

6 Lovell Avenue, Tybee Island, GA
Project Description for GDNR SPA Permit Application
January 12, 2026

Applicant Information

Forrest Properties LLC, Six Lovell LLC, & Richardson Hobbs Properties LLC

Attn: Simon Richardson

3810 Heritage Walk

Milton, Georgia 30009

Phone: 404-514-8575

Email: Richardsonhobbsproperties@gmail.com

Agent Information

Environmental Science & Technologies Inc. (ES&T Inc)

Attn: Tara Merrill

Post Office Box 30548

Savannah, GA 31410

Phone: 912-224-7312

Email: tmerrill@est-savannah.com

Project Location and Physical Description

The project is located at 6 Lovell Avenue, Tybee Island, GA 31328, and encompasses approximately 0.28 acres. *The property is shown in the attached Property Plat entitled "Survey of Lot 3, Ward No. 1, Tybee Island, Chatham County, Georgia by Craig Brewer, Brewer Land Surveying," PIN # 40003-18006.*

Background

On November 18, 2022, GDNR issued SPA Permit #491 for the elevation and expansion of an existing residential structure. During construction, the original structure was damaged and subsequently demolished. As a result, GDNR issued a letter dated July 24, 2025, from Jill Andrews, Chief of the Coastal Management Section, stating that, because the pre-1979 structure is no longer serviceable, the permit is invalid. For this reason, the property owners have developed plans for a new 2-story home with a smaller footprint than previously allowed by SPA Permit #491.

Shore Protection Jurisdictional Area

The parcel has a total area of 12,081 square feet (0.28 acres), of which 10,809 square feet (0.25 acres) are within the jurisdiction of the state's Shore Protection Act (SPA). There is 1,271 square feet (0.03 acres) of area outside of the SPA jurisdictional area. The Georgia Department of Natural Resources (GDNR) verified

the jurisdictional area on the subject property on August 13, 2025, as noted in the *attached Verification Letter from Deb Barreiro, GDNR, and signed survey from Brewer Land Surveying.*

Proposed Improvements and Impacts to SPA Area

Planned improvements include constructing a two-story residential building and associated supporting infrastructure. The new residence will provide 3,145 square feet of heated and cooled livable space, including two covered porches. The structure will be elevated above the garage and supported by a 1,572-square-foot concrete foundation at ground level. A 136-square-foot pervious paver driveway will provide access to the garage, which is designed for parking, stairs, and storage. There are 2,483 square feet of mowed and maintained lawn that are under SPA jurisdiction. The total impact within the SPA jurisdictional area is estimated at approximately 3,767 square feet (0.08 acres). Impacts include temporary disturbances from site preparation activities such as clearing, grading, filling, and tree removal. In total, these activities will affect about 34.9% of the SPA jurisdictional area. Approximately 7,043 square feet (0.16 acres), or 65.1% of the area under SPA jurisdiction, will be preserved in its natural vegetated and topographic state. Two existing at-grade beach access paths will remain unchanged and unimproved. *See attached plans from Mr. Jay Maupin, Maupin Engineering, and Mr. Jonathan Leonard, Sawyer Design Studio.*

Utilities

Stormwater runoff from the site will be directed to the existing municipal conveyance system, using curbs, gutters, inlets, and underground pipes to ensure proper drainage and management. The municipal system will handle sewage effluent, conveyed via a force main, and treated at a wastewater treatment plant. The project does not include the installation of septic tanks or drain fields.

Beach Access

The property is adjacent to a public beach access point, providing convenient access while maintaining the natural landscape. The project does not propose dune crossovers, walkways, revetments, or bulkheads, in accordance with conservation objectives.

Design Methods to Minimize Dune and Sand-Sharing System Impacts

To minimize impact on the dune system and support sand-sharing processes, the project will use a pier-supported foundation, elevating the structure above grade and reducing direct disturbance to the dune landscape. This design also offers enhanced protection during severe storms and hurricanes. The original site plans included a swimming pool. This feature was removed to maximize green space, leaving more of the parcel undisturbed and supporting the preservation of native vegetation and the site's existing topography. As a result, 65.1% of the property will remain in its natural condition, helping to maintain ecological balance and the integrity of both terrestrial and aquatic systems associated with the site.

