



**July 26, 2018**

**Marsh & Shore Management Program**  
**Georgia Department of Natural Resources**  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520

**Re: Modifications to Shore Protection Act Permit #451**  
**1124 Postell Avenue**  
**St. Simons Island, Georgia**

On behalf of Island Viewpoint, LLC, Ussery-Rule Architects, P.C. is submitting a Shore Protection Act Permit Application for modifications to active Shore Protection Act Permit #451.

**Attachments included:**

- A. SPA Application Form
- B. SPA Jurisdiction Letter & Survey
- C. Warranty Deed
- D. Owner Agent Authorization Letter
- E. Hurricane Certification
- F. Property Tax Map
- G. Project Drawings - A-1 Cover Sheet, A-2 Site Plan and A-3 Landscape Plan
- H. Zoning Certification (to be submitted at a later date)

**Introduction:**

Island Viewpoint, LLC proposes to modify the activities previously approved in active permit #451. The proposed modifications within the SPA jurisdiction include the following:

- Provide temporary construction fencing and silt fencing during construction
- Add an aluminum fence at the perimeter of the property and around the pool area
- Modify the building footprint to a smaller overall footprint
- Include a grass swale area within the jurisdiction
- Modify the approved masonry screen wall to include square pilasters
- Plant various trees within the jurisdiction
- Install FDC double check valve and post indicator valve within the jurisdiction
- Provide a final landscape plan for approval

**GA DNR**

**JUL 30 2018**

**Existing Site Conditions:**

The project area consists of a 13987 sq. ft. (0.321 acre) tract of land fronting the Atlantic Ocean, at the intersection of Postell Avenue and Myrtle Street, on St. Simons Island, in Glynn County, Georgia. The existing home at the site has been demolished and the 6-unit condominium building approved under permit #451 is currently under construction at the site. The site is bordered on the Northeast side by a single family residence and on the Northwest side by Postell Avenue. On the Southeast and Southwest sides, the site is bordered by a rock revetment and the Atlantic Ocean. The SPA jurisdiction line was demarcated by the Coastal Resources Division and verified by letter on 7/19/2016; see attached letter and survey from Shupe Surveying Company (**Attachment B**). The total area of the site that is within the SPA jurisdiction is 6618 sq.ft. (0.152 acre).

**Project Description:**

The approved permit #451 consisted of demolishing the exiting house and constructing a new 6-unit condominium building. In addition to the condominium, the permit included a pool, pool deck, driveway, masonry wall, and landscape areas within the jurisdiction. The applicant proposes to make minor modifications to the previously approved items. The modifications include providing temporary construction fencing and silt fencing around the site as needed during the construction period. Provide a permanent aluminum fence at the perimeter of the property and around the pool for safety. Modify the overall condominium footprint to a smaller area. Modify the pool deck area to a slightly larger footprint. Revise the shape and increase the size of the non-native landscape bed. Within the jurisdiction, provide a grass swale retention area to meet Glynn County site drainage requirements. The previously approved masonry screen wall located at the front of the property has been modified to show a gate for fire department access and added square pilasters for appearance. Several new native trees are proposed within the jurisdiction, **see landscape plan provided**. The live oak tree proposed within the jurisdiction is required to meet the Glynn County tree ordinance requirements. A fire department check valve and post indicator valve as required per Glynn County are proposed within the jurisdiction. In addition to these proposed modifications, a final landscape plan has been provided for review and approval.

As proposed, 2423 sq.ft. (37%) of the jurisdictional area would remain in a natural or improved topographic and vegetative condition. The amount of alteration within the jurisdiction for each component of the project is summarized in **Table 1**. For comparison the previously approved SPA Activity Summary Table for permit #451 is shown in **Table 2**.

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**Table 1: PROPOSED SPA Activity Summary Table**

| <b>Activity</b>  | <b>Area Proposed (sq.ft.)</b> |
|--|-------------------------------|
| Permeable Paver Driveway/Parking                         | 88                            |
| Condominium Footprint                                    | 2150                          |
| Pool and Pool Deck                                       | 1182                          |
| Landscape Beds (non-native)                              | 627                           |
| Masonry Screen Wall                                      | 41                            |
| Aluminum Fence   | 64                            |
| FDC Check Valves and Landscape Bed                       | 43                            |
| DNR Reserved Lawn & Swale Area                           | 2423                          |
| <b>Total Activities Proposed</b>                         | <b>6618</b>                   |
|  |                               |
| <b>Total Area to remain in natural or improved state</b> | <b>2423 (37%)</b>             |

**Table 2: PREVIOUSLY Approved SPA Activity Summary Table – Permit #451**

| <b>Activity</b>  | <b>Area Proposed (sq.ft.)</b> |
|--|-------------------------------|
| Permeable Paver Driveway/Parking                         | 99                            |
| Condominium Footprint                                    | 2371                          |
| Pool and Pool Deck                                       | 1079                          |
| Landscape Bed (non-native)                               | 425                           |
| Masonry Screen Wall                                      | 40                            |
| FDC Check Valves and Landscape Bed                       | 50                            |
| DNR Reserved Lawn & Swale Area                           | 2604                          |
| <b>Total Activities Proposed</b>                         | <b>6618</b>                   |
|  |                               |
| <b>Total Area to remain in natural or improved state</b> | <b>2604 ( 39 % )</b>          |

**Alternatives:**

The proposed changes are minor in nature and do not substantially change the impacts within the jurisdiction that were previously approved in active shore permit #451, alternatives were not considered.



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**Landfill / Hazardous Waste:**

According to a study of the Hazardous Site Index for Georgia, the subject property is not located over a landfill or hazardous waste site and is suitable for the proposed project.

**Public Interest Statements:**

- a. *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.*

Response: The proposed project will not harm or alter the dynamic dune field, submerged lands, or function of the sand-sharing system. The project is located on an existing developed lot that is surrounded by existing development and a rock revetment. A dynamic dune field does not exist at the site.

- b. *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.*

Response: Granting of this permit and the execution of the proposed work is not expected to interfere with the conservation of marine life, wildlife, or other resources. The project is located on an existing lot that lacks habitat for marine life and wildlife.

- c. *Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with access by and recreational use and enjoyment of public properties impacted by the project.*

Response: Granting of this permit and the execution of the proposed work will not interfere with access, recreational use and the enjoyment of public properties that are adjacent to the property. The proposed project is located entirely on private property.

**Warranty Deed:**

The project area consists of the combination of Lots 6 & 7 in Arnold Subdivision. The warranty deed conveying the subject properties to Island Viewpoint, LLC is included at **Attachment C**.

**Vicinity Map:**

A location map of the subject property and written directions to the site are included on sheet A-1 of the project drawings, see **Attachment G**.

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**Adjoining Property Owner:**

The only adjoining property owner is listed on the SPA Application Form. All other portions of the site are surrounded by Glynn County Right of Way property.

**Zoning Certification:**

Zoning certification from Glynn County has been requested and will be submitted at a later date.

**Hurricane Certification:**

A letter certifying that the project has been designed and will be constructed in accordance with hurricane resistant standards is included as **Attachment E**.

**Permit Drawings:**

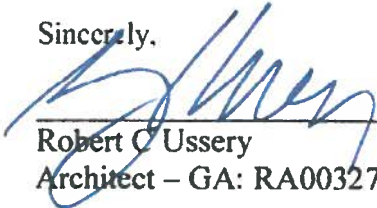
Drawings titled COVER SHEET A-1, SITE PLAN A-2, and LANDSCAPE PLAN A-3 are included as **Attachment G**.

**Application Fee:**

A check for the application fee of \$100.00 was submitted upon delivery of the application.

Please feel free to call if you have any questions about our submittal.

Sincerely,



Robert C. Ussery  
Architect – GA: RA003277

URA : smg

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MARK WILLIAMS  
COMMISSIONER

A.G. 'SPUD' WOODWARD  
DIRECTOR

July 19, 2016

Teeple Hill  
Shupe Surveying Company, P.C.  
3837 Darien Highway  
Brunswick, GA 31525

**RE: Shore Protection Act Jurisdiction Determination Line for 1124 Postell Ave, Saint Simons Island, Glynn County, Georgia**

Dear Mr. Hill:

Our office has received the survey plat dated July 21, 2015, performed by Teeple Hill entitled "Lot 6 & Lot 7, Block 'B,' Arnold Subdivision" This survey accurately depicts the Ordinary High Water Mark and Jurisdiction 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 18, 2016.

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 on July 18, 2017 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.

I appreciate you providing us with this information for our records. Please contact me at (912) 262-3109 if I can be of further assistance.

Sincerely,

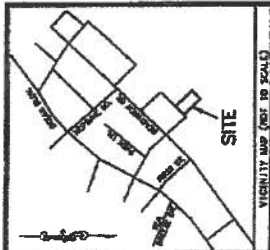
Sheldon Leiker  
Coastal Permit Coordinator  
GADNR-Coastal Resources Division

File #: JDS20160167

Enclosure: Survey of Lot 6 & Lot 7, Block 'B,' Arnold Subdivision

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VIRGINIA MAP (REF TO ZC41.0)

**LEGEND**

- LOT FROM MAP POINTS
- 0 10' WIDE
- 10' WIDE
- 20' WIDE
- 30' WIDE
- 40' WIDE
- 50' WIDE
- 60' WIDE
- 70' WIDE
- 80' WIDE
- 90' WIDE
- 100' WIDE



A SUBDIVISION MAP  
 PREPARED FOR  
**ADAM SWARTZ**  
 PROFESSIONAL ENGINEER  
 STATE OF GEORGIA  
 LICENSE NO. 10000

**LOT 6 & LOT 7  
 BLOCK 'B'  
 ARNOLD SUBDIVISION**

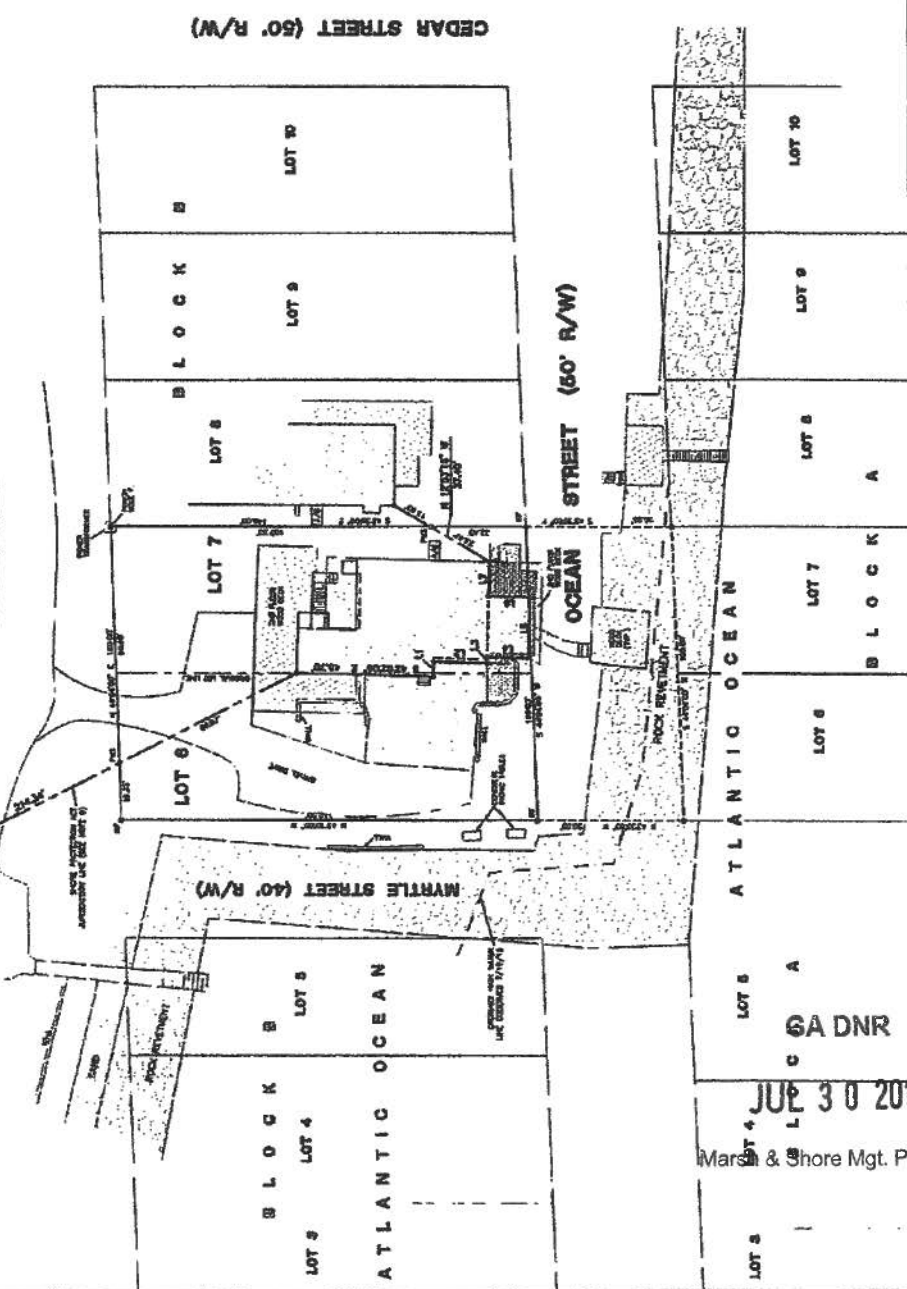
PREPARED FOR  
**ADAM SWARTZ**  
 PROFESSIONAL ENGINEER  
 STATE OF GEORGIA  
 LICENSE NO. 10000

DATE OF PREPARATION: 10/1/17


SCALE: 1" = 100'

TOTAL SHEETS: 1 OF 1

- NOTES:**
1. THE PROPERTY IS LOCATED IN THE CITY OF ATLANTA, GEORGIA, AND IS SUBJECT TO THE CITY OF ATLANTA ZONING ORDINANCES.
  2. THE PROPERTY IS LOCATED IN THE CITY OF ATLANTA, GEORGIA, AND IS SUBJECT TO THE CITY OF ATLANTA ZONING ORDINANCES.
  3. THE PROPERTY IS LOCATED IN THE CITY OF ATLANTA, GEORGIA, AND IS SUBJECT TO THE CITY OF ATLANTA ZONING ORDINANCES.
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  9. THE PROPERTY IS LOCATED IN THE CITY OF ATLANTA, GEORGIA, AND IS SUBJECT TO THE CITY OF ATLANTA ZONING ORDINANCES.
  10. THE PROPERTY IS LOCATED IN THE CITY OF ATLANTA, GEORGIA, AND IS SUBJECT TO THE CITY OF ATLANTA ZONING ORDINANCES.



GA DNR  
 JUN 30 2018  
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**Island Viewpoint, LLC**  
P.O. Box 927, Statham, GA 30666  
Telephone: 706-296-2771

July, 11<sup>th</sup> 2018

Georgia Department of Natural Resources  
Attn: Karl Burgess & Jordan Dodson  
One Conservation Way  
Brunswick, Georgia 31520

**Authority to Act as Agent**

Island Viewpoint, LLC hereby authorizes Ussery-Rule Architects, P.C. to act as Agent for the 1124 Postell Avenue project, and acting on our behalf, may sign for applications and submit documents required for the a Shore Protection Act Permit Application.

Sincerely,

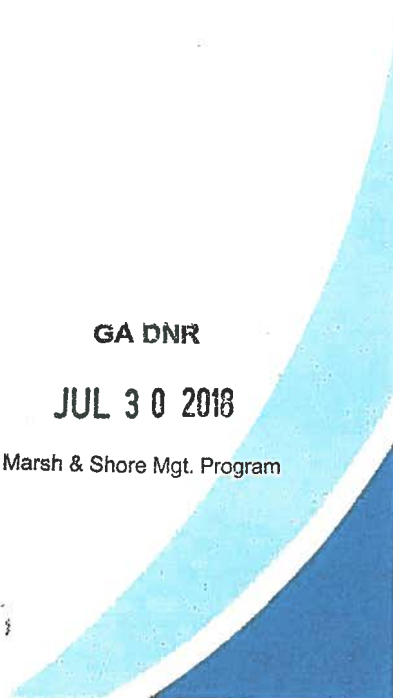


Adam Swann  
Island Viewpoint, LLC  
(706) 296-2771

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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

**July 17, 2018**

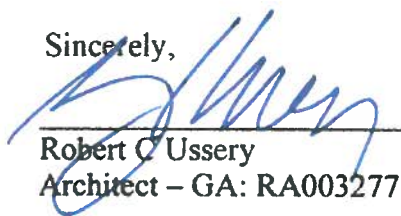
**Georgia Department of Natural Resources**  
Coastal Resources Division  
One Conservation Way  
Brunswick, Georgia 31520

**RE: Shore Protection Act Permit Application  
Viewpoint Condominium Project  
1124 Postell Avenue  
St. Simons Island, Georgia 31522**

**To Whom It May Concern,**

This letter is to certify that the new condominium and other improvements depicted on the site plan drawing will be designed to meet all applicable hurricane-resistant building standards.

Sincerely,

  
Robert C Ussery  
Architect – GA: RA003277

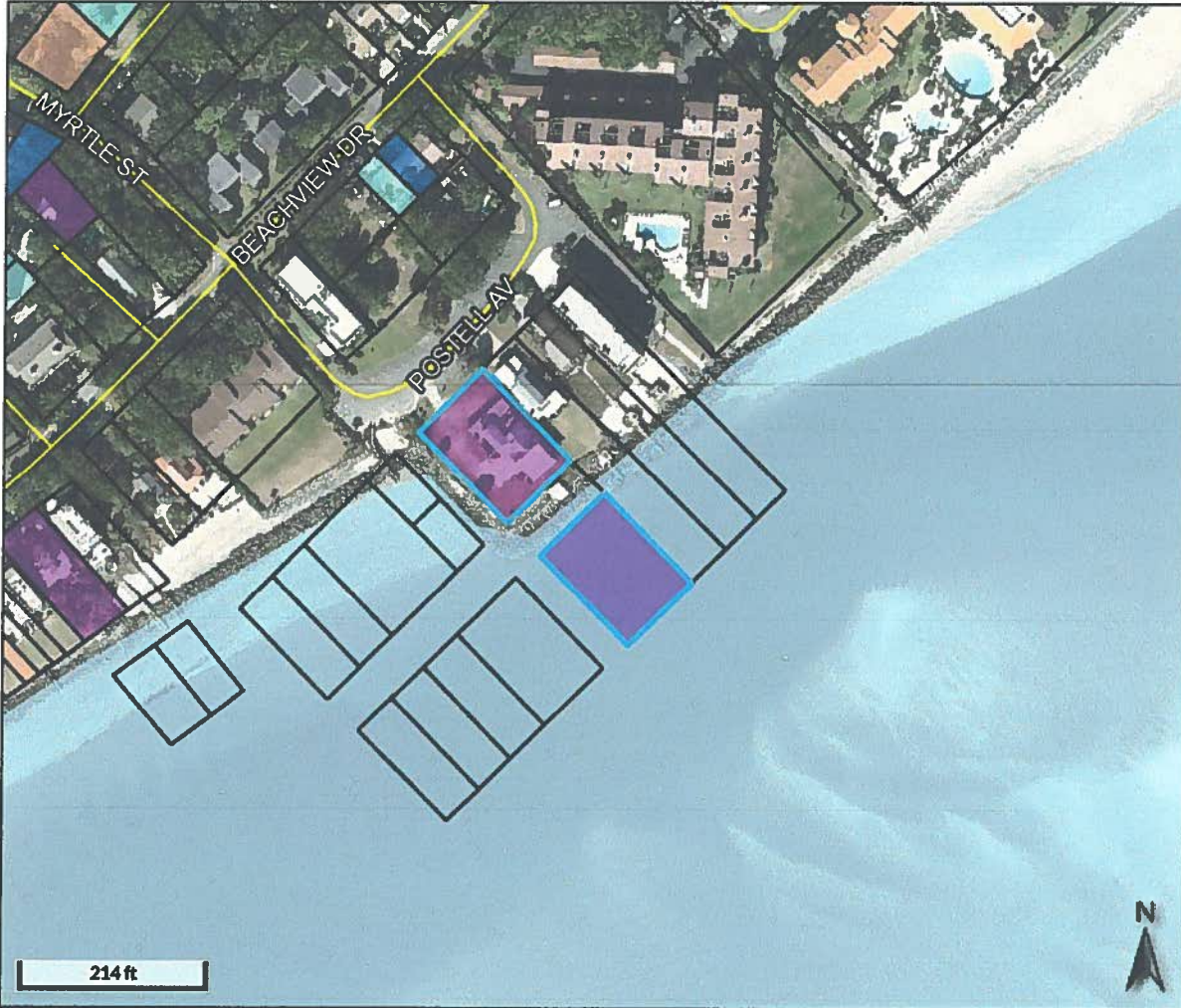


URA : smg

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**Overview**



**Legend**

- Parcels
- Yearly Sales**
- 2015
- 2016
- 2017
- 2018
- Roads

|                        |                      |                         |                      |                     |              |               |             |
|------------------------|----------------------|-------------------------|----------------------|---------------------|--------------|---------------|-------------|
| <b>Parcel ID</b>       | 04-03915             | <b>Owner</b>            | ISLAND VIEWPOINT LLC | <b>Last 2 Sales</b> |              |               |             |
| <b>Class Code</b>      | Residential          |                         | STATHAM, GA 30666    | <b>Date</b>         | <b>Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | 04-St. Simons Island | <b>Physical Address</b> | 1124 POSTELL AV #301 | 6/15/2017           | 0            | QC            | U           |
|                        | ST SIMONS ISLAND     | <b>Market Value</b>     | \$1300000            | 6/15/2017           | 0            | QC            | U           |
| <b>Acres</b>           | 0.65                 |                         |                      |                     |              |               |             |

Date created: 7/10/2018  
 Last Data Uploaded: 7/7/2018 4:20:47 AM

Developed by **Schneider**  
 GEOSPATIAL

**GA DNR**

**JUL 30 2018**

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*A Golden Past.  
A Shining Future.*

**BOARD OF  
COMMISSIONERS**

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Dale Provezano  
*District 2*

Richard Strickland  
*District 3*

Mary Hunt  
*District 4*

Allen Booker  
*District 5*

Clyde Taylor  
*At-Large, Post 1*

Bob Coleman  
*At-Large, Post 2*

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

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

August 6, 2018

Mr. Karl Burgess  
GA Department of Natural Resources, Coastal Resources Division  
One Conservation Way, Suite 300  
Brunswick, GA 31520

Re: 1124 Postell Avenue, St. Simons Island, GA 31522  
Parcel ID 04-03915

Dear Mr. Burgess

This letter is in regards to a request from Tracy Morelan, Ussery-Rule Architects, regarding the zoning code compliance of the proposed project at 1124 Postell Avenue (Parcel ID 04-03915). The parcel is located within the Resort Residential (RR) zoning district.

Permitted uses and development standards for the RR district can be found in Section 705 of the Zoning Ordinance. Multifamily housing is a permitted use within the zoning district.

Multifamily structures within the RR zoning district must meet the following development standards:

- Minimum lot size: 9,000 SF;
- Minimum lot width: 90 feet;
- Front yard setback: twenty-five (25) feet;
- Side yard setback: fifteen (15) feet on each side;
- Rear yard setback: not less than 20 feet or to the Development Setback Line, whichever is greater; and,
- Maximum building height: forty-five (45) feet.

The project, as depicted on the attached site plan, is in compliance with the development standards of the RR zoning district. All proposed new construction appears to be landward of the Development Setback Line.

Should you have any additional questions, please feel free to contact me at [mpostal@glynncounty-ga.gov](mailto:mpostal@glynncounty-ga.gov).

Sincerely,  
*Maurice Postal*

Maurice Postal  
Planner III

 GA DNR

AUG 06 2018

Marsh & Shore Mgt. Program



USRY/RULE ARCHITECTS P.C.  
1804-A PIEDMONT ROAD  
ST SIMONS ISLAND, GEORGIA 31522  
www.usry.com  
Interior Design

**VIEWPOINT CONDOMINIUM**  
LOT 6 & 7, BLOCK B, ARNOLD SUBDIVISION  
1124 POSTELL AVENUE, GA.  
ST SIMONS ISLAND, GA.

1515  
7-24-18  
**A-2**

**TOTAL DNR JURISDICTION AREA - 6619 SQ FT**  
TOTAL CONDOMINIUM AREA - 12,000 SQ FT  
SURVEY DATA TAKEN FROM A SURVEY BY SHARPE SURVEYING COMPANY, INC. IN 2015. THE SURVEY DATA IS BASED ON THE STATE OF GEORGIA'S NATURALLY VEGETATED AND TOPOGRAPHIC COMMISSION.

**DNR JURISDICTION IMPACT AREAS**  
WETLANDS (W1) 88 SQ FT  
CONDOMINIUM FOOTPRINT 3146 SQ FT  
POOL DECK AND POOL 1192 SQ FT  
LANDSCAPE BEDS (NON-VEG) 827 SQ FT  
LANDSCAPE BEDS (VEG) 4180 SQ FT  
ALUMINUM PERIMETER FENCE 4180 FT  
POC CHECK VALVES & LANDSCAPE BED 4330 SQ FT  
TOTAL IMPACT (RN) 4198 SQ FT

**DNR JURISDICTION RESERVED - 2423 SQ FT**  
CPA OF THE DNR AREA IS RESERVED.  
INDICATES DNR RESERVED AREA - INCLUDES LAWN, DRIVEWAYS, DRIVEWAYS, AND GRASS RETENTION SHALE AREA

**GENERAL NOTES:**

- PROPOSED CONDOMINIUM AND OTHER IMPROVEMENTS DEPICTED ON THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE PERMITS, ORDINANCES, REGULATIONS AND HAZARDOUS RESISTANT BUILDING STANDARDS PER IRC 2012.
- SURVEY DATA TAKEN FROM A SURVEY BY SHARPE SURVEYING COMPANY, INC. IN 2015. THE SURVEY DATA IS BASED ON THE STATE OF GEORGIA'S NATURALLY VEGETATED AND TOPOGRAPHIC COMMISSION.
- POC CHECK VALVES WILL BE A LANDSCAPE MATERIAL TO BE SELECTED BY THE OWNER.

**ZONING NOTES:**

- Shading - Refer to Schedule (R)
- Total Lot Area - 13,987 S.F. (319 acres)
- