



1.0 Introduction:

CFK Properties, LLC is proposing installation of a dune crossover at 708 Butler Avenue on Tybee Island, Georgia (32.003977°, -80.843522°). The proposed walkway will total approximately 547.4 linear feet and will provide access from the property to the beach.

2.0 Existing Conditions:

The subject property is located adjacent to and east of Butler Avenue, south of 7th Terrace and north of 8th Street. The SPA jurisdiction line was delineated by the Coastal Resources Division (CRD) staff and verified in writing via letter on 30 June 2022 (Appendix I). The property totals 2.319 acres of which 0.312 acres is subject to SPA jurisdiction. The habitat within SPA jurisdiction and within the footprint of the proposed crossover consists of natural dune habitat typical for Tybee Island.

3.0 Project Description

The applicant proposes to install approximately 547.4 linear feet of 6-foot-wide boardwalk with rails to provide access from the property over the existing dunes to the beach. From west to east the approximately 123.8 linear feet will be constructed at a 10% slope, 252.7 linear feet will be constructed at a 0% slope and as the walkway transitions down to the beach, 87.5 linear feet will be constructed at 8% slope, 51.6 at 0% slope and then the final 31.8 at 20% slope. The walkway will be constructed of 2 inch by 8 inch wood decking with 3 inch by 8 inch stringers. The width of the walkway between rails will be 5 feet. The walkway will be the elevation at least 36" above the grade of the sand dune to allow for sand movement or accretion in the dynamic dune field. In addition, proposed crossover will terminate seaward of the seaward most dune but not seaward of the ordinary high-water line in the active intertidal beach.

4.0 Landfill / Hazardous Waste

According to the Hazardous Site Index for Georgia (Appendix H), 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 project includes construction of a pile supported dune crossover. No development activities are proposed within SPA jurisdiction.

(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;

The proposed project includes installation of a dune crossover and the SPA jurisdiction area will remain in its current natural condition.

(C) The proposed project is designed according to applicable hurricane resistant standards;

The project will comply with the current applicable hurricane standards.

(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;

Because the proposed boardwalk will be elevated 36" above the existing dune, the SPA jurisdictional area will be maintained in a natural vegetative and topographic 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.

Because the project includes installation of an elevated walkway, the project 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,

Because the proposed boardwalk will be elevated 36 inches above the existing dune, the SPA jurisdictional area will be maintained in a natural vegetative and topographic condition. Any activities within the dunes will be temporary in nature and if disturbed during walkway construction, the natural topography and vegetation will be restored immediately.

(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.

Because the project includes installation of an elevated walkway, the project maintains the normal functions of the sand sharing system.

(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 will not result in harmful, increased alternation of the dynamic dune field or submerged lands or function 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 includes construction of an elevated dune crossover and will not unreasonably interfere with the conservation of marine life, wildlife, or other resources.

(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 Deed & Plat

A copy of the property ownership documents included the deed and plat referenced in the deed are provided in Appendix D.

8.0 Vicinity Map

A location map of the subject property is included in Appendix B.

9.0 Adjoining Property Owners

The adjoining property owners are provided in Appendix F.

10.0 Zoning Certification

Zoning certification letter from the City of Tybee is provided in Appendix E.

11.0 Hurricane Certification

The project will comply with the applicable hurricane standards. A letter from Boswell Design Services, Inc. certifying the design is included as Appendix G.

12.0 Permit Drawings

Permit drawings prepared by Boswell Design Services, Inc. are provided in Appendix C.

13.0 Application Fee

A check for the application fee of \$100.00 has been submitted with a hard copy of the application.

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor Pro Tem
John Branigin
Jay Burke
Nancy DeVetter
Monty Parks
Michael "Spec Hosti



CITY MANAGER
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

December 20, 2021

GA Dept. of Natural Resources, Coastal Resources Division
One Conservation Way, Suite 300
Brunswick, GA 31520

Re: Koncul Property
708 Butler Ave.
Tybee Island, GA 31328

To Whom It May Concern:

Mr. Koncul has property located at 708 Butler Ave. (PIN # 40005 20006) on Tybee Island is located in the R-2 zoning district. The construction of a dune crossover is allowed in this district with special review and City Council approval. City Council granted that approval at their meeting on December 9, 2021.

Sincerely,

George Shaw
Community Development Director
gshaw@cityoftybee.org
912-472-5031

P.O. Box 2749 – 403 Butler Avenue, Tybee Island, Georgia 31328-2749
(866) 786-4573 – FAX (866) 786-5737
www.cityoftybee.org

MAYOR
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Brian West



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CITY OF TYBEE ISLAND

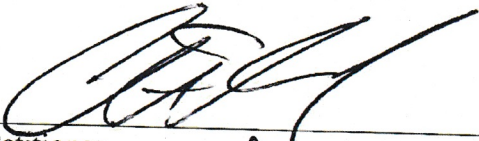
Petitioner: Christopher Koncul

Description: requesting to build a boardwalk for new subdivision

Property Address: 708 Butler Ave.

Zoning Action Requested: Special Review

Following any required Public Hearing, the Mayor and Council of the City of Tybee Island decided on the 9 day of December 2021, to approve the application for Special Review, to-wit:



Petitioner

2-4-2022


Date



Planning and Zoning Manager

1-27-2022

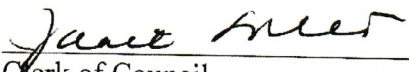
Date



Mayor

01-31-2022

Date



Clerk of Council

1-31-2022

Date

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
UNIT N, SUITE 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912-897-6932
LAHBOS@BELLSOUTH.NET

August 8, 2022

All parties of interest

RE : Dune Crossover Walkway
708 Butler Avenue
Tybee Island, Georgia

To Whom it may concern,

After conversations with the owner and with regard with what was previously approved by the City of Tybee Island, Georgia :

1. The walkway which has been designed to serve as a dune crossover at 708 Butler Avenue, Tybee Island, Georgia will meet or exceed the hurricane requirements for the area of Tybee Island, Georgia.

This letter is to address hurricane uplift requirements only and does not certify any other design or construction characteristics which includes but are not limited to; soils, groundwater, reinforcing, etc.

Thank you for your assistance and should you require more information please feel free to contact us at Boswell Design Services, Inc. 897-6932, e-mail us at lahbos@bellsouth.net .

Sincerely,
Mark Boswell

Adjacent Property Owners

EDWARDS & DANIEL MADGE L & PEG
3 LARKSPUR LN
SAVANNAH GA 31411

EDWARDS JAMES BENNETT & CINDY ETAL
5 PRESCOT LN
SAVANNAH GA 31411

SERGI MICHAEL A. & SERGI MARGARET C.
6 7TH TERRACE, UNIT B
TYBEE ISLAND GA 31328

KLUGMAN DANIEL H
401 LEE BLVD SAVANNAH GA 31405

MCEVOY BRIAN F
1201 W PEACHTREE ST NE SUITE 1100
ATLANTA GA 30309-3471

SEILER FRANK W ET AL* C/O BOUHAN WILLIAM & LEVY
1 W PARK AVE
SAVANNAH GA 31401

HENDRIX PROPERTIES AT TYBEE LLC
1 MULBERRY BLUFF DR
SAVANNAH GA 31406

JOAN L LEVY REVOCABLE TRUST
17 W JONES STREET
SAVANNAH GA 31401

LEVY B H JR
PO BOX 2139
SAVANNAH GA 31402-2139



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

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

June 30, 2022

Chris Koncul (by email)

Re: GADNR Shore Protection Act (SPA) Jurisdiction Line Verification, 708 Butler Avenue, Tybee Island, Atlantic Ocean, Chatham County, Georgia

Dear Mr. Koncul:

Thank you for submitting the survey for the above referenced property performed by George M. Ferreira, Georgia Registered Land Surveyor No.2607, signed June 26, 2022 and entitled "*Shore Protection Line Renewal Beach Lots 46 and 47, Known as 708 Butler Avenue, Lying and Being In the City of Tybee Island, Chatham County, Georgia*" prepared for Heath Shelton. The survey accurately depicts the landward toe of the dune, and the State's Jurisdictional Area under the authority of the Shore Protection Act O.C.G.A 12-5-23 et seq. as inspected by the Department June 24, 2022.

The delineation of the parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line will normally expire June 24, 2023, one year from the date of my site visit, but may be voided should legal and/or environmental conditions change. Authorization by the Shore Protection Committee or the Department is required prior to any construction or alteration in the State's Shore Protection Act Jurisdiction Area.

I appreciate receiving this information for our records. Please feel free to contact me at 912.266.3695 if I can be of further assistance.

Sincerely,

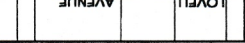
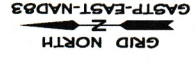
Deb Barreiro
Permit Coordinator
Marsh and Shore Management Program

Enclosures: *Shore Protection Line Renewal Beach Lots 46 and 47, Known as 708 Butler Avenue, Lying and Being In the City of Tybee Island, Chatham County, Georgia*

