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PHILIP R. TAYLOR	OF COUNSEL
JOSEPH R. ODACHOWSKI	GREGORY L. SPERRY
PETER H. SCHMIDT, II	JOHN M. BUTIN
DONNA LINN CROSSLAND	DARROW LYNN KELLEY
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CRYSTAL C. BAKER	

**REPLY TO:**  
**DÉSIRÉE E. WATSON, Esq.**  
**300 OAK STREET**  
**ST. SIMONS ISLAND, GA 31522**  
**TELEPHONE: (912) 634-0955, EXT. 113**  
**FACSIMILE: (912) 638-9739**  
[DWATSON@TOSCLAW.COM](mailto:DWATSON@TOSCLAW.COM)

February 8, 2018

Via Hand Delivery

Mr. Karl Burgess  
Georgia Department of Natural Resources  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520


Re: Submission of SPA Permit Application to Construct Pool and Deck  
Applicants/Owners: Ryan M. And Crystal L. Casey  
Site: 744 Oglethorpe Avenue, St. Simons Island, Georgia

Dear Mr. Burgess:

My law firm represents the aforesaid Applicants/Owners in requesting a Shore Protection Act permit to construct a pool and deck at 744 Oglethorpe Avenue, Saint Simons Island, Georgia. As their agent, I am hereby requesting issuance of an SPA permit to enable moving forward with the improvements. There are pools presently located on the seaward side of properties within two parcels on both sides of the subject property.

Enclosed please find the Shore Protection Act Permit Application and one full-sized set of drawings of the proposed site plan, signed and sealed by the architect, Robert Ussery, dated 1-16-18. Also enclosed is our firm's check in the amount of \$250.00 representing payment of the processing fee.

Your earliest review and consideration of this request is much appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,  
  
Désirée E. Watson

DEW:pm  
Enclosures  
c: Ryan Casey (via email w/Encls.)

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**SHORE PROTECTION ACT PERMIT APPLICATION  
O.C.G.A § 12-5-230**

**FOR:  
744 OGLETHORPE AVENUE  
SAINT SIMONS ISLAND, GEORGIA 31522**

**APPLICANTS/OWNERS:  
RYAN M. and CRYSTAL L. CASEY**

**PREPARED BY:  
DÉSIRÉE E. WATSON, ESQ.  
TAYLOR, ODACHOWSKI, SCHMIDT  
AND CROSSLAND, LLC**

**SUBMITTED  
FEBRUARY 8, 2018**

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- A. SPA Application Forms
- B. Warranty Deed and Plat
- C. Adjacent Land Owners
- D. Zoning Certification
- E. Hurricane Certification
- F. Vicinity Map
- G. Proposed Site Plan
- H. DNR - CRD Shore Protection Act Jurisdiction Line Authorization Letter and SPA Survey

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GA DNR

# SHORE PROTECTION ACT PERMIT APPLICATION

**Ryan M. and Crystal L. Casey  
744 Oglethorpe Avenue  
Saint Simons Island  
Glynn County, Georgia 31522**

## 1. INTRODUCTION

Comes now Ryan M. and Crystal L. Casey ("Applicants"), and hereby submit their request for a Shore Protection Act ("SPA") permit to allow land disturbing activities within the SPA jurisdictional area of a single family residential dwelling located at 744 Oglethorpe Avenue, Saint Simons Island, Glynn County, Georgia; and further described as Parcel B, Portion of Lot 157, in the Saint Simons Beach Subdivision, latitude 31° 08' 4.7112" N, longitude 81° 23' 19.6512" W ("Subject Property").

The SPA ordinary high water mark and jurisdictional line have been confirmed by the Coastal Resources Division pursuant to a site visit and confirmed by letter, dated August 21, 2017 (attached hereto as Exhibit H), in accordance with a survey prepared by Charles Johnson Land Surveyors, dated July 17, 2017.

The activities within the SPA jurisdictional area ("Proposed Project") are depicted on the proposed Site Plan (attached hereto as Exhibit G) as follows:

- \* Construct pool;
- \* Install pavers for foot path adjacent to pool;
- \* Construct deck;
- \* Construct fencing;
- \* Necessary grading as shown on plans; and
- \* Install new lawn and native plantings.

## 2. PRESENT SITUATION

The total lot area of the Subject Property is 2,980 square feet. The lot has a two story house built in 1935 approximately 6.6 ft. from Oglethorpe Avenue. The area behind the house is within the SPA jurisdictional line and consists of 1,193 square feet of a poorly maintained grassy, weedy area which existed in this condition when Applicants purchased the property in July 2017. At one time there appears to have been a retaining wall running from east to west in the middle of the back yard but all that remains is a piece of a partially buried and decayed timber. Large boulder rocks separate the seaward boundary of the Subject Property from the Atlantic Ocean on a separate parcel of land

**3. PROJECT DESCRIPTION**

The Subject Property fronts Oglethorpe Avenue which provides access to the Proposed Project by way of a driveway from the street to the SPA jurisdictional area.

b. The Proposed Project will be for private use.

(1) The area of the Proposed Projected is presently cleared and it was in this state when Applicants purchased the property in July 2017. No additional clearing will be needed for the pool. The site will need to be prepared, including grading and adding fill to accommodate the fencing.

(1) 1,193 square feet of necessary grading as shown on plans.

d. The Proposed Project meets the requirements of the International Building Code (2012) design standards. Robert C. Ussery, State of Georgia Registered Architect (GA: RA003277) has submitted a certification that the Proposed Project meets all applicable hurricane standards, attached at hereto as Exhibit E.

**4. ALTERNATIVES CONSIDERED**

a. None.

**5. WHY REQUESTED PERMIT SHOULD BE GRANTED**

The foremost purpose of the Proposed Project is to accommodate a medical necessity of the applicants' ten year old child who has been diagnosed with several debilitating muscular and bone conditions. Aquatic exercises are prescribed for the child's physical therapy in an effort to strengthen her muscles and bones and to prevent future breakages and bone loss. The Proposed Project will meet these needs by providing a controlled area where aquatic exercises may be performed with the aid of an adult.

Pools presently exist on property within SPA jurisdictional areas which are in close proximity to the Subject Property. One is located two parcels away to the east at 738 Oglethorpe Avenue. The other property is located at 762 Oglethorpe Avenue, also two parcels away, and west of the Subject Property. The seaward rock revetment in front of the Subject Property also runs along these same properties. The subject property is suitable for the Proposed Project and the permit should be granted.

**6. LANDFILL AND HAZARDOUS WASTE STATEMENT**

The Subject Property is not located on top of a landfill nor is it a hazardous waste site according information posted on the Georgia Hazardous Site Index. The Subject Property, therefore, is eligible for a permit for the Proposed Project.

7. **REQUIREMENTS UNDER O.C.G.A. § 12-5-239(c)**

(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 occupies the landward area of the subject parcel. No sand dunes exist on the Subject Property.

(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 will result in 40.23 % of the SPA jurisdictional area being maintained in a natural and improved vegetated and topographical condition.

(C) *The proposed project is designed according to applicable hurricane-resistant standards.*

The Proposed Project meets the current hurricane-resistant standards. A project certification letter from Robert C. Ussery, Architect, dated January 16, 2018, is attached as Exhibit E.

(D) *The activities associated with the construction of the proposed project will be kept to a minimum, temporary in nature, and, upon project completion, will restore the natural topography and vegetation to at least its former condition, using the best available technology.*

The construction activities associated with the Proposed Project will not be more invasive than is minimally required to complete the Proposed Project. The natural topography and vegetation will be restored to a more excellent condition than presently exists.

(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 Project is not within any sand-sharing area. There is a wall of large rocks seaward of the Subject Property which protects against storm-wave damage and erosion.

(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 will be kept to a minimum, temporary in nature, and, upon project completion, the natural topography and vegetation will be restored to at least their former condition, using the best available technology.*

The construction activities associated with the Proposed Project will not be more invasive than is minimally required to complete the Proposed Project. The natural topography and vegetation will be restored to a more excellent condition than presently exists.

(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 Proposed Project is not within any sand-sharing area. There is a wall of large rocks seaward of the Subject Property which protect against storm-wave damage and erosion.

(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;*

The activities associated with the Proposed Project will not affect any beach, dune, or alter any shoreline area.

(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.*

The activities associated with the Proposed Project will not affect any sand-sharing mechanism. A wall of large rocks seaward of the Subject Property.

