

LAND DESIGN ASSOCIATES, INC.

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

5/18/2023

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

Dear Mr. Noble,

Ms. Venus Griffin seeks a permit to construct a portion of her new home, a new pool and pool deck on her lot, located at 826 Park Way, St Simons Island, GA 31522 (Latitude 31° 09' 12"N Longitude 81° 21' 59"W).

Existing Conditions:

The Total Parcel is 4982 square feet. The Subject Parcel within the property that falls under SPA Jurisdiction is 1561 square feet. The list below outlines the existing conditions of the Subject Parcel:

- Existing cinder block wall (30 sf) – to be removed

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

- Existing home – to be removed

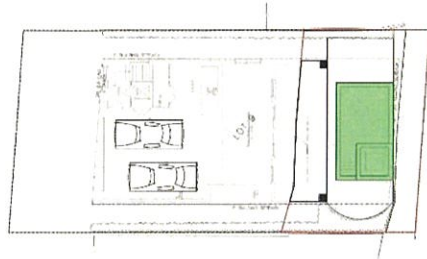
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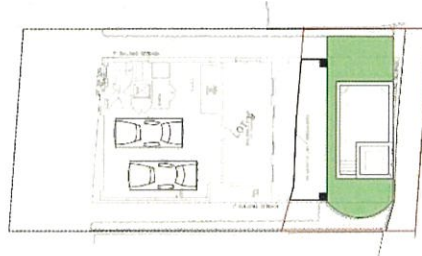
Proposed Footprints:

The following list and figures which items are proposed to be built/added to the site.

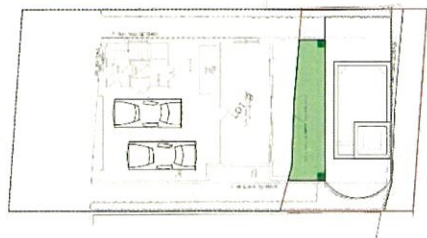
Proposed Pool and Spa (335 square feet within SPA Jurisdiction) to be installed



Proposed Pool Deck (369 square feet within SPA Jurisdiction) to be installed



Proposed decks of new home footprint (266 square feet within SPA Jurisdiction) to be constructed



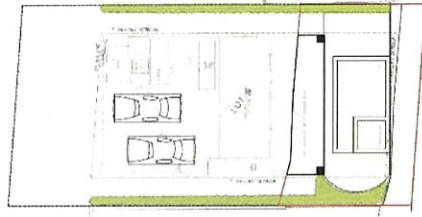
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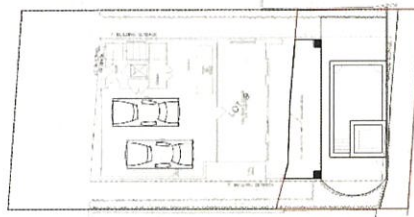
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Any native vegetation that is disturbed during construction will be replaced with like kind. Any grass or sandy areas that are disturbed during construction will be replaced with grass and/or sand of like kind. Proposed plantings of ornamental grasses,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

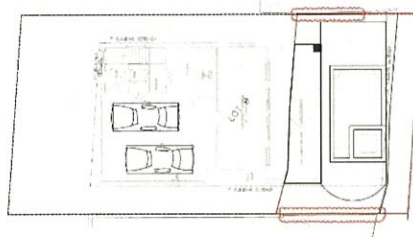
The proposed area to be vegetated and or return to its natural state is 534.92 square feet.



50 linear feet of 2" wide aluminum fence (64 LF x 2" = 9 square feet) will be constructed around the back yard.



Both adjacent properties have portions of their walls that encroach (wall 1 is 0.9467 square feet and wall 2 is 4.1355 square feet) walls will remain as is



Pool equipment will be located within the footprint of the proposed home and outside of the SPA Jurisdiction

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

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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. 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. Pool Deck materials shall be a sand set paver over 4" of compacted base. 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.

Size - The estimated total proposed construction area, within the SPA Jurisdictional Area, is 1026.08 square feet (0.024 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
Proposed House Footprint	1918	266
Pool and Spa	336	336
Deck, Coping, and Fire Place	408	408
Wall 1 - Neighbor Encroachment		0.9467
Wall 2 - Neighbor Encroachment		4.1355
Fence	11	11
Total Project Square Footage within SPA JD		1026.08
SPA Project Area Square Footage		1561
Site Coverage (not to exceed 66%)		65.73%

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.

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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Byrnes, Elizabeth

From: Blake Hightower <landdesignassociates@gmail.com>
Sent: Wednesday, June 7, 2023 4:15 PM
To: Byrnes, Elizabeth
Cc: Noble, Josh; Jeff Homans
Subject: Re: 4212 13th Street and 826 Park Way

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.

