
21ST STREET PARTNERS, LLC

108 EAST 21ST STREET

SHORE PROTECTION ACT PERMIT APPLICATION

January 17, 2025

Revised July 21, 2025

APPLICANT:

21ST STREET PARTNERS, LLC c/o Jeff Meskin

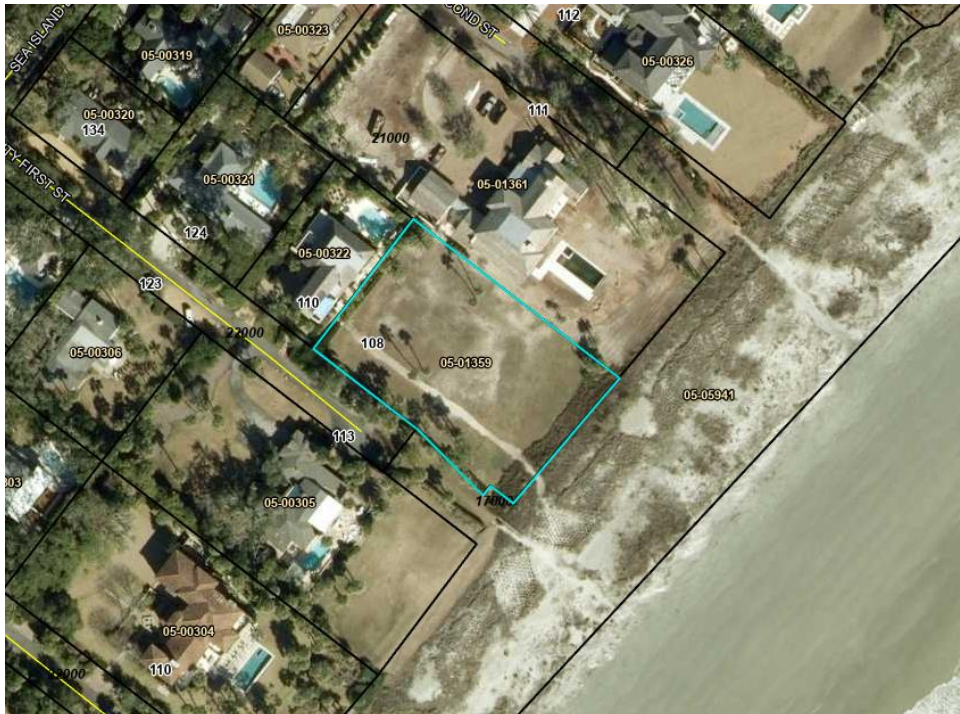


Table of Contents

Section 1.0 Introduction.....	1
Section 2.0 Existing Conditions.....	1
Section 3.0 Project Description.....	1
Section 4.0 Landfill / Hazardous Waste Statement.....	2
Section 5.0 Requirements and Restrictions Regarding Issuance of Permit	2
Section 6.0 Public Interest Statement	3
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 Permit Drawings	4
Section 12.0 Application Fee.....	4

Attachments:

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

Shore Protection Act Application
21st Street Partners, LLC
108 East 21st Street, Sea Island, Glynn County, Georgia

1.0 Introduction:

21st Street Partners, LLC proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 108 East 21st Street, Glynn County, Georgia (latitude 31.19391°, longitude - 81.33449°). The activities proposed within SPA jurisdiction consist of the installation of native landscaping. The proposed project would result in one hundred percent (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 Sea Island Drive and north of East 21st Street, on Sea Island, on the Atlantic Ocean (Attachment E, Vicinity Map). The SPA jurisdiction line was field verified by the Coastal Resources Division (CRD) staff and verified in writing via letter of October 8, 2024 (Attachment G). The jurisdiction limits are depicted on the survey prepared by Shupe Surveying Company, P.C., titled *A Tree & Topographic Survey Of: Tract A Revised Block 53, Sea Island Subdivision No. One 25th G.M.D. Glynn County, Georgia* dated February 26, 2024, revised April 29, 2024.

