

LAND DESIGN ASSOCIATES, INC.

228 Redfern Village #203
St. Simons Island, GA 31522
912.571.1137
LandDesignAssociates@gmail.com

5/26/2023

Mr. Josh Noble
Coastal Resources Division
Georgia Department of Natural Resources
One Conservation Way, Suite 300
Brunswick, Georgia 31520

Dear Mr. Noble,

Mr. John Shelton and Mrs. Pamela Flick seek a permit to construct a new pool and pool deck along with a new masonry retaining wall at their home, located at 4212 Thirteenth Street, St Simons Island, GA 31522 (Latitude 31° 09' 12"N Longitude 81° 21' 59"W).

Existing Conditions:

The Total Parcel is 6050 square feet. The Subject Parcel within the property that falls under SPA Jurisdiction is 1735 square feet. The list below outlines the existing conditions of the Subject Parcel:

- Existing wood deck and stairs with a footprint of 164 square feet that has 35 square feet overhanging the subject parcel in the 20' unimproved alley
- Steppingstone path with a footprint of 63 square feet
- Remove a portion of existing sandbags that fall within the subject parcel with a footprint of 215 square feet. Sandbags were initially installed by the applicant.

This next list outlines the existing conditions on the Property that fall outside of the SPA Jurisdiction:

- 3 Story home with a footprint of 2454 square feet
- Concrete Paver driveway with a footprint of 854 square feet

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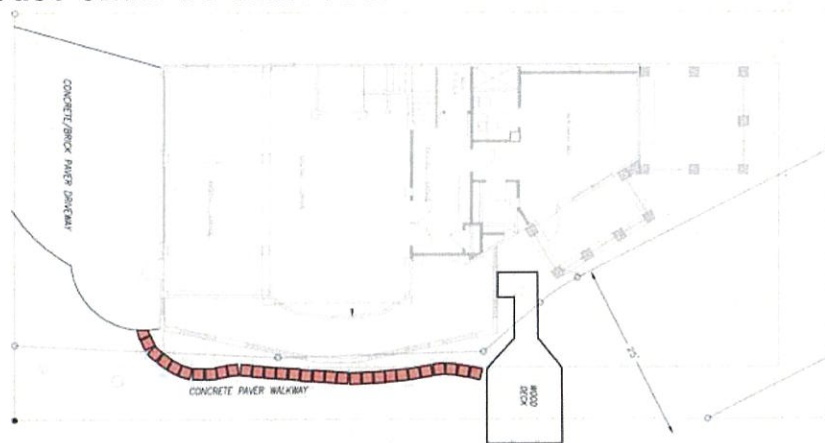
MAY 26 23

GA-DNR

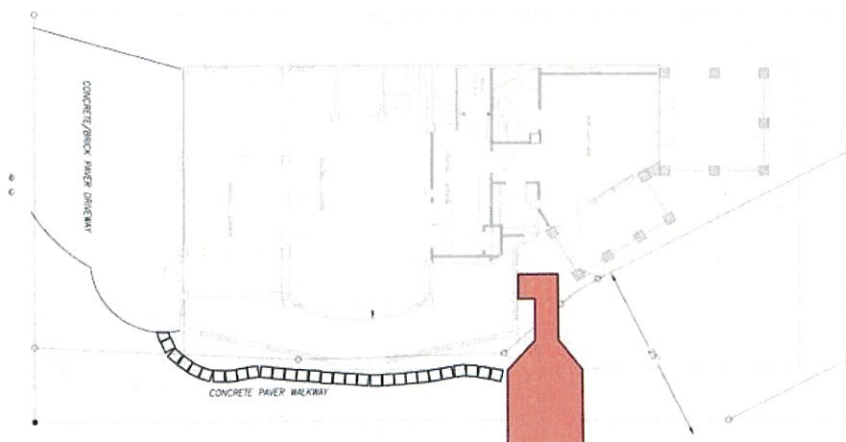
Proposed Footprints:

The following list and figures illustrate what items will remain on site, which items will be removed from the site, and which items are proposed to be built/added to the site.

The existing concrete paver walkway (63 square feet) located on the east side of the house shall be removed.



The existing wood deck and stairs (164 square feet) on the east of the house shall be removed

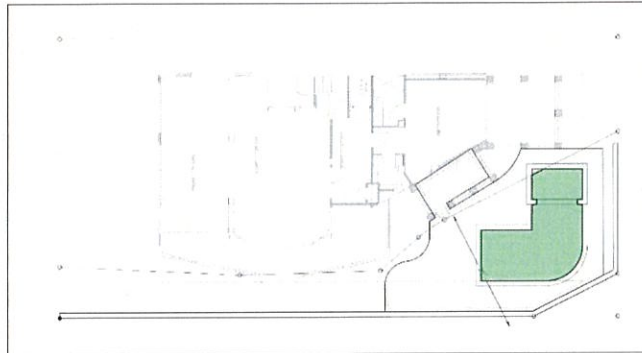


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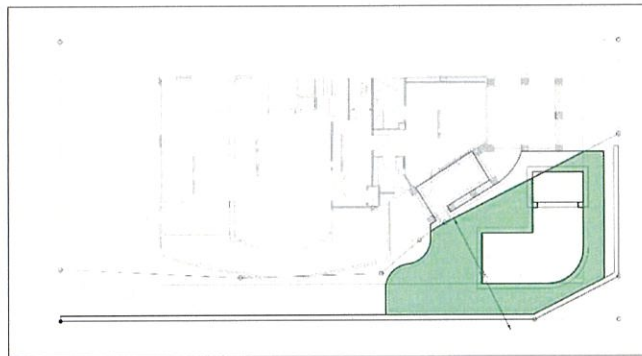
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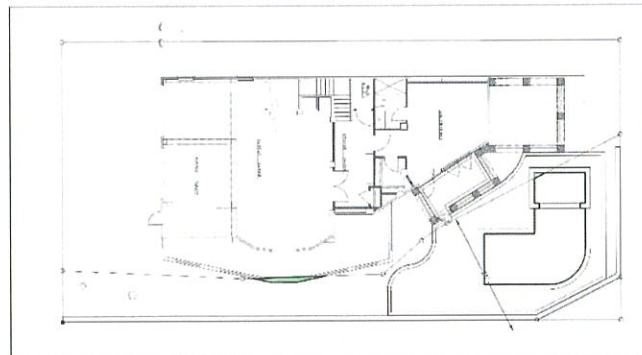
Proposed Pool and Spa (308 square feet within SPA Jurisdiction) to be installed



Proposed Pool Deck, Pool Coping, and Gas Burning Fire Pit (590 square feet within SPA Jurisdiction) to be installed



Existing portion of the house (8 square feet within SPA Jurisdiction) to remain



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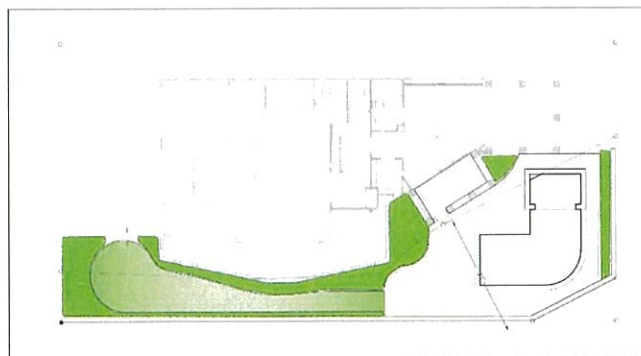
GA-DNR

Proposed Masonry Retaining Wall (136 square feet within SPA Jurisdiction) to be installed. The retaining wall shall be 18" above finished grade of the landward side of the wall as it pertains to the pool deck. Overall height and elevation specifications from the seaward side will be field determined due to the shifting of elevations at the toe of due since the original survey and reverification of the SPA Jurisdiction. Width of the wall is 10" with a 12" wide cap.