Beth,

Looks like when I ran my area tool it snapped to a point and did not complete the box leaving out 42 sf of the proposed vegetation. The remaining 2.69% is considered part of the vegetated/temporary impact area.

Should I update the permit letter to state "The proposed area to be vegetated and or return to its natural state is 576.92 square feet."

Thanks
Blake

On Wed, Jun 7, 2023 at 4:00 PM Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov> wrote:

Good morning,

The applications are still being processed. In regards to 826 Park Way...

Currently I have 984.08sq.ft. of permanently impacted area and 534.92sq.ft. of vegetated/temporarily impacted area. This equals 63.04% of permanently impacted area and 34.27% of temporarily impacted area, leaving 2.69% of the SPA jurisdictional area unaccounted for. Can you clarify?

Thank you,

Beth Byrnes
Coastal Permit Coordinator
Coastal Resources Division
Office: 912-262-3127 | Mobile: 912-266-0277
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A division of the
GEORGIA DEPARTMENT OF NATURAL RESOURCES



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Blake Hightower <landdesignassociates@gmail.com>

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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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	Glascock
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: 826 Park Way, St. Simons Island
(parcel number 04-04058)

To Whom It May Concern:

The plans for the improvements seaward of the development setback line per the plans by Jeff Homans dated 12/14/22 and revised 5/17/23 are not violative of the Glynn County Zoning Ordinance. The Glynn County Board of Commissioners approved a Conditional Use Permit on February 16, 2023 (case number CUP5356) 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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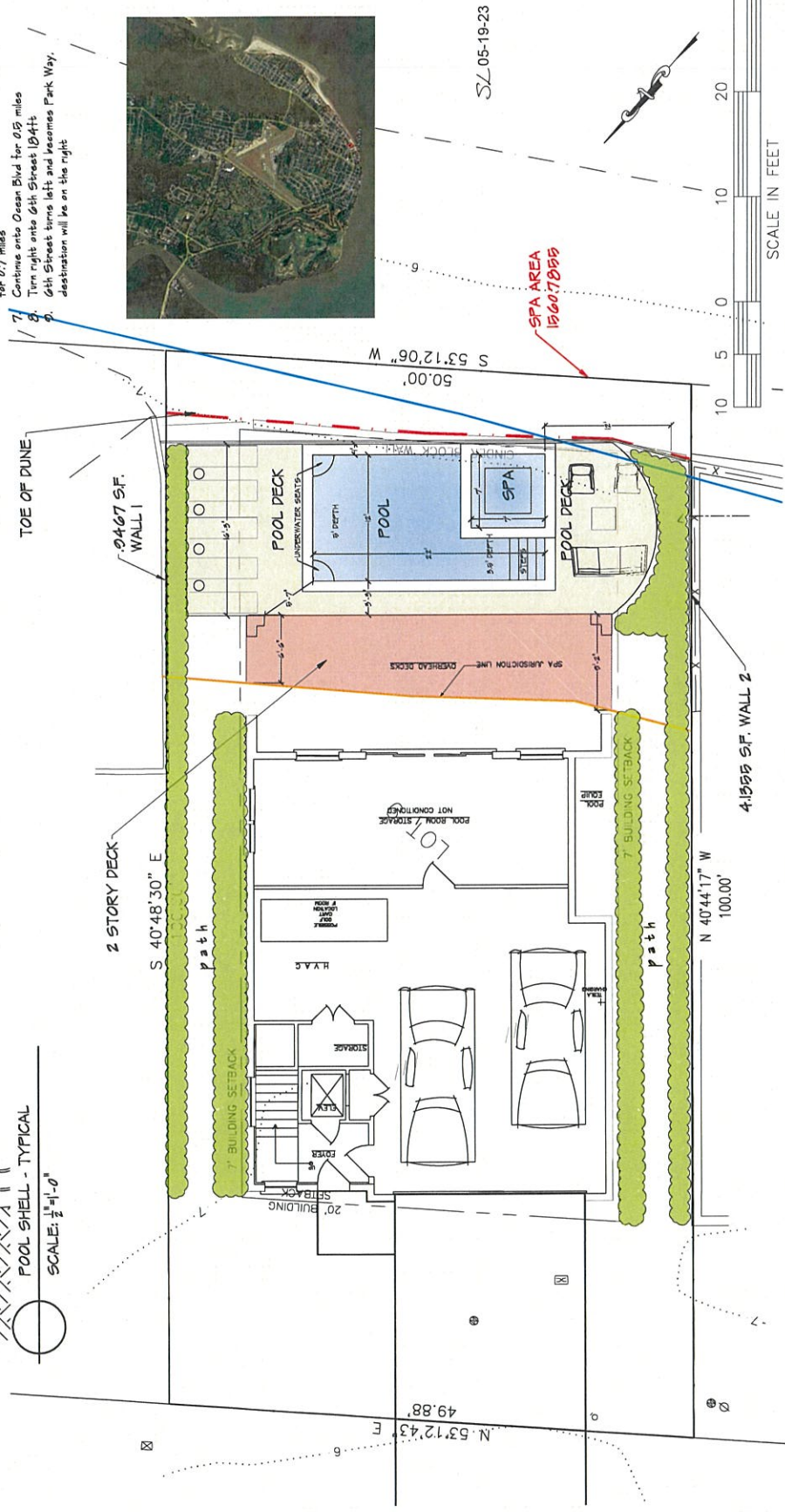
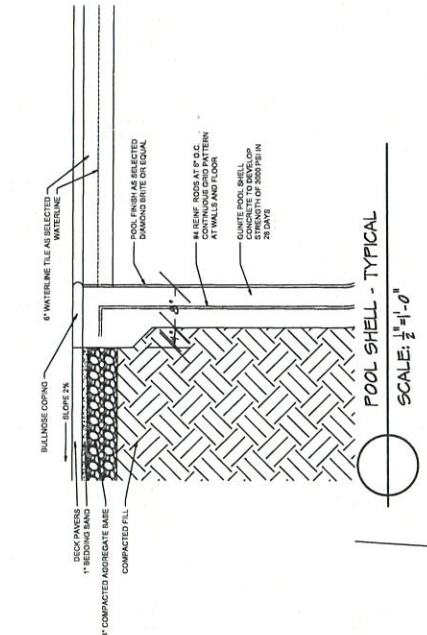
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Item	SPA Site Coverage Square Footage
Proposed 2 Story Deck	266
Pool and Spa	336
Pool Deck	408
Wall 1 - Neighbor Encroachment	0.9467
Wall 2 - Neighbor Encroachment	4.1355
Fence	11
Total Project Square Footage within SPA ID	1026.08
SPA Project Area Square Footage	1561
Site Coverage (not to exceed 66%)	65.73%