The subject lot is 35,730 ft² of which 7,481 ft² lies within the jurisdiction of the SPA. A residential dwelling is under construction landward of jurisdiction. The area within jurisdiction consists of formerly maintained lawn and landscaping. An existing rock revetment is located along the eastern property line 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 portions of the 7,481 ft² SPA jurisdictional area with paspalum grass, native grasses, native shrub material, and palm trees. Improvements are depicted on the proposed site plan prepared by The Vine titled *The Meskin Residence 108 E. 21st Street, Sea Island, GA 31561*, dated October 30, 2024, revised December 4, 2024 and July 15, 2025 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, as well as hand labor.

Table 1: 21st Street Partners, LLC Activity Summary Table

PROPOSED ACTIVITY	
Activity	Area (ft²)
Paspalum Lawn	2,087
Native Plantings	1,759
Natural Area to Remain	138
Undisturbed Existing Dune	3,497
Total SPA Area	7,481

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.

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;

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 Roberts Civil Engineering dated February 18, 2025 is included at Attachment H.

(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 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 development of the lot 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 Cottage 83, LLC to 21st Street Partners dated September 26, 2023, recorded on September 29, 2023 at the office of the Clerk of Superior Court of Glynn County, Georgia, Deed Book 4887, page 484
- Operating Agreement Of 21st Street Partners, LLC effective September 11, 2023

8.0 Vicinity Map

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

9.0 Adjoining Property Owners

The adjoining property owners are depicted at Attachment C.

10.0 Zoning Certification

A letter stating that the project complies with the Glynn County Zoning Laws dated February 7, 2025 is included at Attachment D, along with a signed copy of the proposed site plan.

11.0 Permit Drawings

The proposed activities are depicted on the drawing produced by The Vine titled *The Meskin Residence 108 E. 21st Street, Sea Island, GA 31561*, dated October 30, 2024, revised December 4, 2024 and July 15, 2025 (Attachment F).

12.0 Application Fee

A check for the application fee of \$100 has been submitted with delivery of the application.

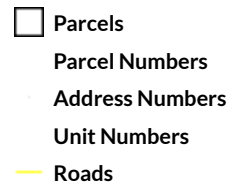
13.0 Hurricane Resistant Certification

A letter from Roberts Civil Engineers dated February 18, 2025 certifying that the proposed activities will meet applicable hurricane resistance standards is included at Attachment H.






RESOURCE+LAND
CONSULTANTS

APPENDIX C: Adjacent Landowners



Developed by  **SCHNEIDER**
GEOSPATIAL

☐

-  **Parcels**
- Parcel Numbers**
-  **Address Numbers**
- Unit Numbers**
-  **Roads**

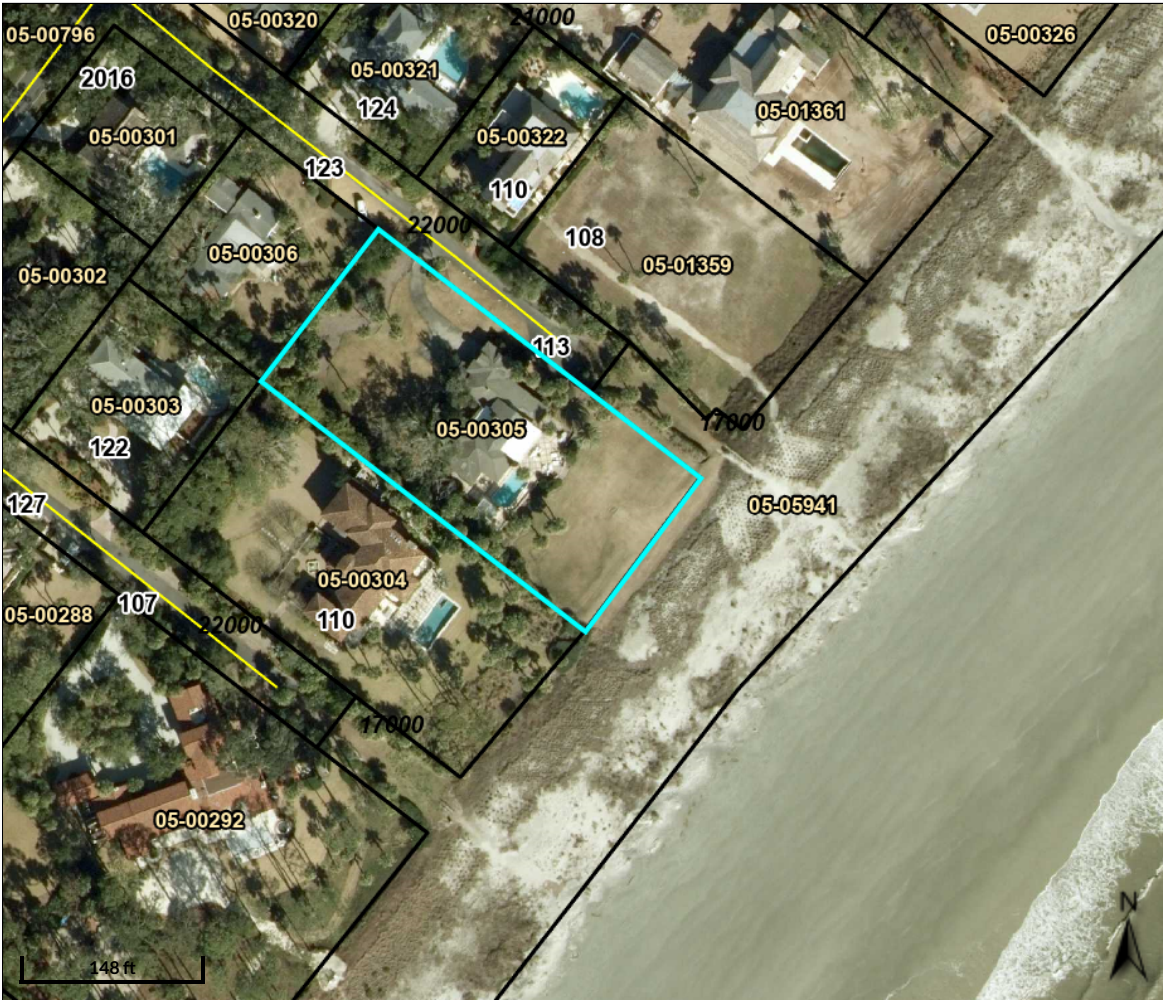
Parcel ID	05-01361
Class Code	Residential Lots
Taxing District	05-SEA ISLAND SEA ISLAND
Acres	1.35

Owner	COASTAL GEORGIA LLC 16 THE LITTLE BOLTONS LONDON
Physical Address	111 E TWENTY SECOND ST
Market Value	\$12417500

Date	Price	Reason	Qual
12/29/2020	0	G	U
9/11/2020	\$6000000	n/a	Q

Last Data Uploaded: 2/13/2025 5:53:30 AM






Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

-  Parcels
-  Parcel Numbers
-  Address Numbers
-  Unit Numbers
-  Roads

Parcel ID	05-00305	Owner	MILLER RICHARD A III AS TRUSTEE	Last 2 Sales			
Class Code	Residential Lots		OF THE TRIP MILLER FAMILY TRUST	Date	Price	Reason	Qual
Taxing District	05-SEA ISLAND SEA ISLAND		640 S PERKINS RD	1/19/2022	0	G	U
			MEMPHIS, TN 38117	1/19/2022	0	G	U
Acres	1.1	Physical Address	113 E TWENTY FIRST ST				
		Market Value	\$9164900				

Date created: 7/29/2025

Last Data Uploaded: 7/29/2025 6:01:37 AM

Developed by  SCHNEIDER
GEOSPATIAL



RESOURCE+LAND
CONSULTANTS

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*

February 7, 2025

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

RE: 108 E. Twenty First St., Sea Island, GA 31561
Parcel 05-01359

To Whom It May Concern:

Pursuant to the request for a zoning certification letter regarding 108 E. Twenty First St., Sea Island, please find the following:

The placement of native landscaping within SPA jurisdiction, as depicted in the attached plan, does not conflict with any current Glynn County zoning laws.

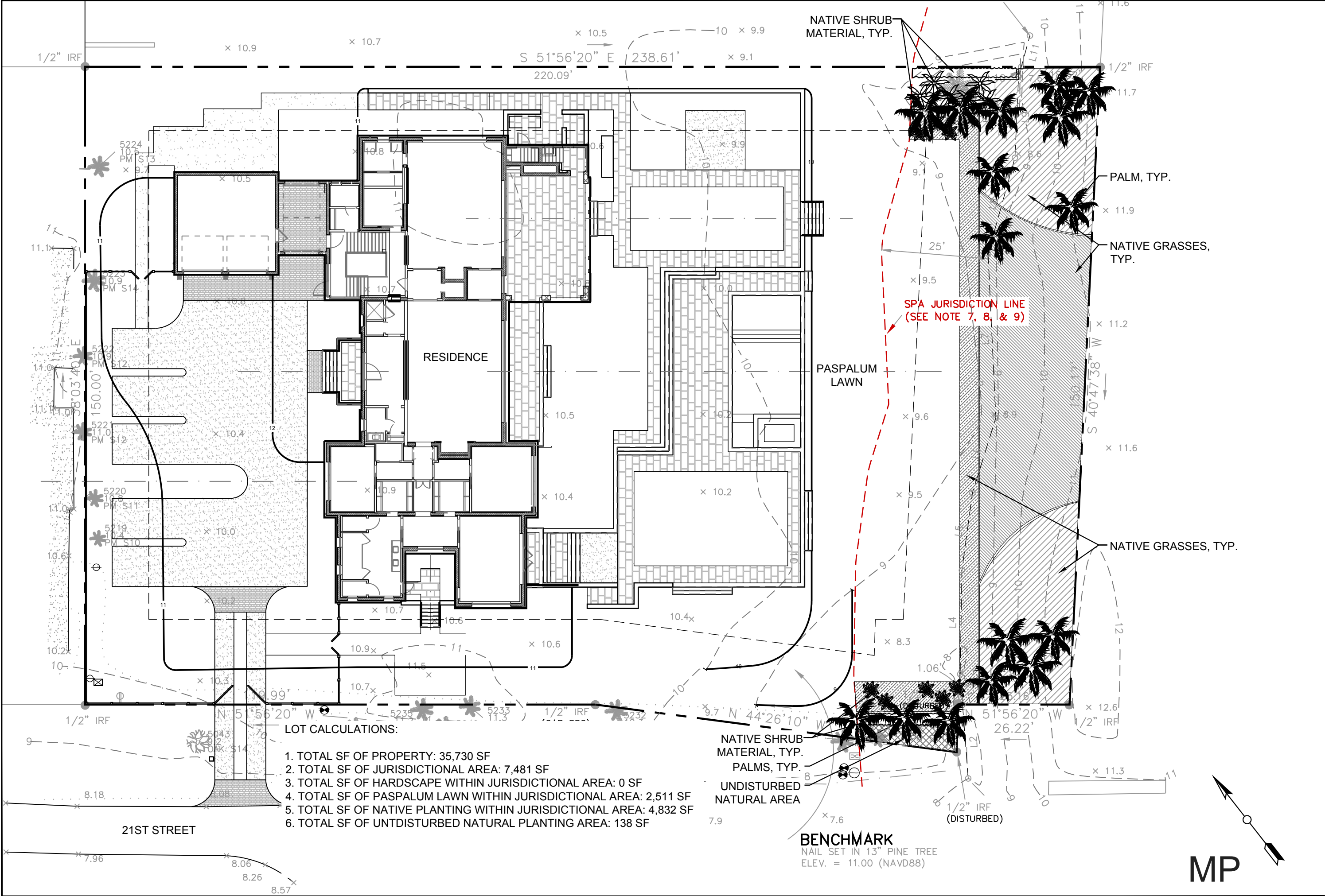
Should you have any additional questions, please feel free to contact me at mpostal@glynncounty-ga.gov.

Sincerely,

Maurice Postal

Maurice Postal, AICP
Development Review Manager

The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.



NOTE:
ALL PLANS PROVIDED BY THE VINE ARE LANDSCAPE DESIGN SUGGESTIONS AND RECOMMENDATIONS AND ARE NOT INTENDED FOR ANY ARCHITECTURAL OR ENGINEERING USE. THE DESIGNER IS AN INDEPENDENT CONTRACTOR AND ALL SERVICES PROVIDED BY THIRD PARTIES MUST BE NEGOTIATED BY THE HOMEOWNER / CONTRACTOR. ALL DRAWINGS ARE PROPERTY OF THE VINE AND SHOULD NOT BE REPRODUCED IN ANY MANNER THAT WOULD ALLOW IT TO BE VIEWED BY ANY INDIVIDUAL NOT ORIGINALLY LISTED AS THE RECIPIENT.

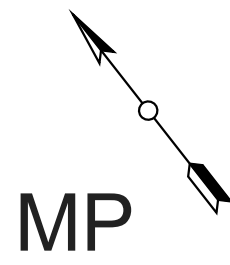
THE MESKIN RESIDENCE
108 E. 21ST STREET,
SEA ISLAND, GA 31561

DRAWING TITLE:
SPA PERMIT PLAN

ISSUE DATE:
10.30.24
REVISIONS:
12.4.24

DESIGN:
BRYCE BROCK
HALEY GARDNER

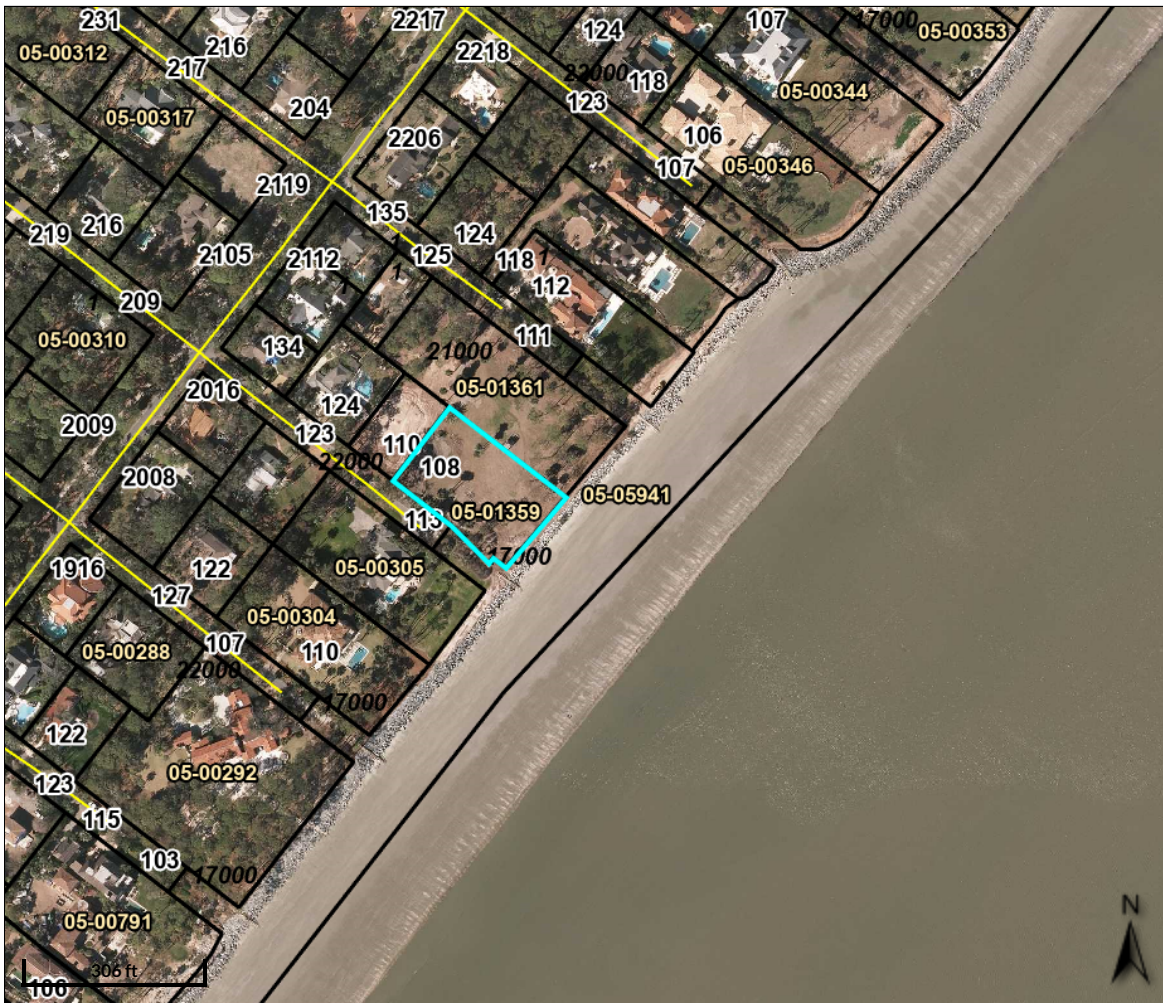
SCALE:
1"=20'-0"