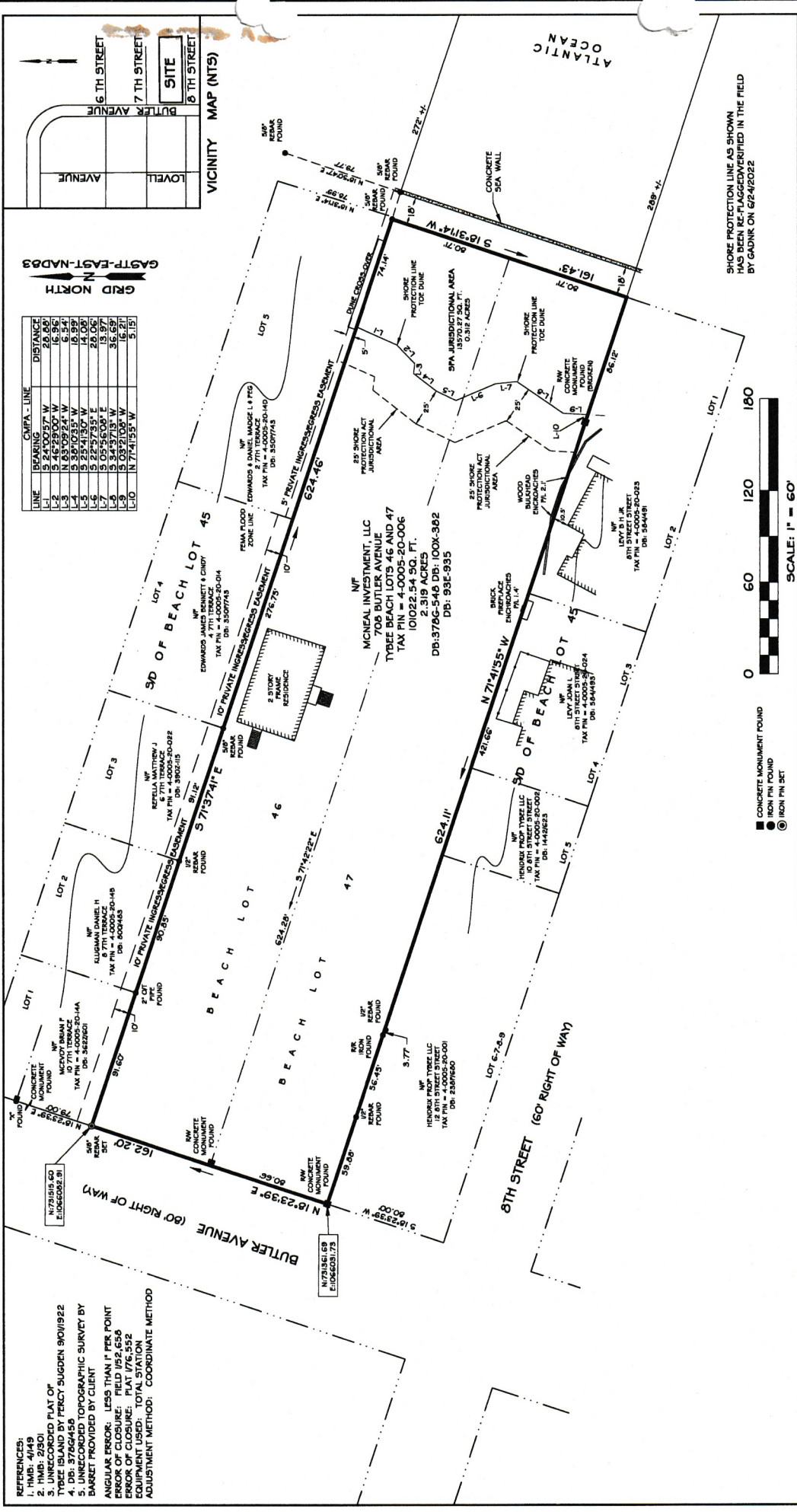
cc: George Shaw, City of Tybee Island Planning & Zoning (by email)

JDS20220227

LINE	BEARING	DISTANCE
L-1	S 24°02'57" W	28.60
L-2	N 45°29'07" W	16.96
L-3	S 89°03'51" W	16.99
L-4	S 25°41'30" W	14.00
L-5	S 22°57'35" E	28.06
L-6	S 54°51'30" W	35.67
L-7	S 03°21'00" W	16.21
L-8	N 71°41'55" W	5.15



REFERENCES:
 1. NIMS: 249
 2. UNRECORDED PLAT OF TYBEE ISLAND BY FENCY SUGDEN 90/01922
 3. UNRECORDED TOPOGRAPHIC SURVEY BY BARRET PROVIDED BY CLIENT
 4. DRI: 3766/456
 5. UNRECORDED TOPOGRAPHIC SURVEY BY BARRET PROVIDED BY CLIENT
 ANGLUAR ERROR: LESS THAN 1" PER POINT
 ERROR OF CLOSURE: FIELD 1/52.658
 ERROR OF CLOSURE: PLAT 1/76.552
 ADJUSTMENT METHOD: COORDINATE METHOD



PREPARED FOR
CHRIS KONCUL

SHORE PROTECTION LINE
RENEWAL

BEACH LOTS 46 AND 47
KNOWN AS 708 BUTLER
AVENUE, LYING AN BEING IN
THE CITY OF TYBEE ISLAND,
CHATTAHAM COUNTY, GEORGIA

FLAT: 06/28/2022
FIELD: 06/23/2022
REVISION DATE:

DATE: 06/30/2022

SHEET 1 OF 1

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR LIABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERRECORDED SURVEYOR IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGE M. FERRERA RLS #2607

6/28/2022
DATE

MITR
 GPS/GIS/SURVEY
 374 EASTRIDGE DRIVE,
 SAVANNAH, GEORGIA
 PHONE: 912-657-3091
 EMAIL: MITR374@GONICAST.NET