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 2640.
- 11"x17" sheets with 1" left margin
- Drawn to scale w/ bar scale and north arrow
- DRIVING DIRECTIONS:
 Proceed east on GA-25 Spvr S/Golden Isles Parkway
 Proceed south on US-17 1/2 miles, turn east onto FJ Terra Caseway.
 Continue on FJ Terra Caseway for 4.3 miles
 Continue onto Kings Way 463 ft
 Continue straight to stay on Kings Way for 1.4 miles
 At traffic circle, take End exit and stay on Kings Way for 0.7 miles
 Continue onto Ocean Blvd for 0.5 miles
 Turn right onto 6th Street 184 ft
 6th Street turns left and becomes Park Way, destination will be on the right



Griffin Residence
DNR Permit Plan
826 Park Way - St. Simons Island, Georgia

Rev: 5/17/23
Rev: 3/21/23
Rev: 1/25/23
Date: 12/14/22
Scale: 1"=10'-0"
Sheet 1



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LAND DESIGN ASSOCIATES, INC.

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

12/14/22

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 826 Park Way 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 – Griffin Residence", as submitted on the Shore Protection Act application, date December 14, 2022, comply with the most current, applicable hurricane standards.

Best regards,



Jeff Homans
Landscape Architect
Land Design Associates, Inc.

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WIREGRASS STUDIO, INC. ARCHITECTS

April 23, 2023

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

Dear Mr. Noble,

This Letter is provided to certify that all improvements, as depicted on the plan titled "Grading Plan – Griffin Residence", dated 4/20/2023 and revised 4/21/2023, submitted by addendum to the Shore Protection Act application dated 12/14/22, comply with the most current applicable hurricane standards.

Sincerely,



Liane C.V. Brock, AIA
Principal Architect, Wiregrass Studio, Inc.
Georgia Registered Architect License RA12912

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TIE-LINE"
3'00'00" W
49.91'

N. 53°12'43"
49.88' E

S 40°48'30" E
100.00'

N 40°44'17" W
100.00'

LIMIT OF MODERATE WAVE
ACTION (LIMWA)
(SCALED FROM FIRM)

SCALE IN FEET

10 5 0 10 20 30

POOL DECK SHALL MATCH
EXISTING GRADE

TOE OF DUNE
SPA JURISDICTION LINE

PROPOSED GRADES

EXISTING GRADES

Griffin Residence

826 Park Way - St. Simons Island, Georgia

Rev: 4/21/23
Date: 4/20/23
Scale: 1"=10'-0"
Sheet 1



LAND DESIGN
LANDSCAPE
ARCHITECTURE
DESIGN/BUILD
PLANNING
200 NORTON BLVD, SUITE 200
ST. SIMONS ISLAND, GA 31522
912.271.1127
LandDesign@landdesignpa.com

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MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

May 23, 2022

Gary R. Nevill
Shupe Surveying Company, P.C.
3837 Darien Highway
Brunswick, Georgia 31525

RE: Shore Protection Act Jurisdiction Determination Line for 826 Park Way, Lot 9, Battery Park, St. Simons Island, Glynn County, Georgia (GPS 31.13552°N/-81.38642°W)

Dear Mr. Nevill:

Our office has received the survey plat dated April 6, 2021, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*A Boundary Retracement Survey of: Lot 9, Battery Park 25th G.M.D., St. Simons Island, Glynn County, Georgia*" prepared for Venus Morris Griffin. Based on my site inspection, on May 20, 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 May 20, 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 questions, please contact me at (912) 264-7218.

Sincerely,



Josh Noble
Program Manager
Marsh and Shore Management Program

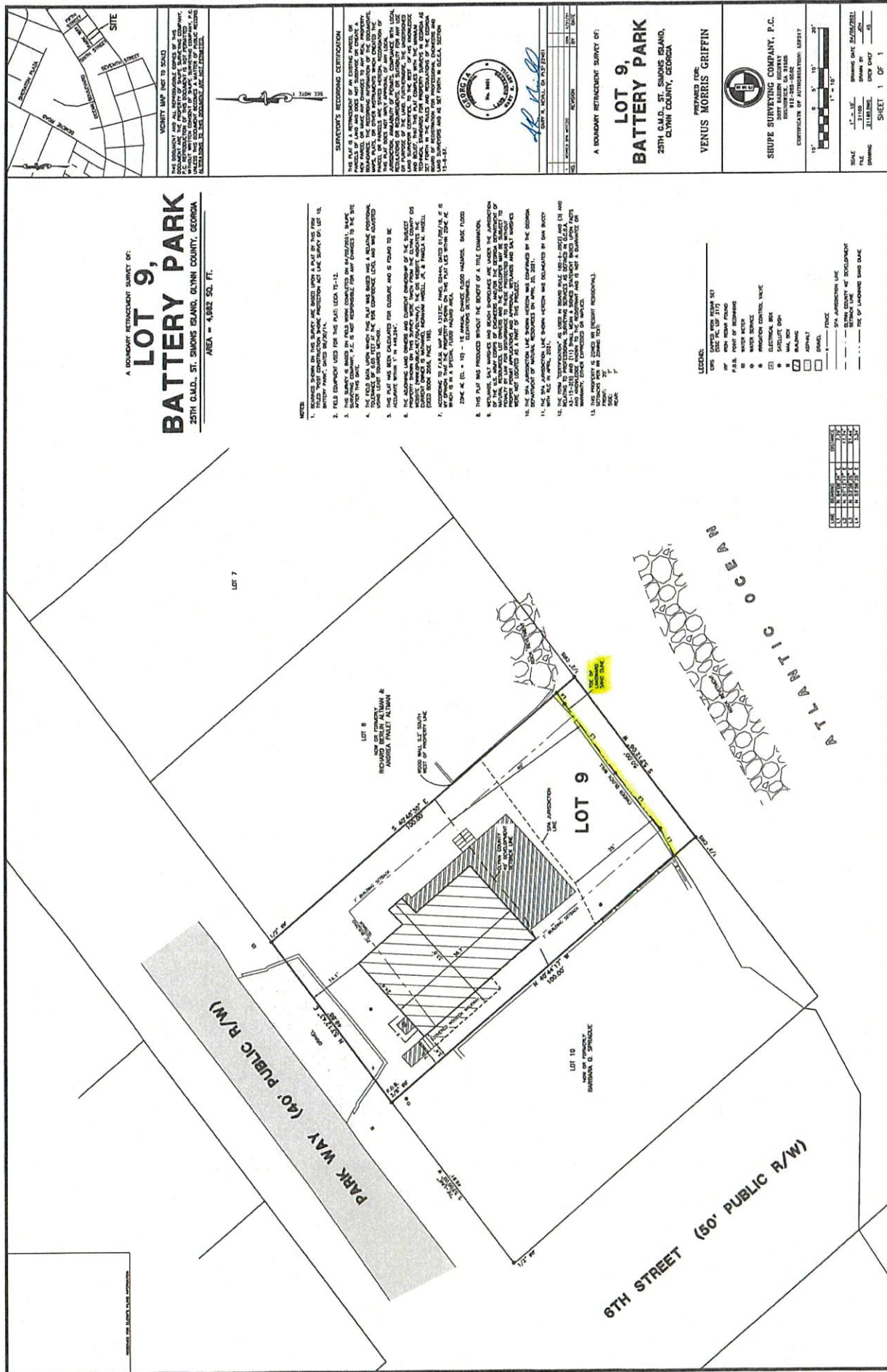
Enclosure: *A Boundary Retracement Survey of: Lot 9, Battery Park 25th G.M.D., St. Simons Island, Glynn County, Georgia*

cc: JDS20220137

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