Zoning Compliance

The current site plans comply with all applicable ordinances for the R-1 zoning district. *See attached letter from Ms. Patricia Sinel, Community Development Director, City of Tybee Island.*

Certification of Hurricane Design Standards

The project has been designed to meet or exceed hurricane-resistant standards. *See attached letter from Mr. Mark Boyles, Sawyer Design Studio.*

100-Year Floodplain

The property is partially located within the AE-10 and VE-12 flood zones. The new residential structure will be designed and built in accordance with the City of Tybee Technical Standards and Specifications. The home will be elevated so that the bottom of the lowest supporting horizontal structural member (excluding pilings or columns) is no lower than two (2) feet above the base flood elevation (BFE). All heating, air conditioning equipment, electrical, plumbing fixtures, and other service facilities will be elevated at least two (2) feet above the BFE. *See attached Letter from Mr. Mark Boyles, Sawyer Design Studio.*

Landfill and Hazardous Waste Statement

A recent review of the Georgia Department of Natural Resources Hazardous Sites website, the State Hazardous Sites Response Program database, and local government engineering department records found no known hazardous waste sites or landfills in the project area.

Public Interest Statement

The proposed residential home will not unreasonably interfere with the conservation of terrestrial and aquatic species or alter the dynamics of the sand-sharing system. Approval of the permit and completion of the project will not obstruct or impede public access or recreational use of the beach-dune resource.

Adjacent Landowners Contact Information

Nancy Mallory O'Reilly

Physical Address: 0 Lovell Avenue, Tybee Island, GA 31328

Mailing Address: 5300 Linnadine Way, Norcross, GA 30092

PIN # 40003-18-008

William H. Randolph

Physical Address: 8 Lovell Avenue, Tybee Island, GA 31328

Mailing Address: 1490 Sanden Ferry Drive, Decatur, GA 30033

PIN # 40003-18-005

S. Mark Boyles, PE, PC

P.O. Box 22324
Savannah, GA 31403
Phone: (912) 657-1155
smboyles@bellsouth.net

November 5, 2025

Georgia Department of Natural Resources
Coastal Resources Division
Attn: Mr. Deb Barreiro
100 Conservation Way
Brunswick, Georgia 31520

**Re: Hurricane & Wind Resistance Requirements
6 Lovell Ave—0.28 Acres
Tybee Island, GA (PIN No. 40003 18006)**

Ms. Barreiro,

The project mentioned above is situated within FEMA Flood Zones AE (Base Flood Elevation of 10 Feet) and VE (BFE of 12 Feet). Therefore, it will be designed and built according to the City of Tybee Technical Standards and Specifications.

The residential home will be elevated so that the bottom of the lowest supporting horizontal structural member (excluding pilings or columns) is no lower than **two (2) feet** above the base flood elevation (BFE). All heating, air conditioning equipment, electrical, plumbing fixtures, and other service facilities will be elevated at **least two (2) feet above the BFE.**

The project will include an as-built certification from a registered Georgia Land Surveyor upon completion of the work.

Thank you for your assistance. If you need more information, please don't hesitate to contact me at **912-657-1155 or smboyles@bellsouth.net.**

Sincerely,



S. Mark Boyles, P.E.

Copy: Sawyer Design Studio

MAYOR
Brian West

CITY COUNCIL
Nick Hale
Cam Jackson
Tony Ploughe
Nick Sears
Kathryn Williams



CITY MANAGER
Bret Bell

ASST CITY MANAGER
Michelle Owens

MAYOR PRO TEM
Spec Hosti

CITY CLERK
Fabian Mann

CITY ATTORNEYS
Edward M. Hughes
Tracy O'Connell

CITY OF TYBEE ISLAND

January 20, 2026

Tara R. Merrill
Environmental Science & Technologies Inc.
Post Office Box 30548
Savannah, GA 31410

Re: 6 Lovell Avenue PIN 40003 18006

Dear Ms. Merrill:

The submitted development project for a single-family residence dated January 12, 2026, for the above-referenced property, does not appear to be a violation of permitted development in the R-1 zoning district. The proposed footprint of the structure is landward of Tybee's Toe of Dune setback and is within the building envelope.

Any improvements to the property require an approved building permit. Future review of submitted construction and engineering plans may show the need for additional plan revisions or restrictions on this property imposed by local ordinance, state and federal laws, flood prevention controls and any other applicable laws, ordinances, and/or regulations.

If I may answer any questions, please do not hesitate to contact me.

Thank you,

Patricia Sinel, AICP, CFM, CNU-A
Community Development Director
patricia.sinel@cityoftybee.gov
912-472-5031

403 Butler Avenue | P.O. Box 2749
Tybee Island, Georgia 31328-2749



(912) 786-4573 tel
www.cityoftybee.org



COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

JUL 24 2025

Simon Richardson
Robert Forrest
159 Nakomis Place
Alpharetta, GA 30004

Re: Shore Protection Act Permit #491 status and requirements for a new Jurisdictional Determination, 6 Lovell Avenue, Tybee Island, Chatham County, Georgia (SPA20220005)

Dear Messrs. Richardson and Forrest:

On November 18, 2022, the Shore Protection Committee approved Permit #491 authorizing the modification of an existing residence at 6 Lovell Avenue, to include the elevation and expansion of the residence within areas subject to the jurisdiction of the Shore Protection Act (SPA, O.C.G.A. 12-5-230 et seq.). The permitted impacts were calculated using a SPA Jurisdiction Line marked by Coastal Resources Division (CRD) in 2021 using the seaward most portion of a structure existing prior to July 1, 1979 and a line 25ft. landward of the toe of the landwardmost sand dune located on the property (O.C.G.A. 12-5-232(8)). The permit is subject to Standard and Special Conditions.

In February 2025, CRD was notified that the existing pre-1979 structure had been demolished, and a subsequent site visit verified the structure no longer existed and any remnants were unserviceable (O.C.G.A. 12-5-232(16.1)). Due to the change in site conditions, the permitted project to elevate and expand an existing structure within SPA jurisdiction can no longer be constructed as authorized. Therefore, Shore Protection Act Permit #491 is no longer valid. Should you wish to proceed with a project within the SPA jurisdictional area, a new jurisdictional determination and permit from the Shore Protection Committee is required.

If you need assistance or would like to request a jurisdictional determination, please contact Deb Barreiro at deb.barreiro@dnr.ga.gov.

Sincerely,

Jiff H. Andrews

Chief, Coastal Management Section

Enclosure: SPA Permit #491

Cc: Doug Haymans, Director, CRD
Josh Noble, Marsh and Shore Manager, CRD
Deb Barreiro, Permit Coordinator, CRD
Building Department, City of Tybee Island



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

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

November 28, 2022

Simon Richardson and Robert Forrest
159 Nakomis Place
Alpharetta, GA 30004

RE: Shore Protection Act (SPA) Permit #491, 6 Lovell Avenue, Tybee Island, Chatham County, Georgia.

Dear Messrs. Richardson and Forrest:

The Shore Protection Committee considered and approved permit #491 referenced above under the Shore Protection Act (SPA) O.C.G.A. §12-5-230 et. seq. on November 18, 2022. The permit placard and permit conditions are attached to this letter. All decision documents, as well as all other plans, documents, and materials submitted during the application process become terms of this permit and are now enforceable conditions.

This letter and attachments are to be held by you for your files and for inspection by any authorized persons. The expiration date for the permit is five (5) years from the date of issuance. However, no construction may commence within the area of jurisdiction of the Act until the expiration of thirty (30) days following the date of issuance, provided there is no legal appeal of this permit, you have all other necessary federal, state, and local authorizations, and you have met all of the standard and special conditions as required by this permit.