(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 alternative exists; provided, however, that beach restoration and*

*renourishment techniques are preferable to the construction of shoreline stabilization activities; and*

The activities of the Proposed Project do not include any shoreline stabilization activities. . A wall of large rocks seaward of the Subject Property.

(D) *A copy of the permit application has been transmitted to the local unit of government wherein the project site lies, if such local unit of government has been certified by the board, requesting comments on such application.*

A Proposed Project certification letter from Community Development Department, Glynn County, Georgia, dated January 26, 2018, is attached as Exhibit D.

**8. PUBLIC INTEREST STATEMENT PURSUANT TO O.C.G.A. § 12-5-239(i)**

(i) *In passing upon the application for a permit, the permit-issuing authority shall consider the public interest which for purposes of this part shall be deemed to be the following considerations:*

Having considered whether the Proposed Project creates an unreasonable risk of harm to the public, public lands, and conservation and environmental attributes of the area, the Applicants state the following:

(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 for private use on private property and it will have no impact, cause no harm, or increase alternation of the dynamic dune field or submerged lands, or the 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; and*

The granting of the requested permit and the completion of the Proposed Project will have no impact, cause no harm, or interfere with the conservation of marine life, wildlife, or other resources. The property contains no wildlife habitat.

(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 granting of the requested permit and the completion of the Proposed Project will have no impact, cause no harm, or interfere with access by any



recreational use and enjoyment of public properties. The applicants' property is not contiguous to public lands excepting Oglethorpe Avenue which is a right-of-way used by the public for travel. The Proposed Project is entirely on private property.

**9. DEED AND PROPERTY PLAT**

The Applicants' Warranty Deed to the Subject Property, recorded in the Glynn County Superior Court public records in Deed Book 3775, Page 25, and plat cited therein are attached hereto at Exhibit B.

**10. VICINITY MAP AND DIRECTIONS TO THE PROJECT SITE**

The vicinity map for the Subject Property is attached hereto at Exhibit F.

Drive to the Subject Property by taking the F.J. Torras Causeway from Brunswick to Saint Simons Island and continue onto Kings Way. Kings Way becomes Ocean Boulevard at the intersection of Kings Way and Mallory Street. Continue on Ocean Boulevard and turn right onto Ninth Street. Go one block and turn left onto Oglethorpe Avenue. The Subject Property will be to your right on Oglethorpe Avenue.

**11. ADJOINING PROPERTY OWNERS**

Identification of adjoining property owners is attached hereto at Exhibit C. The Subject Property is Parcel B, being a portion of Lot 157. Applicants' own a one-half undivided interest in Parcel A, being a portion of Lot 157, and which is used as a common driveway with the owners of Parcel A. Applicants also own a one-half undivided interest in Parcel D, being a portion of Lot 157, and which contains the large wall of rocks seaward of the Subject Property.

**12. ZONING LETTER AND SIGNED DRAWINGS FROM LOCAL GOVERNMENT**

A letter from the Community Development Department in charge of zoning matters for Glynn County, Georgia, is attached hereto at Exhibit D, including a copy of the signed plans of the Proposed Project.

**13. CERTIFICATION THE PROJECT MEETS HURRICANE DESIGN STANDARDS**

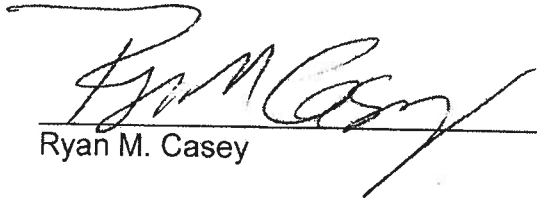
The Proposed Project meets the requirements of the International Building Code (2012) design standards. Robert C. Ussery, State of Georgia Registered Architect (GA: RA003277) has submitted a certification that the Proposed Project meets all applicable hurricane standards (attached at hereto as Exhibit E).

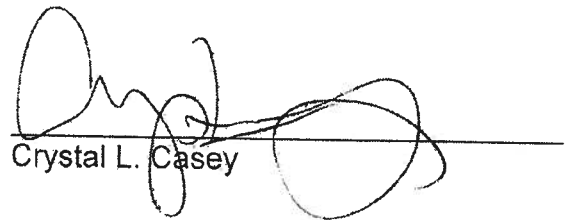
Shore Protection Act Permit Application  
O.C.G.A. § 12-5-230

Owner Certification

Date: 2/2/2018

The undersigned owners of property involved in this application do hereby certify that we have made inquiry to the appropriate authorities that the Proposed Project is not over a landfill or a hazardous waste site, and that the site is otherwise suitable for the Proposed Project.

  
Ryan M. Casey

  
Crystal L. Casey

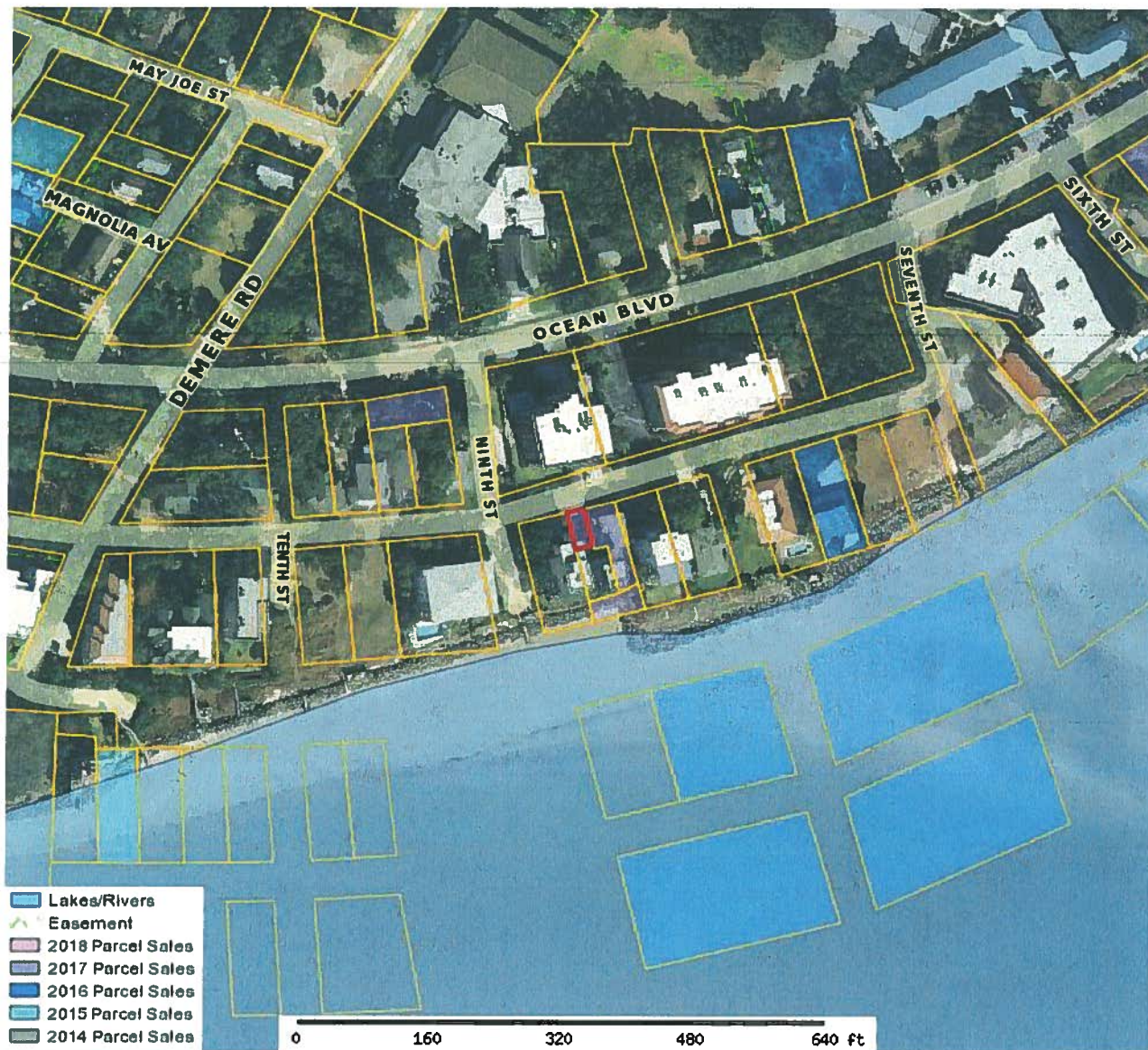
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**ATTACHMENT C**

**Adjacent Land Owners**

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740 Oglethorpe Ave.



Glynn County Assessor			
Parcel: 04-06537 Acres: 0.02			
Name:	MCCRANIE CONSTITUTION TRUST	Land Value	\$81,000.00
Site:	OGLETHORPE AV ST SIMONS ISLAND 31	Building Value	\$0.00
Sale:	\$0 on 07-2017 Reason=INTEREST Qual=	Misc Value	\$0.00
Mail:	MCCRANIE CONSTITUTION TRUST	Total Value:	\$81,000.00
	151 DEERFIELD LN		
	WILLACOCHEE, GA 31650		

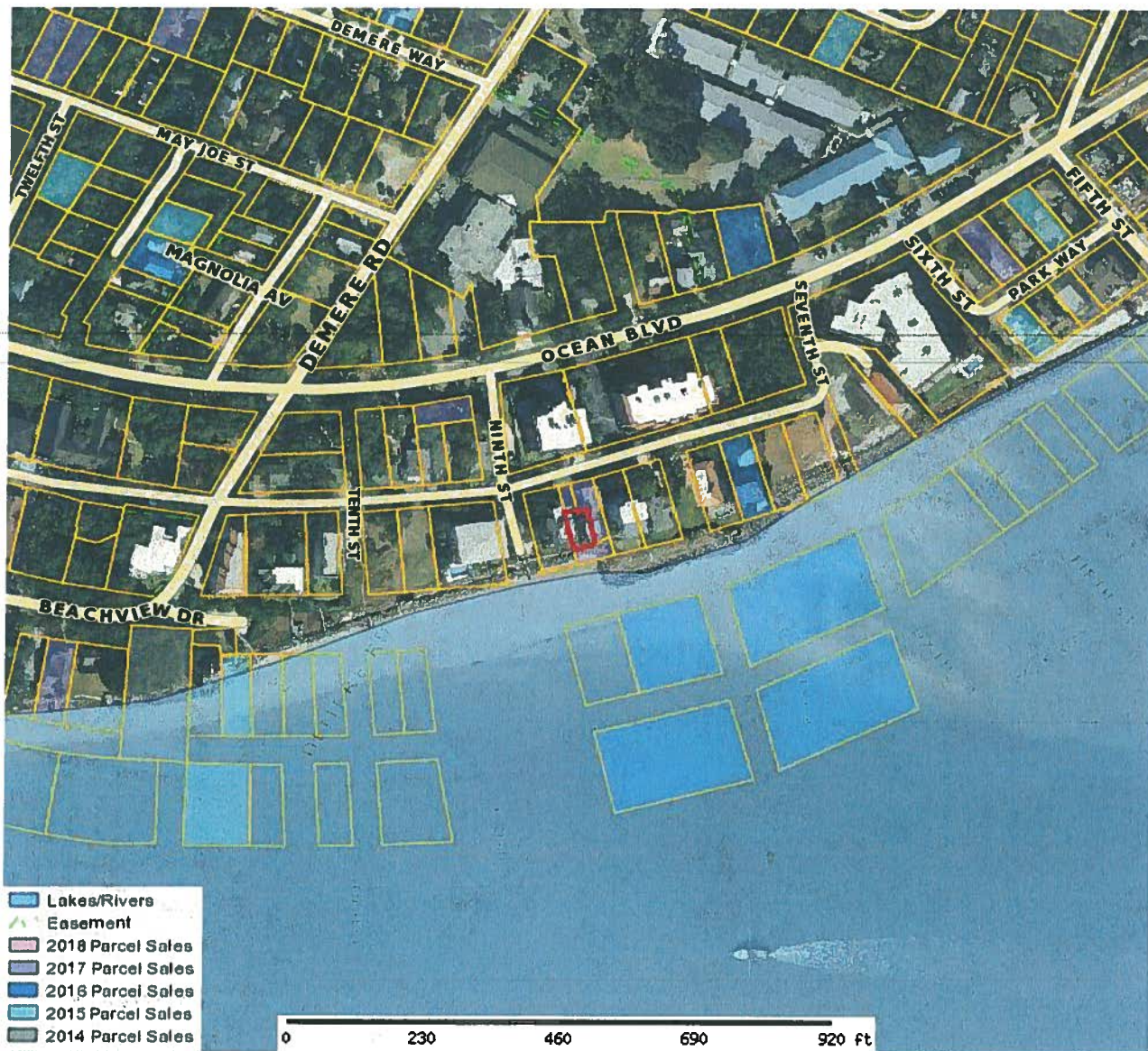


The Glynn County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER GLYNN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS --THIS IS NOT A SURVEY--

Date printed: 02/07/18 14:43:35

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742 Oglethorpe Ave.



Glynn County Assessor			
Parcel: 04-04033 Acres: 0.06			
Name:	MCCRANIE CONSTITUTION TRUST	Land Value	\$393,100.00
Site:	OGLETHORPE AV ST SIMONS ISLAND 31	Building Value	\$344,700.00
Sale:	\$0 on 01-2002 Reason=INTEREST Qual=	Misc Value	\$0.00
Mail:	MCCRANIE CONSTITUTION TRUST	Total Value:	\$737,800.00
	151 DEERFIELD LN		
	WILLACOOCHEE, GA 31650		



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Date printed: 02/01/18 : 14:45:12  
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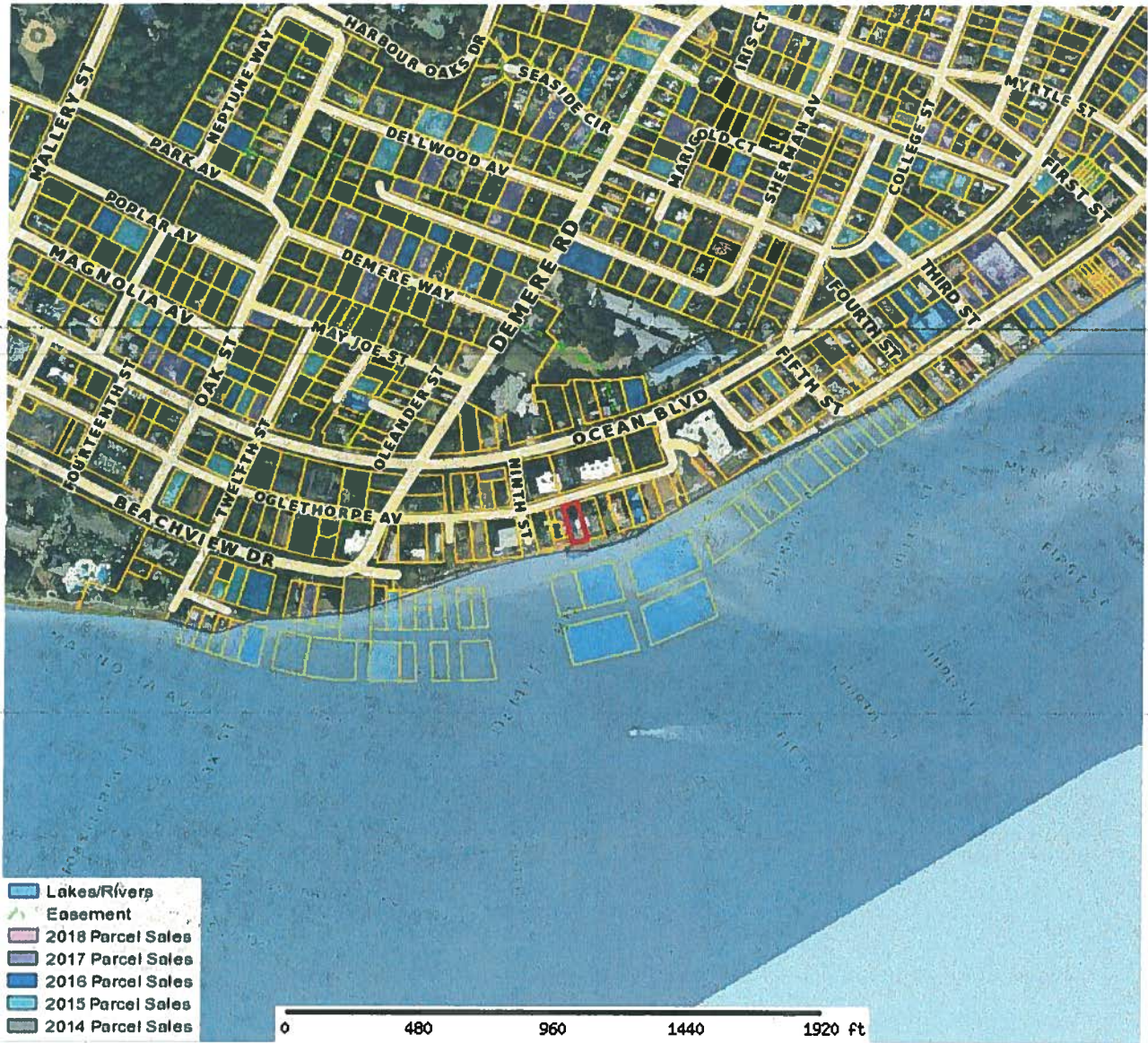
Glynn County Assessor			
Parcel: 04-06536 Acres: 0.04			
Name:	MCCRANIE CONSTITUTION TRUST	Land Value	\$200.00
Site:	OGLETHORPE AV ST SIMONS ISLAND 31	Building Value	\$0.00
Sale:	\$0 on 07-2017 Reason=INTEREST Qual=	Misc Value	\$0.00
Mail:	MCCRANIE CONSTITUTION TRUST	Total Value:	\$200.00
	151 DEERFIELD LN		
	WILLACOOCHEE, GA 31650		