RESOURCE+LAND
CONSULTANTS






APPENDIX E: Vicinity Map



Overview



Legend

-  Parcels
-  Parcel Numbers
-  Address Numbers
-  Unit Numbers
-  Roads

Parcel ID	05-01359	Owner	21ST STREET PARTNERS LLC	Last 2 Sales			
Class Code	Residential Lots		209 CLOISTER GREEN LN	Date	Price	Reason	Qual
Taxing District	05-SEA ISLAND		MEMPHIS, TN 38120	9/26/2023	\$11500000	WD	U
	SEA ISLAND	Physical Address	108 E TWENTY FIRST ST	n/a	0	n/a	n/a
Acres	0.82	Market Value	\$5600000				

Date created: 12/9/2024

Last Data Uploaded: 12/9/2024 6:35:44 AM

Developed by  SCHNEIDER
GEOSPATIAL



**RESOURCE+LAND
CONSULTANTS**

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



COASTAL RESOURCES DIVISION

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

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

October 8, 2024

21st Street Partners, LLC
209 Cloister Green Lane
Memphis, TN 38120

RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, 108 East Twenty-First Street, Sea Island, Glynn County, Georgia

Dear 21st Street Partners, LLC:

Our office has received the survey plat dated February 26, 2024, revised on April 29, 2024, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*A Tree & Topographic Survey of: Tract A Revised Block 53, Sea Island Subdivision No. One 25th G.M.D. Glynn County, Georgia*" prepared for 21st Street Partners, LLC. 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 7, 2024.

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 7, 2025 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 questions, please contact me at (912) 264-7218.

Sincerely,

Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *A Tree & Topographic Survey of: Tract A Revised Block 53, Sea Island Subdivision No. One 25th G.M.D. Glynn County, Georgia*

Filename: JDS20240296



RESOURCE+LAND
CONSULTANTS

APPENDIX H: Hurricane Resistant Standards Certification



ROBERTS
CIVIL ENGINEERING

St Simons Island | Savannah | Jacksonville | Charleston

www.robertscivilengineering.com

February 18th, 2025

Meskin Residence (c/o The Vine)
108 East 21st 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 "Meskin Drainage" located at 108 East 21st Street, Sea Island GA which is located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, will meet the most current applicable hurricane resistant standards.

Austin Chalmers

Austin Chalmers

Project Manager

Johnathan Roberts, PE GA License: #034205