Project Description:

The subject property is located at 6 Lovell Avenue, fronting the Atlantic Ocean. The area within jurisdiction consists of a 1950's era slab-on-grade, one-story, single-family residence, an outdoor fireplace, a maintained lawn, and vegetated sand dunes within the project limits.

The parcel is 12,081sq.ft. (0.28 acres), of which approximately 10,809sq.ft. (0.25 acres) is located within the state's SPA jurisdiction. The permitted project is to modify the existing 1,244sq.ft. (0.02acre) residence. The 10ft. x 20ft. at-grade, screened and covered porch with walkway pavers (205sq.ft.) on the seaward side of the existing residence will be removed. The remaining residential structure will be elevated and expanded with a second story and covered porches. Improvements to the residence will result in two (2) stories of heated and cooled residential living space (3,216sq.ft.) and associated covered porches (328sq.ft.) on pilings above a new concrete pad (1,635sq.ft.) ground floor. A 136sq.ft. portion of pervious paver driveway will provide access to the enclosed ground floor that will provide parking, stairs, and storage areas. A new paver walkway (115sq.ft.) to provide access to the main entrance staircase along the northern side of the residence and a landscape bed (150sq.ft.) within the existing mowed and maintained yard (1,795sq.ft.) within SPA jurisdiction. Two (2), existing, at-grade, beach access paths are associated with the property. Impacts to the State's SPA jurisdiction total approximately 3,831sq.ft. (0.08 acres). Temporary impacts associated with site preparation include clearing, grading, filling, and removal of trees in SPA jurisdiction.

Total jurisdictional impacts are approximately 3,831sq.ft. (35.4%). Approximately 6,978sq.ft. (64.6%) of the State's jurisdictional area will be retained or restored to its natural vegetated and topographic state. **Standard and Special conditions apply to this permit.**

Permit Placard:

Enclosed is the permit placard to be posted at the work site (within 24 hours) for the duration of the construction activity.

Post Construction Requirements: Compliance Certification and File Maintenance:

Also enclosed is a *Certification of Compliance* that must be submitted to us within 30 days following completion of the permitted activity. Please include this compliance form with the post-construction survey, if required under the special conditions. Department staff will assess compliance and provide you with a written verification of project completion and compliance.

Conveyance of Ownership Interest:

If you as the permit holder sell, lease, rent, or otherwise convey the land or any portion of the land for which the permit was issued, you must notify the Department within 30 days of this transfer or conveyance. The permit shall continue in force in favor of the new owner, lessee, tenant, or other assignee so long as there is no change in the use of the land as set forth in the original application. The Department will transfer the permit to the new owner with all of the original terms and conditions.

SHORE PROTECTION ACT O.C.G.A. § 12-5-230
STANDARD PERMIT CONDITIONS

1. The project must comply, as applicable, for areas permitted herein, with all other Federal, State, and local statutes, ordinances, and regulations, and the applicant must obtain all licenses and permits prior to commencement of construction.
2. This permit does not resolve actual or potential disputes regarding ownership of or rights in or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests.
3. All plans, documents, and materials contained in this permit application, required by the Shore Protection Act O.C.G.A. 12-5-230 *et. seq.* are a part of this permit and conformance to such plans, documents, and materials are a condition of this permit. No change or deviation from these plans, documents, and materials shall be permitted without prior notification and approval by the Department or Committee.
4. No further encroachment or construction shall take place within State jurisdiction, except as permitted by the Shore Protection Committee. Any modification of the plans or structure in the jurisdictional area must be reviewed and approved by the Department prior to construction.
5. A construction placard will be required to be obtained from the Department up to 30 days prior to the start of project construction and must be posted at the site. This placard will include certain steps in the construction of the permitted project that must be approved by the Department prior to construction.
6. The exact location and configuration of this project must be reviewed onsite and approved by Department staff immediately prior to beginning construction. Minor changes to the location may be allowed or required in areas that have eroded or accreted subsequent to the original jurisdictional determination.
7. No construction materials may be disposed of in the jurisdictional area of the Shore Protection Act.
8. Any incidental impacts associated with the construction of this project must be rectified by restoring areas to their pre-construction topographic and vegetative states.
9. The public shall maintain rights of ingress and egress on the foreshore beach area seaward of the ordinary high-water mark.
10. If the permitted improvements are damaged, fall into disrepair, become dilapidated, are not meeting their expected usefulness, or are not maintained at a serviceable level, then it is the responsibility of the owner to remove the improvements. A new permit will be required to retain

and repair the structure, improvement or asset if it loses its structural integrity and is no longer serviceable.