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 GA DNR

748 Oglethorpe Ave.



Glynn County Assessor			
Parcel: 04-11670 Acres: 0.18			
Name:	HIGH TIDES CONDO HOMEOWNERS	Land Value	\$0.00
Address:	748 OGLETHORPE AV Unit: 10000 ST SIMONS ISLA	Building Value	\$0.00
Sale:	\$0 on 05-1991 Reason= Qual=	Misc Value	\$0.00
Mail:	HIGH TIDES CONDO HOMEOWNERS	Total Value:	\$0.00
	C/O JULES GREENBLATT		
	8025 WESTSIDE PKWY		
	ALPHARETTA, GA 30009		



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Date printed: 02/01/18 : 14:48:30

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**ATTACHMENT D**

**Zoning Certification**

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*A Golden Past.  
A Shining Future.*

**BOARD OF  
COMMISSIONERS**

Michael Browning  
*District 1*

Peter Murphy  
*District 2*

Richard Strickland  
*District 3*

Bill Brunson  
*District 4*

Allen Booker  
*District 5*

Mark Stambaugh  
*At-Large, Post 1*

Bob Coleman  
*At-Large, Post 2*

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

January 26, 2018

Desiree E. Watson, Esq.  
Taylor, Odachowski, Schmidt, and Crossland, LLC  
300 Oak Street  
St. Simons Island, Georgia 31522

**RE:** 744 Oglethorpe Avenue  
St. Simons Island, Georgia 31522  
Parcel Id: 04-04035, Parcel B of Lot 157

**Dear Ms. Watson:**

Pursuant to your request for a zoning certification letter for this property, please see the following:

1. The property identified above is zoned RR Resort Residential.
2. The property received a variance to the Glynn County Zoning Ordinance to allow an encroachment into the required side yard setback for installation of a therapy pool that will include a deck, pool equipment, and any covering over the pool equipment. [ZV3630]
3. Once all necessary DNR permits are received, this property will be in conformance with the Glynn County Zoning Ordinance for construction of the proposed improvements.

Sincerely,

Pamela Thompson  
Director of Community Development

Phone: 912-554-7400  
Fax: 912-554-7596  
[www.glynncounty.org](http://www.glynncounty.org)

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A COMPANY CONSISTING OF PROFESSIONAL CORPORATIONS

PHILIP R. TAYLOR  
JOSEPH R. ODACHOWSKI  
PETER H. SCHMIDT, II  
DONNA LINN CROSSLAND  
DÉSIRÉE E. WATSON  
CRYSTAL C. BAKER

OF COUNSEL:  
GREGORY L. SPERRY  
JOHN M. BUTIN  
DARROW LYNN KELLEY  
NATHAN C. JOHNSON

**REPLY TO:**  
DÉSIRÉE E. WATSON, Esq.  
300 OAK STREET  
ST. SIMONS ISLAND, GA 31522  
TELEPHONE: (912) 634-0955, EXT. 113  
FACSIMILE: (912) 638-9739  
[DWATSON@TOSCLAW.COM](mailto:DWATSON@TOSCLAW.COM)

January 17, 2018

Ms. Pamela Thompson  
DIRECTOR OF COMMUNITY DEVELOPMENT  
1725 Reynolds Street, Suite 200  
Brunswick, Georgia 31520

Re: Request for Zoning Certification Letter for Pool and Deck Additions for:  
Parcel I.D. 04-04035, Parcel B of Lot 157  
744 Oglethorpe Avenue, St. Simons Island, Georgia

Dear Ms. Thompson:

I am hereby requesting a Zoning Certification Letter for the pool and deck at the improvements at the above-referenced property site. This is the property which was previously granted a set back variance to facilitate construction of the additions. The property is zoned Resort Residential. There are pools on the seaward side of properties within two parcels on both sides of the subject property. The letter is required for the DNR SPA permit application to enable the owners to move toward with having the pool constructed. Please send the letter to our firm.

Enclosed please find one full-sized set of drawings of the proposed pool and deck, signed and sealed by the architect, Robert Ussery, dated 1-16-18. Also enclosed is our firm's check in the amount of \$50.00 representing payment of the processing fee.

Your earliest review and consideration of this request is much appreciated. If you have any questions, please do not hesitate to contact me.

Sincerely,

Désirée E. Watson

DEW:pm  
Enclosures  
cc: Ryan Casey

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SPA PERMIT APPLICATION DRAWINGS FOR  
**744 OGLETHORPE AVENUE**  
 PARCEL 'B' LOT 157 - ST. SIMONS BEACH SUBDIVISION  
 ST. SIMONS ISLAND, GEORGIA

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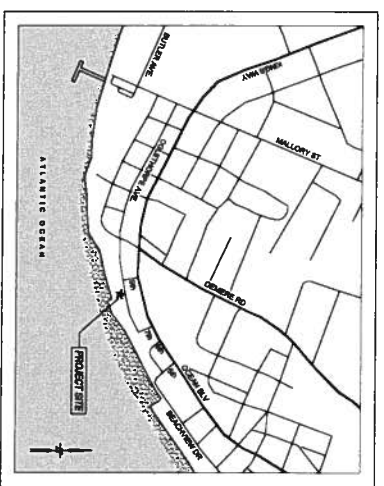
PREPARED FOR:  
 Ryan & Crystal Casey  
 CHAMPIONS CLOSE  
 ALPHARETTA, GA 30004

PREPARED BY:  
 USSERY/RULE ARCHITECTS P.C.  
 1804-A FREDERICA ROAD  
 ST. SIMONS ISLAND, GEORGIA 31522  
 PH. 912-638-6688  
 www.urarch.com

**SHEET INDEX**

- EXISTING SURVEY
- A-1 COVER SHEET & VICINITY MAP
- A-2 SITE PLAN, SECTIONS & SQUARE FOOTAGE CHARTS

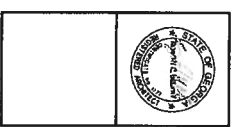
- DIRECTIONS FROM THE NORTH**
- Take I-95 South to Exit 36
  - Turn left onto GA-25 Spur/Golden Isles Pkwy. 4.87 Miles
  - Turn right onto Darien Hwy/US-17 S/OA-25. Continue to Darby US-17 S/OA-25. 1.54 Miles
  - Turn left onto F.J. Torres Cswy. 3.89 Miles
  - F.J. Torres Cswy becomes Kings Way. 2.42 Miles
  - Kings Way becomes Ocean Blvd. .75 Miles
  - Turn right onto 8th St. .05 Miles
  - Turn left onto Oglethorpe Avenue
  - 744 Oglethorpe Avenue is on the right.
- DIRECTIONS FROM THE SOUTH**
- Take I-95 North to Exit 29
  - Merge onto US-17 N/OA-25 toward Brunswick/Veolvi Island/Ga Ports Authority Simons Island. 8.44 Miles
  - Turn right onto F.J. Torres Cswy. 3.89 Miles
  - F.J. Torres Cswy becomes Kings Way. 2.42 Miles
  - Kings Way becomes Ocean Blvd. .75 Miles
  - Turn right onto 8th St. .05 Miles
  - Turn left onto Oglethorpe Avenue
  - 744 Oglethorpe Avenue is on the right.