Any native vegetation that is disturbed during construction will be replaced with like kind. Any grass or sandy areas that are disturbed during construction will be replaced with grass and/or sand of like kind. Proposed plantings of sod, ornamental grasses, and foundational planting to help return portion of site to a vegetated state.

The proposed area to be vegetated and or return to its natural state is 667 square feet.

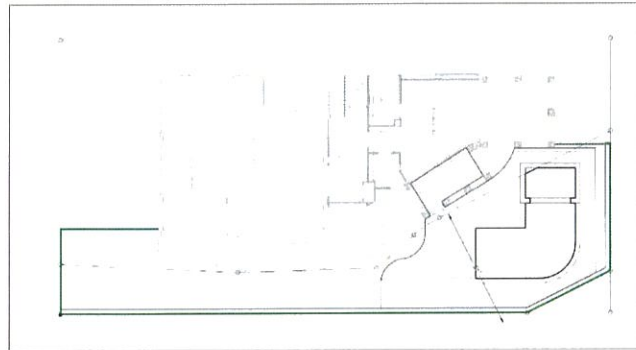


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191 linear feet of 2" wide aluminum fence will be constructed around the back yard. 153 linear feet fall within the SPA Jurisdiction (153 LF x 2" = 26 square feet)



Pool equipment will be located under the existing terrace and will not add any additional site coverage to the site.

An underground irrigation system is proposed to be installed throughout all landscape beds. All irrigation will be surrounded by softscape materials.

Construction methods, materials, and access - All construction access shall occur from the applicant's property. Weight distribution mats will be used along the access route to limit impacts. The work shall be performed by a Georgia Licensed Pool Contractor and Landscape Contractor with power hand tools, a 305 Caterpillar excavator (or equivalent), and a 259D Caterpillar skid steer (or equivalent) for digging the pool structure and removing sandbags. Construction activity around the existing structure shall be completed in such a manner as to minimize disturbance to dune vegetation and root mass. Any native dune vegetation impacted by construction activity shall be replaced in like kind. All grass and sandy areas that are disturbed will be rejuvenated with sand and planted back with like kind-native species. Materials shall be marine grade pressure treated wood and marine grade stainless steel or galvanized fasteners and hardware. Best Management Practices (BMPs) shall be used and no unauthorized equipment, materials, or debris shall be placed, disposed of, or stored in the jurisdictional areas. There shall be no construction fencing used in the jurisdictional area.

Intended Use - The proposed pool and deck are intended for personal use at their home.

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Size - The estimated total proposed construction area, within the SPA Jurisdictional Area, is 1734 square feet (0.040 AC). Some existing vegetation may be removed during construction but will be replaced with like kind. Minimum grading will exist to ensure the pool deck is level and provides adequate drainage.

Design Standards - This project meets and/or exceeds all applicable design criteria:

- Construction impacts are minimal and temporary (see construction methods above).
- Areas shall be completely restored if disturbed (see construction methods above).
- The project maintains the normal functions of the sand-sharing system in minimizing damage from storms, waves, and erosion for this property and neighboring properties
- This project exceeds the requirement to retain at least 1/3 of the parcel in its naturally vegetated and topographic condition. See table on page 6.

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Item	Full Area Square Footage	SPA Site Coverage Square Footage
Pool and Spa	310	308
Deck and Coping	761	590
Retaining Wall	136	136
Existing House	1734	8
Fence	32	26
Total Project Square Footage within SPA JD		1069
SPA Project Area Square Footage		1735
Site Coverage (not to exceed 66%)		62%

Description of Alternatives Considered – Alternatives were limited since majority of the open space within the property falls within the SPA Jurisdiction. Multiple shapes of the pool and pool deck were contemplated. The proposed design had the smallest overall footprint and the lowest impact within the SPA Jurisdiction.

Landfill/Hazardous Waste Statement – The Georgia Hazardous Sites list indicates this area is NOT over a hazardous site or landfill. <https://epd.georgia.gov/hazardous-site-inventory>

Public Interest Statement – Each of the following public interests are considered:

- No unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created.
- The granting of this permit and completion of the applicant’s proposal shall not unreasonably interfere with the conservation of marine life, wildlife, or other resource
- The granting of this permit shall not unreasonably interfere with access by recreation use and enjoyment of public properties impacted by the project.

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We appreciate your consideration of this request and we anticipate construction to begin as soon as we receive permission to proceed from your agency

Best regards,



Jeff Homans
Landscape Architect
Land Design Associates, Inc.

Accompanied Files:

- Georgia Shore Protection Act Permit Application and supporting documents
- Associated Plans

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GA-DNR

Byrnes, Elizabeth

From: Blake Hightower <landdesignassociates@gmail.com>
Sent: Friday, May 26, 2023 1:11 PM
To: Byrnes, Elizabeth
Cc: Noble, Josh
Subject: Re: 4212 13th Street and 826 Park Way
Attachments: Adjacent Properties_Shelton_Flick-8.5x11.pdf; 2023.05.26_Permit Letter.pdf; 2023.05.26_Venus Residence-11x17.pdf

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.

4212 13th Street

- Updated APOs
 - See attached
- Explanation included for height/width of wall etc. as discussed
 - added the following to the permit letter
 - "The retaining wall shall be 18" above finished grade of the landward side of the wall as it pertains to the pool deck. Overall height and elevation specifications from the seaward side will be field determined due to the shifting of elevations at the toe of due since the original survey and reverification of the SPA Jurisdiction. Width of the wall is 10" with a 12" wide cap"
- Temporary Impacts: quantify vegetation, beach quality sand
 - added the following to the permit letter
 - "The proposed area to be vegetated and or return to its natural state is 667 square feet.
 - The proposed vegetation as shown will not require any beach sand at this time..if we notice that sand is needed during construction we will obtain beach quality sand for replacement of like kind.
- I noticed 8sq.ft. of house in jurisdiction listed on the drawing but don't see this in the description. Can you please clarify?
 - added a section in the project letter for the 8sf of the existing house that falls within the jurisdiction

826 Park Way

- Project description says 369sqft.of pool deck and the table says 408sq.ft.
 - I apologize...I erased the wrong table on the drawing. Updated plan with correct 369 sf is attached

On Fri, May 26, 2023 at 10:45 AM Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov> wrote:

Just some quick things I have noticed off hand:

Zoning Letter for DNR SPA Application

2 messages

Blake Hightower <landdesignassociates@gmail.com>

Wed, Dec 14, 2022 at 3:27 PM

To: Stefanie Leif <sleif@glynncounty-ga.gov>

Cc: Jeff Homans <jeffhomans@gmail.com>, Bo Parker <boparker.lida@gmail.com>

Stefanie,

I have two properties that we are preparing SPA Permit Applications for. I am attaching the permit letter and associated plans for your review to receive zoning letter of permission

826 Park Way - St Simons Island

- Application is for permission to construct a portion of the new house, pool with spa, pool decking, fireplace, and landscaping

4212 Thirteenth St - St Simons Island (East Beach)

- Application is for permission to construct a pool with spa, pool decking, fire pit, and masonry retaining wall.

Please let me know if you have any questions or comments. We would like to submit our application to the DNR this week if possible

Thanks
Blake

—
Blake Hightower

Associate Landscape Architect

Land Design Associates, Inc.

<http://www.landscapearchitectga.com/>

228 Redfern Village #203

St Simons Island, GA 31522

(229) 402-9376

landdesignassociates@gmail.com

4 attachments **2022.12.14_Griffin Permit Letter.pdf**
329K **2022.12.14_Griffin Plan-11x17.pdf**
655K **2022.12.13_Shelton_Flick Permit Letter.pdf**
411K **22.12.09_Shelton_Flick-11x17.pdf**
536K

Blake Hightower <landdesignassociates@gmail.com>

Wed, Dec 14, 2022 at 3:56 PM

To: Stefanie Leif <sleif@glynncounty-ga.gov>

Cc: Jeff Homans <jeffhomans@gmail.com>, Bo Parker <boparker.lida@gmail.com>

Stefanie,

I left off the Zoning Certification Request forms. Can I pay the fees over the phone or do I need to come in person?

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DEC 20 2022

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Thanks
Blake
[Quoted text hidden]

2 attachments

 **Shelton-Flick_Zoning-Certification-Request-Form.pdf**
544K

 **Griffin_Zoning-Certification-Request-Form.pdf**
544K

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List of Sites on HSI by County

HSI ID	Site Name	Site County
10111	Scripto Plant & Office Complex (Former)	Fulton
10158	Johnson Controls	Fulton
10170	A&D Barrel & Drum Company	Fulton
10196	Estech General Chemicals	Fulton
10204	Metalplate Galvanizing Corp	Fulton
10276	Southern States Landfill	Fulton
10284	Atlanta Fish Warehouse (Former)	Fulton
10348	Bumper Distributors of Atlanta	Fulton
10367	Sun Laboratories of Atlanta	Fulton
10393	Tift Site	Fulton
10400	Whitehall Street Wire Burning Site	Fulton
10416	2386 Paul Avenue	Fulton
10422	Stephenson Chemical Company	Fulton
10441	Cascade Springs Dry Cleaner	Fulton
10443	Mindis Recycling-Shredding Division	Fulton
10459	Seaboard Industrial Blvd. Site	Fulton
10498	General Chemical Corporation	Fulton
10542	Roswell Station	Fulton
10547	Rayloc Facility	Fulton
10548	RentRite Property	Fulton
10594	Old National Shopping Center	Fulton
10637	Welcome Years, Inc.	Fulton
10663	Fulton County Landfill	Fulton
10689	Woodall Creek Site	Fulton
10690	Imperial Cleaners (Former)	Fulton
10732	National Smelting and Refining	Fulton
10740	Unitog Company Facility (Former)	Fulton
10747	Simmons Plating Works	Fulton
10758	Huntridge Shopping Center	Fulton
10778	ESB, Inc.	Fulton
10797	Weddington, James (Estate of)	Fulton
10807	Fountain Oaks Shopping Center	Fulton
10810	Pineview Plaza Shopping Center	Fulton
10829	Square D Company (Former)	Fulton
10880	Dry Cleaning Depot	Fulton
10883	Roswell Cleaners & Coin Laundry	Fulton
10891	431 Vine Street - Vacant Lot	Fulton
10894	Bright Hour Trust Property	Fulton
10904	Carriage Cleaners (Former)	Fulton
10908	New Plaza Cleaners	Fulton
10932	Tropical Breeze Laundry	Fulton
10664	Gilmer County SR 52 - Tower Road MSWLF	Gilmer
10839	Gibson - CR 50 Ph. 1 MSWLF	Glascok
10006	Hercules 009 Landfill - NPL Site	Glynn
10028	Escambia Treating Company - Brunswick (aka Brunswick Wood NPL	Glynn
10058	Hercules	Glynn
10144	LCP Chemicals - NPL Site	Glynn
10156	Federal Law Enforcement Training Center	Glynn
10242	Terry Creek Dredge Spoil Area- NPL site	Glynn
10251	Chemresol	Glynn
10282	4th Street Landfill (Brunswick Airport)	Glynn
10317	T Street Dump	Glynn
10587	STSE, Inc.	Glynn

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List of Sites on HSI by County

HSI ID	Site Name	Site County
10665	Glynn Co. - Cate Road C&D MSWLF	Glynn
10769	Lanier Plaza Shopping Center	Glynn
10804	Cork's Fabricare	Glynn
10885	Plant McManus Substation	Glynn
10909	Cotton Court Property (Lot 28)	Glynn
10476	Calhoun - Harris Rd. Phase 4 (L)	Gordon
10721	Cairo - 6th Avenue (SL) MSWLF	Grady
10479	Greene County - US 278 West MSWL	Greene
10063	Rockbridge Square Shopping Center	Gwinnett
10082	Univar USA Inc.	Gwinnett
10137	York Casket Hardware (fka Piedmont Metals)	Gwinnett
10286	Button Gwinnett Landfill	Gwinnett
10292	Crymes Landfill	Gwinnett
10297	Ben Gober Landfill	Gwinnett
10515	Sechem, Inc.	Gwinnett
10523	American Amalgamated/Executive Dry Cleaners	Gwinnett
10636	One Hour Martinizing	Gwinnett
10716	Buford - McEver Road MSWLF	Gwinnett
10718	Sugar Hill - Appling Road MSWLF	Gwinnett
10756	Danfoss Maneurop Ltd.	Gwinnett
10776	Arthur C. Curtis Property	Gwinnett
10812	All Rental	Gwinnett
10819	VIP Cleaners (former)	Gwinnett
10844	North Berkeley Lake Road Site	Gwinnett
10863	Paper Mill Road Undeveloped Tract	Gwinnett
10874	Proctor Square Cleaners	Gwinnett
10892	Duluth Dry Cleaner (Former)	Gwinnett
10947	New Heritage Cleaners (Former)	Gwinnett
10044	Mt Airy Wood Preserving Company	Habersham
10458	Habersham County Pea Ridge Road Landfill	Habersham
10826	Chase Road Property	Habersham
10270	Hall County - Allen Creek Sanitary Landfill	Hall
10559	Shade/Allied, Inc.	Hall
10578	Avery Dennison	Hall
10759	Gainesville District Office Complex	Hall
10666	Haralson County Landfill (US 78 Bremen)	Haralson
10856	Harris County Hamilton Road E MSWL	Harris
10073	Dunlop Slazenger Corp	Hart
10135	Monroe Auto Equipment Company (Tenneco)	Hart
10667	Hart County Landfill	Hart
10478	Heard Co. - Frolona Rd. MSWL	Heard
10141	Southern States	Henry
10668	West Asbury Road Phase II MSWLF	Henry
10748	Shakerag Cleaners	Henry

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A Shining Future.

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

May 19, 2023

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

RE: 4212 Thirteenth Street, St. Simons Island
(parcel number 04-02999)

To Whom It May Concern:

The plans for the improvements seaward of the development setback line per the plans by Jeff Homans dated 12/9/22 and revised on 5/19/23 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 CUP5357) to allow as a conditional use the planned activities seaward of the County's development setback line with conditions and safeguards deemed necessary for the protection of public interest.

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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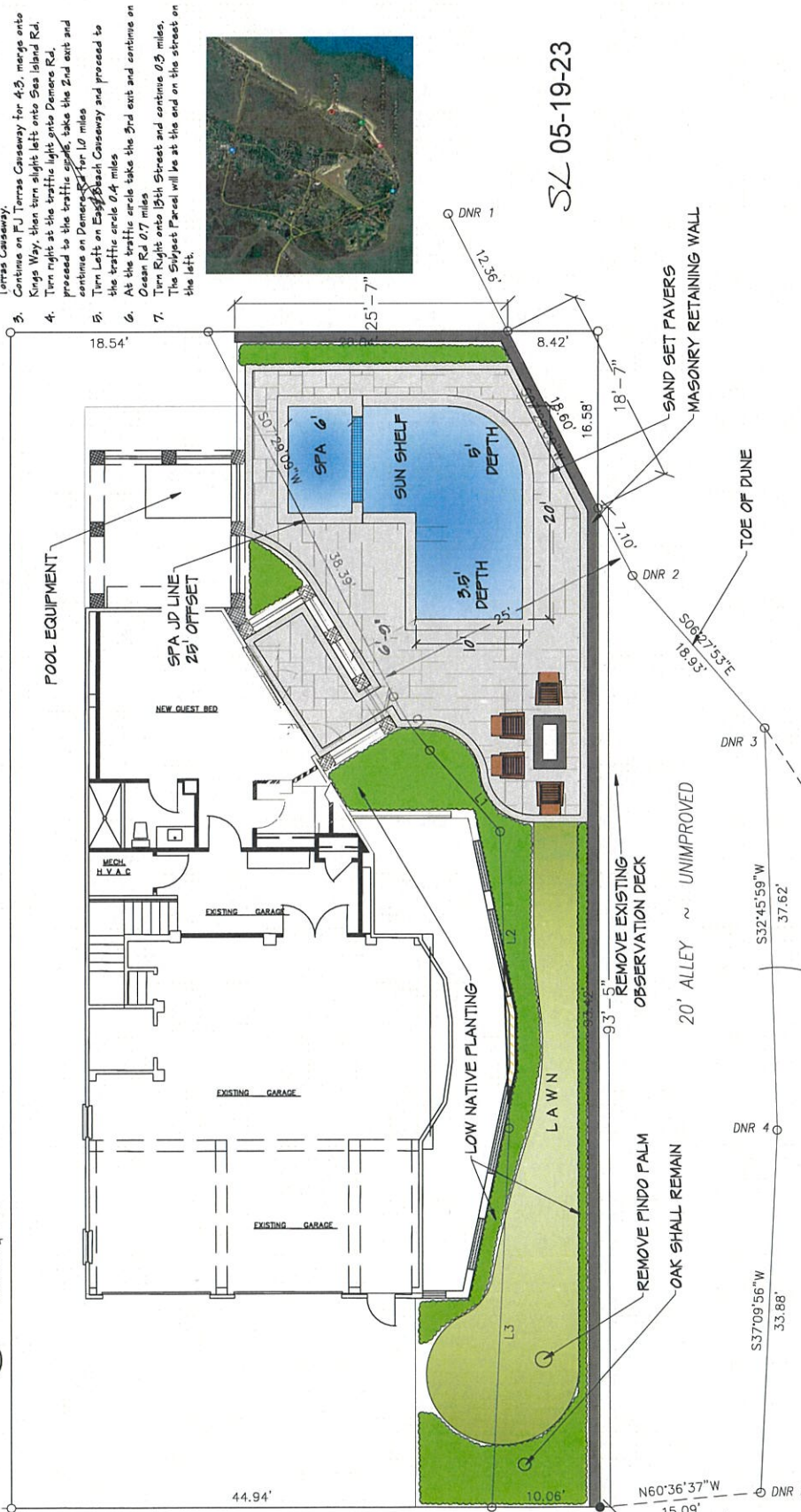
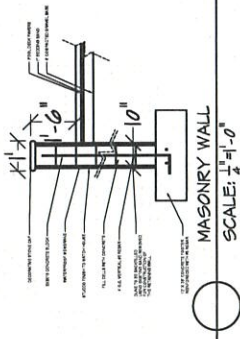
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GENERAL DRAWING NOTES:

- These drawings are submitted on a survey titled "Map to show Retracement Survey of Lot II, Block 26, East Beach Subdivision" by Charles Johnson RLS 26-40.
 - 11"x17" sheets with 1" left margin
 - Drawn to scale w/ per scale and north arrow
- DRIVING DIRECTIONS:**
- From Exit 59 I-95
 - Proceed east on GA-28 Spur 5/Golden Isles Parkway
 - Proceed south on US-17 1/2 miles, turn east onto FJ Terra Casaway.
 - Continue on FJ Terra Casaway for 4.3, merge onto Kings Way, then turn right onto Sea Island Rd.
 - Turn right at the traffic light onto Demore Rd. Proceed to the traffic circle, take the 2nd exit and continue on Demore Rd for 1.0 miles
 - Turn Left on Casp Beach Casaway and proceed to the traffic circle 0.4 miles
 - At the traffic circle take the 3rd exit and continue on Ocean Rd 0.7 miles
 - Turn Right onto 13th Street and continue 0.3 miles. The Subject Parcel will be at the end on the street on the left.

Item	Full Area Square Footage	SPA Site Coverage Square Footage
Pool and Spa	310	308
Deck and Coping	761	590
Retaining Wall	136	136
Existing House	1734	8
Fence	32	26
Total Project Square Footage within SPA JD		1068
SPA Project Area Square Footage		1735
Site Coverage (not to exceed 66%)		62%



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LAND DESIGN ASSOCIATES, INC.

228 Redfern Village #203
St. Simons Island, GA 31522
912.571.1137
LandDesignAssociates@gmail.com

12/13/22

Mr. Josh Noble
Coastal Resources Division
Georgia Department of Natural Resources
One Conservation Way, Suite 300
Brunswick, Georgia 31520

Re: Certification that the proposed project at 4212 Thirteenth Street – Shelton/Flick Residence comply with the most current applicable Hurricane Standards

Dear Mr. Noble,

This letter is provided to certify that all improvements, as depicted on the plans entitled "Site Plan – Shelton-Flick Residence", as submitted on the Shore Protection Act application, date December 9, 2022, comply with the most current, applicable hurricane standards.

Best regards,



Jeff Homans
Landscape Architect
Land Design Associates, Inc.

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Pi-Tech, Inc.
P.O. Box 782
Brunswick, GA 31521
Phone: (912) 289-9563
Fax: (478) 743-5640
web: www.pi-techinc.com

May 18, 2023

Georgia Department of Natural Resources
Coastal Resources Division
41 Park of Commerce Way, Suite 303
Savannah, GA 31405

Re: Shelton-Flick Residence Pool Installation – 4212 East 13th Street
St. Simons Island, GA

To Whom It May Concern:

This letter certifies that the proposed pool to be installed at the above referenced property, as detailed on Pi-Tech drawing S-1, has been designed to meet all applicable hurricane wind and flood load requirements in accordance with the provisions of ASCE 7-16, the 2018 International Building Code with Georgia Amendments, and ASCE 24-14. This letter also certifies that the subject structure has been designed under the direct supervision of the registered design professional whose seal and signature appear below.

Please contact us with any questions or comments regarding this matter, and thank you for the opportunity to be of service.

Sincerely,

Pi-Tech, Inc.
Dennis E. S. Adams, P.E., S.E.
GA Reg. # PE035561 / SE000255



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Dennis Adams Digitally signed by Dennis Adams
Date: 2023.05.19 12:09:10 -04'00'

Structural Engineering Consultants

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

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

March 16, 2022

John C. Shelton
107 Flick Drive
Washington, PA 19034

**RE: Shore Protection Act (SPA), Jurisdiction Determination Re-Verification, 4212
Thirteenth Street, St. Simons Island, Glynn County, Georgia**

Dear Mr. Shelton and Dr. Flick:

Our office has received the survey plat dated December 30, 2020, prepared by Johnson Land Surveyors, P.C., No. 2640 entitled "*Map to Show Retracement Survey of Lot 11, Block 26, East Beach Subdivision St. Simons Island, 25th District, G.M., Glynn County, Georgia, According to a Plat Recorded in Plat Drawer 3, Map No. 71, Public Records of Said County*" prepared for John C. Shelton and Pamela A. Flick. Based on my site inspection, on March 14, 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 March 14, 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,

Josh Noble
Program Manager
Marsh and Shore Management Program

Enclosure: *Map to Show Retracement Survey of Lot 11, Block 26, East Beach Subdivision St. Simons Island, 25th District, G.M., Glynn County, Georgia, According to a Plat Recorded in Plat Drawer 3, Map No. 71, Public Records of Said County*

cc: JDS20220070