11. The Shore Protection Committee is not bound in the future to protect any asset or improvements authorized by the permit.
12. The permit must be posted onsite within twenty-four (24) hours of beginning construction.
13. A copy of the above conditions must be supplied to the person in charge of construction.

SPECIAL CONDITIONS

1. Construction activities must take place landward of the landward toe of the dune as flagged in the field by the department.
2. A final landscape plan must be submitted to the Department for approval prior to installation. The plan shall depict the use of native species to be used landward of the sand dunes.
3. This permit does not authorize trimming or removal of natural dune vegetation.
4. To protect marine turtle hatchlings, placement, and use of exterior lighting on the subject parcel must be consistent with the Department of Natural Resources' Wildlife Resources Division's sea turtle nesting guidelines as well as the lighting ordinance of the City of Tybee Island.
5. Permittee may be required to provide a post-construction survey that locates the permitted structure as indicated in the application materials. Such survey shall comply with the Georgia Plat Act, O.C.G.A. § 15-6-67 et seq.

We ask that you carefully read through this document and attachments and comply with the terms and conditions of this permit. Feel free to contact me if you need clarification of any of these conditions or for assistance with this project.

Sincerely,



Jill Andrews
Chief, Coastal Management Section

Enclosures: SPA Permit #491 and Permit Conditions, Compliance Certificate, Permit Placard, and Drawings

File: SPA20220005

cc: Tara Merrill
Environmental Science & Technologies Inc.
P.O. Box 30548
Savannah, GA 31410

George Shaw
City of Tybee Island Planning & Zoning
P.O. Box 2749
Tybee Island, GA 31328

The Georgia Shore Protection Committee

PERMIT

Issued Pursuant to O.C.G.A. 12-5-230

To: Messrs. Richardson and Forrest

For: The parcel is 12,081sq.ft. (0.28 acres), of which approximately 10,809sq.ft. (0.25 acres) is located within the state's SPA jurisdiction. The permitted project is to modify the existing 1,244sq.ft. (0.02acre) residence. The 10ft. x 20ft. at-grade, screened and covered porch with walkway pavers (205sq.ft.) on the seaward side of the existing residence will be removed. The remaining residential structure will be elevated and expanded with a second story and covered porches. Improvements to the residence will result in two (2) stories of heated and cooled residential living space (3,216sq.ft.) and associated covered porches (328sq.ft.) on pilings above a new concrete pad (1,635sq.ft.) ground floor. A 136sq.ft. portion of previous paver driveway will provide access to the enclosed ground floor that will provide parking, stairs, and storage areas. A new paver walkway (115sq.ft.) to provide access to the main entrance staircase along the northern side of the residence and a landscape bed (150sq.ft.) within the existing mowed and maintained yard (1,795sq.ft.) within SPA jurisdiction. Two (2), existing, at-grade, beach access paths are associated with the property and will remain unimproved. Impacts to the State's SPA jurisdiction total approximately 3,831sq.ft. (0.08 acres). Temporary impacts associated with site preparation include clearing, grading, filling, and removal of trees in SPA jurisdiction. Total jurisdictional impacts are approximately 3,831sq.ft. (35.4%). Approximately 6,978sq.ft. (64.6%) of the State's jurisdictional area will be retained or restored to its natural vegetated and topographic state. **Standard and Special conditions apply to this permit.**

Date: November 18, 2022

Expiration Date: November 18, 2027

Permit Number: 491

Authorized By:



For further information, please contact the DNR Coastal Resources Division at (912) 264-7218.



