

1.0 Introduction: Daniel Iyer and trust is proposing installation of a dune crossover at 3 Oceanview Ct on Tybee Island, Georgia (32.015401°, -80.841996)

The proposed walkway will total approximately 291.32 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 Van Horne, NW of Oceanview Ct. The SPA jurisdiction line was delineated by the Coastal Resources Division (CRD) staff and verified in writing via letter on 30 June 2023

(Appendix I). The property totals 0.424 acres of which 0.165 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 236 linear feet of 5-foot-wide boardwalk with rails to provide access from the property over the existing dunes to the beach. From west to east the approximately 48 linear feet will be constructed at a 5% inclined slope, 102 linear feet will be constructed at a 3% declined slope and as the walkway transitions down to the beach, there will be a further 8.33% slope for 30 feet to level out at 0% for 8 feet. Another decline of 8.33% for 29 feet to another 0% base for 8 linear feet per ADA requirements. The final decline slope of 8.33% will be for 11 feet into the dune.

The walkway will be constructed of 2inch 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 stormwave 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. (32.015401°, -80.841996).

**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 EMC Engineering certifying the design is included as Appendix G.

**12.0 Permit Drawings** Permit drawings prepared by EMC Engineering 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.

# **October 2025**

## **3 Oceanview Ct**

### **Dune Crossover**

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Prepared For: Daniel Iyer

**MAYOR**  
Brian West

**CITY COUNCIL**  
Monty Parks (Mayor Pro Tem)  
Bill Garbett  
Spec Hosti  
Tony Ploughe  
Nick Sears  
Kathryn Williams



## CITY OF TYBEE ISLAND

**CITY MANAGER**  
Bret Bell

**ASSISTANT CITY MANAGER**  
Michelle Owens

**CLERK OF COUNCIL**  
Fabian Mann

**CITY ATTORNEY**  
Edward W. Hughes  
Tracy O'Connell

October 20, 2025

Daniel and Cheri Iyer  
3 Oceanview Court  
Tybee Island, GA 31328

Re: Dune Crossover – SPA Permit Application  
3 Oceanview Court PIN 40003 10008

Dear Mr. Iyer:

The above-referenced dune crossover project received Special Review approval from Tybee Island's City Council on October 9, 2025, in accordance with Land Development Code **Section 3-100. - Beach, dune, or vegetation disturbance/crossover maintenance and construction**, as presented with the boardwalk site plan, detail, and profile (all dated August 29, 2025).

This project now does not represent a violation of Tybee Island's Land Development Code regarding improvements inside Tybee's 10' Toe of Dune setback and inside the Georgia SPA 25' Jurisdictional Line. The boardwalk site plan, as presented, also does not appear to be a violation of permitted development in the R-1 zoning district.

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.

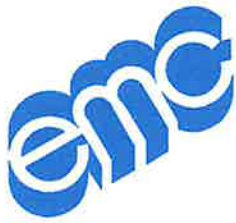
If I may answer any questions, please do not hesitate to contact me.

Thank you,

Patricia Sinel, AICP, CFM, CNU-A  
Community Development Director  
[patricia.sinel@cityoftybee.gov](mailto:patricia.sinel@cityoftybee.gov)  
912-472-5031

**P.O. Box 2749 – 403 Butler Avenue, Tybee Island, Georgia 31328-2749**  
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**EMC ENGINEERING  
SERVICES, INC.**

November 5, 2025

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

**RE: 3 Ocean View Court, Iyer Boardwalk  
TYBEE ISLAND, GA  
EMC PROJECT NO.: 23-0020**

To whom it may concern:

This letter certifies that the board walk to serve as a dune crossover at 3 Oceanview Ct, Tybee Island, Georgia will meet hurricane-resistant standard requirements as required by the City of Tybee Island, Georgia.

Please contact me if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Alec B. Metzger'.

Alec B. Metzger, P.E.



**Mike Foran**

**1 Van Horne**

**Tybee Island GA, 31328**

**Clark Perry**

**5 Oceanview Ct**

**Tybee Island, GA 31328**