dune field. 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 an existing rock revetment that is covered with constructed dunes and landward of the dynamic dune field and submerged lands and will not unreasonably alter 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 and constructed dunes. 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 conveying the subject property from Stiles Young Conrad, as Trustee under Item V of the Last Will and Testament of Luther Neil Conrad, Jr. to DM-4 SI Properties, LLC dated June 9, 2022, recorded on June 13, 2022 at the office of the Clerk of Superior Court of Glynn County, Georgia, Deed Book 4700, page 252
- Operating Agreement Of DM-4 SI Properties, LLC effective March 23, 2022

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 March 16, 2023 (CUP5372). A letter stating that the project complies with the Glynn County Zoning Ordinance dated March 23, 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 Roberts Civil Engineering dated April 24, 2023, is included at Attachment E.

12.0 Permit Drawings

The proposed activities are depicted on the drawing produced by The Vine titled *The Millican Residence 1312 Caroline Lane Sea Island, Georgia 31561*, dated January 13, 2023, revised October 31, 2023 (Attachment G).

13.0 Application Fee

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



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APPENDIX D: Zoning Certification



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

March 23, 2023

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

RE: 1312 Caroline Lane, Sea Island
(parcel number 05-00453)

To Whom It May Concern:

The plans for the improvements seaward of the development setback line per the plans by The Vine dated 1/13/2023 are not violative of the Glynn County Zoning Ordinance. The Glynn County Board of Commissioners approved a Conditional Use Permit on March 16, 2023 (case number CUP5372) 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



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APPENDIX E: Hurricane Standards Certification



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April 24th, 2023

Millican Residence (C/o The Vine)
1312 Caroline Lane
Sea, Island, GA 31561
Haley@vinegardenmarket.com

Mrs. Gardner:

Please let this letter serve as notice that all improvements on the site construction plans titled "Millican Residence Drainage" located at 1312 Caroline Lane, 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



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APPENDIX H:
DNR-CRD SPA Jurisdiction Line Letter and Survey



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

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

October 7, 2022

Shupe Surveying Co., P.C.
c/o Gary Nevill
3837 Darien Hwy.
Brunswick, GA 31525

**RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, 1312
Caroline Lane, Lots 6 and 7 Block 37, Sea Island Subdivision No. 1, Sea Island,
Glynn County, Georgia**

Dear Mr. Nevill:

Our office has received the survey plat dated April 8, 2022, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*A Topographic and SPA Jurisdiction Survey Of: Lots 6 & 7, Block 37 Sea Island Subdivision No. 1, and Additional Property (26,751 sq. ft.) 25th G.M.D., Sea Island, Glynn County, Georgia*" prepared for David Millican. 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 October 6, 2022.

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 October 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: *A Topographic and SPA Jurisdiction Survey Of: Lots 6 & 7, Block 37 Sea Island Subdivision No. 1, And Additional Property (26,751 sq. ft.) 25th G.M.D., Sea Island, Glynn County, Georgia*

Cc: Josh Youngner, Architect
Filename: JDS20220285