VICINITY MAP  
 NOT TO SCALE  
 Latitude: 31° 08' 4.7112" N | Longitude: 81° 23' 19.6512" W

A-1	1729	<b>POOL ADDITION</b>
	PARCEL 'B', LOT 157, ST. SIMONS BEACH SUBDIVISION 744 OGLETHORPE AVENUE ST. SIMONS ISLAND, GEORGIA	

	USSERY/RULE ARCHITECTS P.C. 1804-A FREDERICA ROAD ST. SIMONS ISLAND, GEORGIA 31522 PH. 912-638-6688 www.urarch.com
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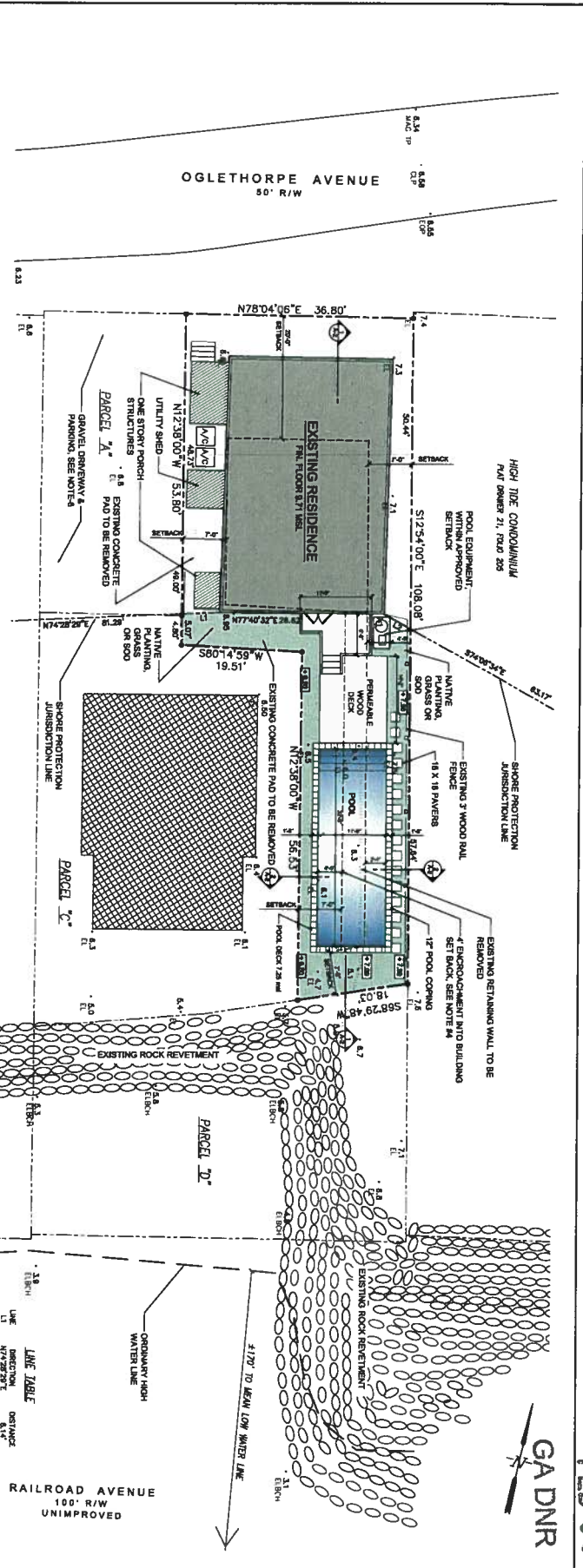


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**USSERY/RULE ARCHITECTS P.C.**  
 1804-A FREDERICA ROAD  
 ST. SIMONS ISLAND, GEORGIA 31522  
 PH. 912-638-6688 www.urarch.com



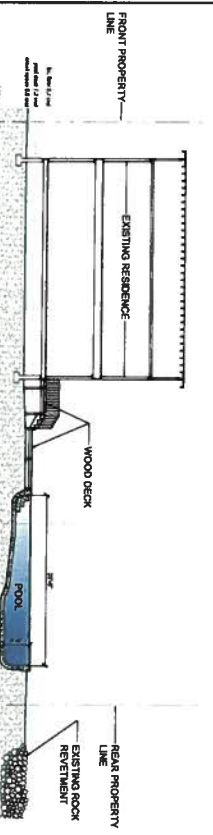
**SITE PLAN**

**LEGEND**

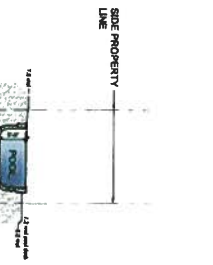
(Symbol)	PROPOSED ELEVATION
(Symbol)	EXISTING ELEVATION

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N17°29'29"E	8.14'
L2	S74°09'24"E	4.80'



**SITE SECTION**



**SITE SECTION**

**IMPACT AREAS (within DNR jurisdiction)**

OPEN WOOD DECK AREA	221 SQ FT
POOL & POOL DECK	443 SQ FT
PAVER AREA	36 SQ FT
POOL EQUIPMENT	13 SQ FT
<b>TOTAL</b>	<b>713 SQ FT</b>

**RESERVED DNR AREAS**

NATIVE PLANTING AREA	480 SQ FT
LAWN, GRASS OR SOO	480 SQ FT
<b>TOTAL</b>	<b>480 SQ FT</b>

**SITE SQUARE FOOTAGE**

SITE TOTAL AREA	2988 SQ FT
SITE AREA RESERVED OF JURISDICTIONAL AREA	1183 SQ FT
REQUIRED RESERVED DNR AREA (1/3rd OF JURISDICTIONAL AREA)	397 SQ FT
IMPACT AREA WITHIN DNR JURISDICTION	713 SQ FT
PROPOSED RESERVED DNR AREA	480 SQ FT

- GLYNN COUNTY ZONING NOTES:**
- Zoning: Resort Residential (RR)
  - Total lot area: 2880 s.f. (0.066 acres)
  - Development Area: 2980 s.f. (0.068 acres)
  - Change: No change to existing conditions, adding number of bedrooms to permit.
  - Standard: 2 existing 4+ bedrooms
  - Number of bedrooms provided: 2+
  - 25% Coverage: Maximum 50% of development area allowed (1/3 of Parcel: 9.92 acres)
  - 2880 s.f. = 565 s.f. x 50% = 1771 s.f. allowed
- RELATIONS**
- |                       |                   |
|-----------------------|-------------------|
| Pool and Pool deck    | 1108 s.f.         |
| Native Planting Area  | 480 s.f.          |
| Grass                 | 26 s.f.           |
| Covered Porch         | 148 s.f.          |
| Wood Deck             | 18 s.f.           |
| Perimeter             | 1284 s.f.         |
| <b>Total Coverage</b> | <b>1,784 s.f.</b> |
8. Mean Height - 45' above 14.07' msl

- GENERAL NOTES:**
- SURVEY DATA TAKEN FROM A SURVEY BY JOHNSON LAND SURVEYORS, DATED JULY 17, 2017, DRAWING # 25044-2017
  - NATIVE PLANTING AREA SHALL BE DETAILED IN A LANDSCAPE PLAN THAT WILL BE SUBMITTED TO THE DNR FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - POOL AND OTHER IMPROVEMENTS DEPicted ON THE SITE PLAN SHALL BE CONSTRUCTED IN COMPLIANCE WITH VELOCITY FLOOD STANDARDS PER 800 2012.
  - VARIANCE GRANTED BY GLYNN COUNTY TO ALLOW FOR ENCROACHMENT INTO ADJACENT PROPERTY.
  - SHORE PROTECTION ACT: APPROPRIATE AND APPROPRIATE HIGH WATER LINE WERE IDENTIFIED ON THE SURVEY. THE SHORELINE, NATURAL RESOURCES, COASTAL RESOURCES DIVISION.
  - PARCEL "X" IS OWNED BY CAREY FRANK & CRYSTAL L. CAREY, AND MECHANIC CONSTITUTION TRUST WITH SUE MCCORMACK AS TRUSTEE. THIS PARCEL IS TO BE USED FOR SHARED PARKING AND DRIVEWAY ACCESS TO PARCEL "C".

**1729**

A-2

**POOL ADDITION**  
 PARCEL "B", LOT 157, ST. SIMONS BEACH SUBDIVISION  
 744 OGLETHORPE AVENUE  
 ST. SIMONS ISLAND, GEORGIA

744 Oglethorpe Ave.



Glynn County Assessor			
Parcel: 04-04035 Acres: 0.08			
Name:	CASEY RYAN M	Land Value	\$494,000.00
Site:	OGLETHORPE AV ST SIMONS ISLAND 31	Building Value	\$194,600.00
Sale:	\$575,000 on 07-2017 Reason= Qual=	Misc Value	\$0.00
Mail:	700 CHAMPIONS CLOSE ALPHARETTA, GA 30004	Total Value:	\$688,600.00



The Glynn County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER GLYNN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—

Date printed: 02/01/18 : 15:27:07

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FEB 08 2018

GA DAVID

**ATTACHMENT E**

**Hurricane Certification**

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Ussery-Rule Architects, P.C.

1804-A Frederica Road  
Saint Simons Island, Georgia 31522

PH: 912.638.6688  
www.URarch.com

**January 16, 2018**

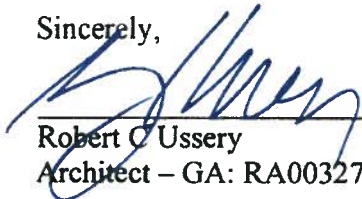
**Georgia Department of Natural Resources**  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520

Re: Shore Protection Act Permit Application  
Parcel B, Lot 157 St. Simons Beach Subdivision  
744 Oglethorpe Ave  
St. Simons Island, Georgia 31522

**To Whom It May Concern**

This letter is to certify that the pool, deck and other improvements depicted on the site plan drawing for the above referenced address by Ussery / Rule Architects P.C. dated 1-16-18 will be designed to meet all applicable hurricane-resistant building standards.

Sincerely,



Robert C Ussery  
Architect – GA: RA003277

URA:smg

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FEB 08 2018  
GA DNR

**ATTACHMENT F**

**Vicinity Map**

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SPA PERMIT APPLICATION DRAWINGS FOR

# 744 OGLETHORPE AVENUE

PARCEL 'B' LOT 157 - ST. SIMONS BEACH SUBDIVISION  
ST. SIMONS ISLAND, GEORGIA

**PREPARED FOR:**

Ryan & Crystal Casey  
CHAMPIONS CLOSE  
ALPHARETTA, GA 30004

**PREPARED BY:**

USSERY/RULE ARCHITECTS P.C.  
1804-A FREDERICA ROAD  
ST. SIMONS ISLAND, GEORGIA 31522  
PH. 912-638-6688  
www.urarch.com



USSERY/RULE ARCHITECTS P.C.  
1804-A FREDERICA ROAD  
ST. SIMONS ISLAND, GEORGIA 31522  
PH. 912-638-6688  
www.urarch.com

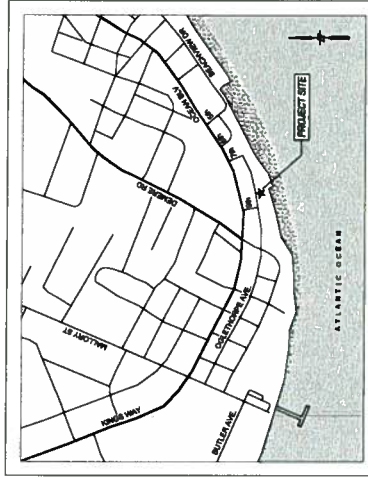


**SHEET INDEX**

- EXISTING SURVEY
- A-1 COVER SHEET & VICINITY MAP
- A-2 SITE PLAN, SECTIONS & SQUARE FOOTAGE CHARTS

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GA DNR

- DIRECTIONS FROM THE NORTH**
- Take I-95 South to Exit 38
  - Turn left onto GA-25 Spur/Golden Isles Pkwy. .47 Miles
  - Turn right onto Darlow Hwy/US-17 S/GA-25. Continue to follow US-17 S/GA-25. 1.54 Miles
  - Turn left onto F.J. Torres Cawy. 3.99 Miles
  - F.J. Torres Cawy becomes Kings Way. 2.42 Miles
  - Kings Way becomes Ocean Blvd. .75 Miles
  - Turn right onto 8th St. .05 Miles
  - Turn left onto Oglethorpe Avenue
  - 744 Oglethorpe Avenue is on the right.
- DIRECTIONS FROM THE SOUTH**
- Take I-95 North to Exit 29
  - Merge onto US-17 N/GA-25 toward Brunswick/Jekyll Island/Ga Ports
  - Turn right onto F.J. Torres Cawy. 3.99 Miles
  - F.J. Torres Cawy becomes Kings Way. 2.42 Miles
  - Kings Way becomes Ocean Blvd. .75 Miles
  - Turn right onto 8th St. .05 Miles
  - Turn left onto Oglethorpe Avenue
  - 744 Oglethorpe Avenue is on the right.



VICINITY MAP  
NOT TO SCALE

Latitude: 31° 08' 4.7112" N | Longitude: 81° 23' 19.6512" W

**POOL ADDITION**  
PARCEL 'B' LOT 157, ST. SIMONS BEACH SUBDIVISION  
744 OGLETHORPE AVENUE  
ST. SIMONS ISLAND, GEORGIA

1729

A-1

**ATTACHMENT G**

**Proposed Site Plan**

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SPA PERMIT APPLICATION DRAWINGS FOR

# 744 OGLETHORPE AVENUE

PARCEL 'B' LOT 157 - ST. SIMONS BEACH SUBDIVISION  
ST. SIMONS ISLAND, GEORGIA

**PREPARED FOR:**  
Ryan & Crystal Casey  
CHAMPIONS CLOSE  
ALPHARETTA, GA 30004

**PREPARED BY:**  
USSERY/RULE ARCHITECTS P.C.  
1804-A FREDERICA ROAD  
ST. SIMONS ISLAND, GEORGIA 31522  
PH. 912-638-6688  
www.urarch.com



USSERY/RULE ARCHITECTS P.C.  
1804-A FREDERICA ROAD  
ST. SIMONS ISLAND, GEORGIA 31522  
PH. 912-638-6688  
www.urarch.com



SHEET INDEX

EXISTING SURVEY

A-1 COVER SHEET & VICINITY MAP

A-2 SITE PLAN, SECTIONS & SQUARE FOOTAGE CHARTS

GA DNR

APR 30 2018

Marsh & Shore Mgt. Program

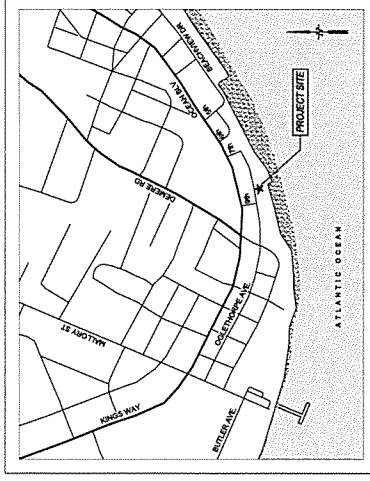
**POOL ADDITION**  
PARCEL 'B', LOT 157, ST. SIMONS BEACH SUBDIVISION  
744 OGLETHORPE AVENUE  
ST. SIMONS ISLAND, GEORGIA

1729

1/8" = 1'

4/32" = 1/8"

A-1



VICINITY MAP  
NOT TO SCALE

Latitude: 31° 08' 4.7112" N | Longitude: 81° 23' 19.6512" W

**DIRECTIONS FROM THE SOUTH**

- Take I-95 North to Exit 29
- Merge onto US-17 N/GA-25 toward Brunswick/Jekyll Island/Ga Ports
- Avoid/US Simons Island. 9.44 Miles
- Turn right onto F.J. Torras Cswy. 3.99 Miles
- F.J. Torras Cswy becomes Kings Way. 2.42 Miles
- Kings Way becomes Ocean Blvd. .75 Miles
- Turn right onto 9th St. .05 Miles
- Turn left onto Oglethorpe Avenue
- 744 Oglethorpe Avenue is on the right.

**DIRECTIONS FROM THE NORTH**

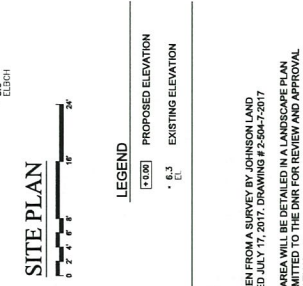
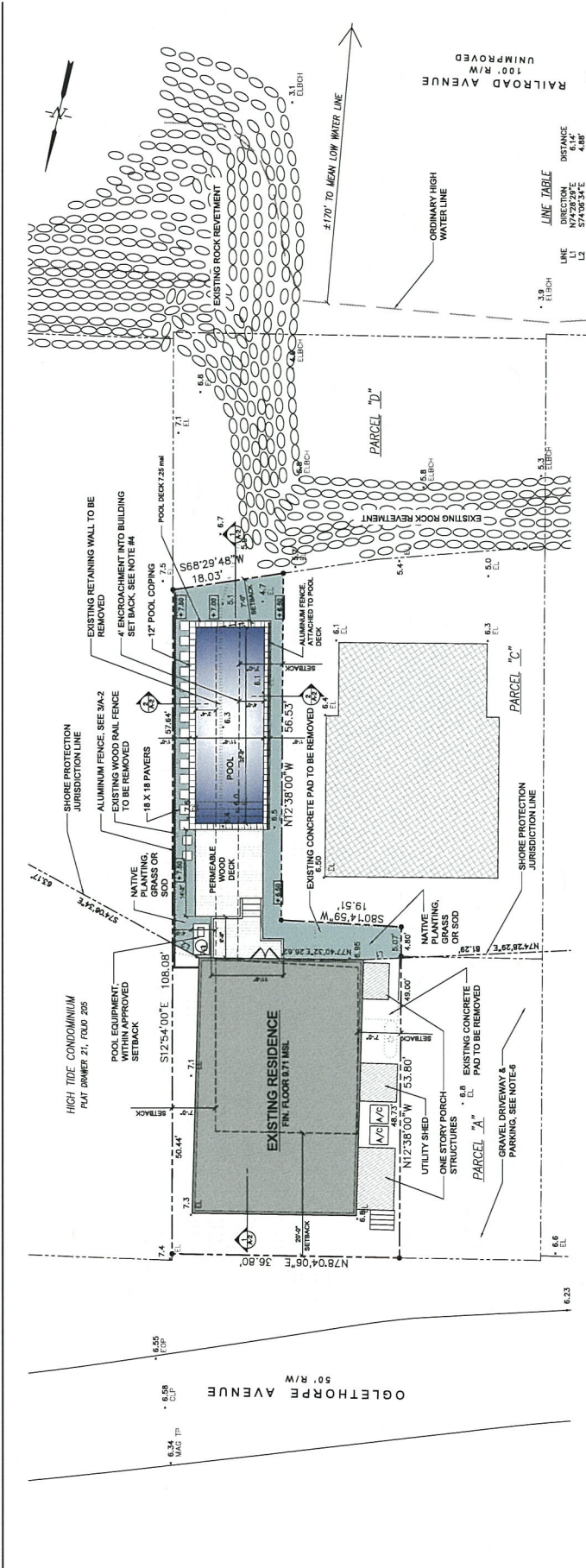
- Take I-95 South to Exit 38
- Turn left onto GA-25 Spur/Golden Isles Pkwy. 4.67 Miles
- Turn slight right onto Darien Hwy/US-17 S/GA-25. Continue to follow US-17 S/GA-25. 1.54 Miles
- Turn left onto F.J. Torras Cswy. 3.99 Miles
- F.J. Torras Cswy becomes Kings Way. 2.42 Miles
- Kings Way becomes Ocean Blvd. .75 Miles
- Turn right onto 9th St. .05 Miles
- Turn left onto Oglethorpe Avenue
- 744 Oglethorpe Avenue is on the right.



USERY/RULE ARCHITECTS P.C.  
 1804-A FREDERICA ROAD  
 ST. SIMONS ISLAND, GEORGIA 31222  
 PH. 912-638-6688  
 www.useryr.com

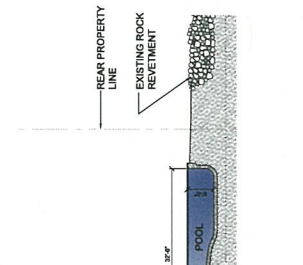
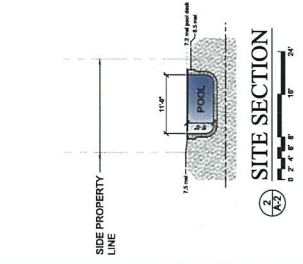
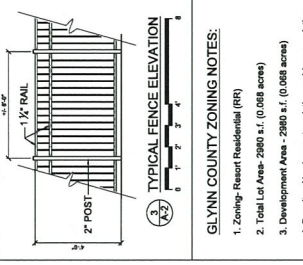
**POOL ADDITION**  
 PARCEL B, LOT 157, ST. SIMONS BEACH SUBDIVISION  
 744 OGLETHORPE AVENUE  
 ST. SIMONS ISLAND, GEORGIA

1779  
 1-18-18  
 4-30-18  
 A-2



**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N74°28'29"E	6.14'
L2	S74°50'34"E	4.85'



**GENERAL NOTES**

- SURVEY DATA TAKEN FROM A SURVEY BY JOHNSON LAND SURVEYORS, DATED JULY 17, 2017, DRAWING # 2-5047-2017
- NATIVE PLANTING AREA WILL BE DETAILED IN A LANDSCAPE PLAN THAT WILL BE SUBMITTED TO THE DNR FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
- POOL AND OTHER IMPROVEMENTS DEPICTED ON THE SITE PLAN WILL BE CONSTRUCTED IN COMPLIANCE WITH VELOCITY FLOOD STANDARDS PER IBC 2012.
- VARIANCE GRANTED BY GLYN COUNTY TO ALLOW 4' POOL AREA. GRANTED OCTOBER 12, 2017, APPLICATION 201630
- SHORE PROTECTION ACT, JURISDICTION LINE AND ORDINARY HIGH WATER LINE WERE IDENTIFIED ON JULY 13, 2017 BY SUE STOCKEL, PERMIT COORDINATOR FOR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, COSTAL RESOURCES DIVISION
- PARCEL 'A' IS CO-OWNED BY CASEY RYAN M & CRYSTAL L CASEY, AND MCRANIE CONSTITUTION TRUST WITH SUE MCRANIE AS TRUSTEE. THE TRUST HAS A RIGHT OF SHARED PARKING AND DRIVEWAY ACCESS TO PARCEL 'C'

**GLYN COUNTY ZONING NOTES:**

- Zoning: Resort Residential (RR)
- Total Lot Area: 2980 s.f. (0.068 acres)
- Development Area: 2980 s.f. (0.068 acres)
- Density: No change to existing residence, existing number of bedrooms to remain
- Required Parking: 2 spaces per residence, number of spaces provided = 2
- Site Coverage: Maximum 50% of development area allowed (1/3 of PARCEL 'A' included)  
 2980 s.f. x .50% = 1490 s.f. (50% allowed)  
 1771 s.f. allowed
- Residence: 443 s.f.  
 Pool and Pool Deck: 36 s.f.  
 Pool Equipment: 13 s.f.  
 Pavers: 13 s.f.  
 A/C Units: 18 s.f.  
 Wood Deck: Permissible  
 Total Coverage: 1,764 s.f.
- Max. Height: 49' above 14.00' ml

**SITE SQUARE FOOTAGE**

SITE TOTAL AREA	2980 SQ FT
SITE AREA SEWARD OF JURISDICTIONAL AREA (1/3 OF JURISDICTIONAL AREA)	1183 SQ FT
REQUIRED RESERVED DNR AREA	387 SQ FT
IMPACT AREA WITHIN DNR JURISDICTION	73 SQ FT
PROPOSED RESERVED DNR AREA	470 SQ FT

**RESERVED DNR AREAS**

NATIVE PLANTING AREA LAWN, GRASS OR SOD	470 SQ FT
TOTAL	470 SQ FT

**IMPACT AREAS (within DNR Jurisdiction)**

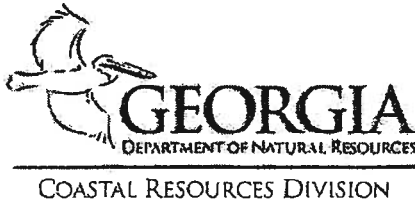
OPEN WOOD DECK AREA	221 SQ FT
POOL & POOL DECK	443 SQ FT
PAVER AREA	36 SQ FT
POOL EQUIPMENT	13 SQ FT
ALUMINUM FENCING	10 SQ FT
TOTAL	723 SQ FT

GA DNR  
 APR 30 2018  
 Marsh & Shore Mgt. Program

**ATTACHMENT H**

**CNR - CRD Shore Protection Act  
Jurisdiction Line Authorization Letter  
and SPA Survey**

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GA DNR



MARK WILLIAMS  
COMMISSIONER

A.G. 'SPUD' WOODWARD  
DIRECTOR

August 21, 2017

Charles Johnson  
Johnson Land Surveyors  
228 Redfern Village, Suite 204  
St. Simons Island, GA. 31522

**RE: Shore Protection Act (SPA), Jurisdictional Determination, 744 Oglethorpe Avenue, Parcel B, Lot 157, St. Simons Beach Subdivision, St. Simons Island, Glynn County, Georgia**

Dear Mr. Johnson:

Our office has received the survey plat, dated July 17, 2017, prepared by Johnson Land Surveyors entitled, "Parcel "B," Lot 157, St. Simons Beach Subdivision" for Ryan Casey and Crystal Casey. Based on my site inspection, this plat and survey accurately depict the Ordinary High Water Mark and Jurisdictional Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 et seq. as delineated by the Department on July 13, 2017.

The delineation of the 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 July 13, 2018, 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 shore jurisdictional area.

We appreciate you providing us with this information for our records. Please contact me at (912) 262-3109 if you have any questions.

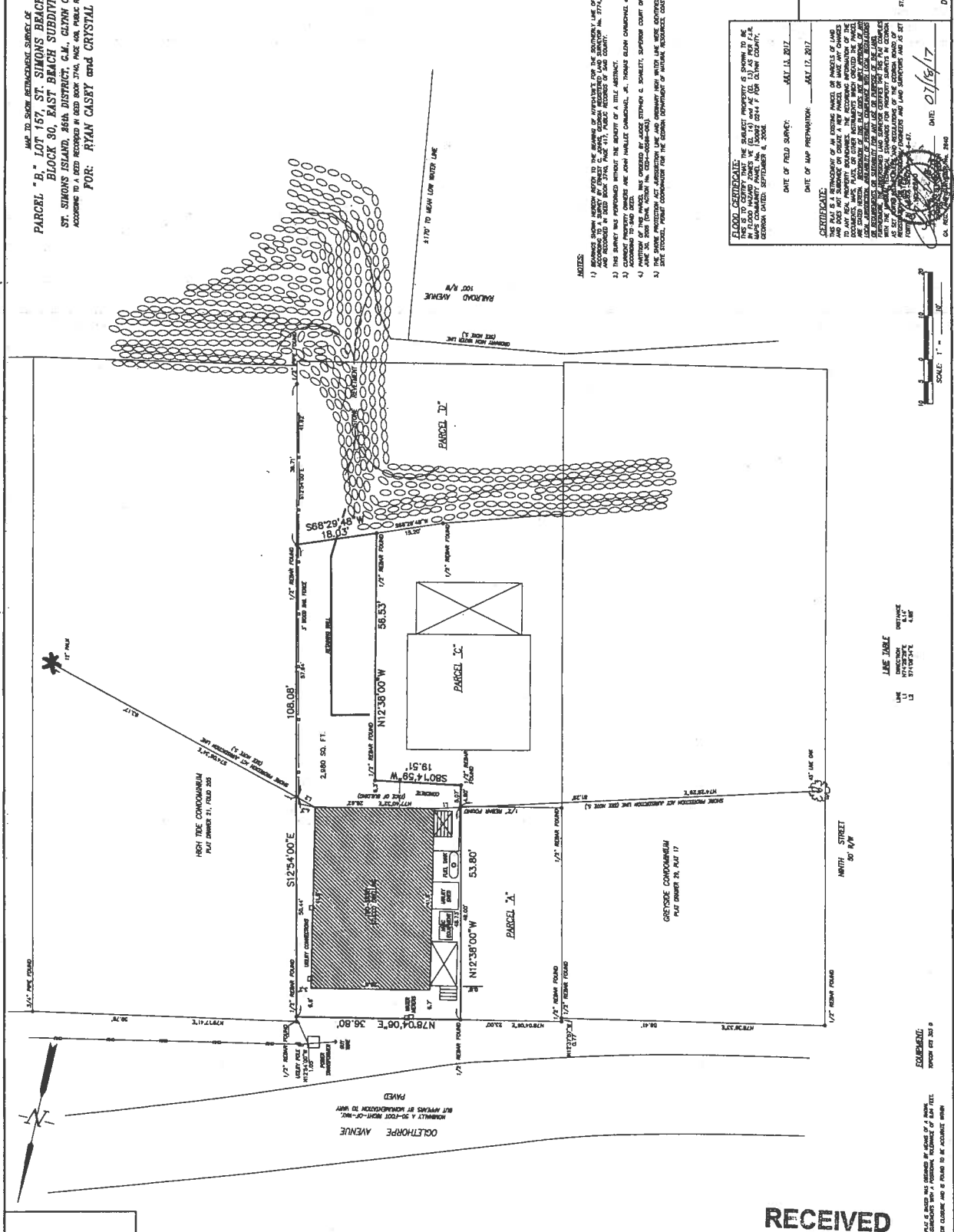
Sincerely,

Jordan Dodson  
Coastal Permit Coordinator  
Marsh & Shore Management Program

Enclosure: Survey  
File: JDS20170173

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MAP TO SHOW DETAIL OF SUBJECT OF  
**PARCEL "B," LOT 157, ST. SIMONS BEACH SUBDIVISION**  
**BLOCK 30, EAST BEACH SUBDIVISION**  
 ST. SIMONS ISLAND, 36th DISTRICT, G.M., CLAYTON COUNTY, GEORGIA  
 ACCORDING TO A DEED RECORDED IN DEED BOOK 3704, PAGE 408, PUBLIC RECORDS OF SAID COUNTY  
 FOR: **RYAN CASEY and CRYSTAL CASEY**



ATLANTIC OCEAN  
 RAILROAD AVENUE  
 100' N/W  
 417' TO MEAN LOW WATER LINE

- NOTES:
- 1) BEARING SHOWN REFERS TO THE BEARING OF APPROXIMATE FOR THE QUARTERLY LINE OF COLLECTOR'S RECORD.
  - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TIDE GAUGE.
  - 3) CURRENT PROPERTY OWNERS ARE JOHN HALLIE CANNON, JR., THOMAS ELMER CANNON, and MICHAEL CANNON.
  - 4) PORTION OF THIS PARCEL WAS OWNED BY JESSE STONER, C. DONALD, SUPERVISOR COURT OF CLAYTON COUNTY, ON JUNE 30, 2005 FROM ACTON NO. 0204-0088-0001.
  - 5) STATE STROUD, FORMAL COORDINATOR FOR THE CLAYTON DEPARTMENT OF NATURAL RESOURCES CONTROL, RECALCULATED BEARING.

**FLOOD CERTIFICATE:**  
 THIS PARCEL IS NOT A REMEDIATED FLOOD HAZARD ZONE (FHZ) AND IS NOT IN A FLOOD HAZARD ZONE (FHZ) AS SHOWN ON THE FLOOD HAZARD ZONE MAP (FHZM) FOR CLAYTON COUNTY, GEORGIA, EFFECTIVE DATE 10/20/04. THIS PARCEL IS NOT IN A FLOOD HAZARD ZONE (FHZ) AS SHOWN ON THE FLOOD HAZARD ZONE MAP (FHZM) FOR CLAYTON COUNTY, GEORGIA, EFFECTIVE DATE 10/20/04.



**JOHNSON LAND SURVEYORS**  
 200 WEST 20th AVENUE  
 CLAYTON COUNTY, GA 30116  
 (770) 213-2100

DRC No. 2-304-7-2017

DATE OF FIELD SURVEY: **APR 13, 2017**  
 DATE OF MAP PREPARATION: **APR 17, 2017**

**CERTIFICATE:**  
 THIS PLAT IS A REMEDIATION OF AN EXISTING PARCEL OF LAND TO AVOID FLOOD HAZARD ZONE (FHZ) AS SHOWN ON THE FLOOD HAZARD ZONE MAP (FHZM) FOR CLAYTON COUNTY, GEORGIA, EFFECTIVE DATE 10/20/04. THIS PARCEL IS NOT IN A FLOOD HAZARD ZONE (FHZ) AS SHOWN ON THE FLOOD HAZARD ZONE MAP (FHZM) FOR CLAYTON COUNTY, GEORGIA, EFFECTIVE DATE 10/20/04.

DATE: **01/18/17**



**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N12°36'00"W	53.80'
L2	N79°04'09"E	38.80'

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 GA DNR

**EXEMPTION:**  
 THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF GEORGIA CODE CHAPTER 22-2-1. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF GEORGIA CODE CHAPTER 22-2-1.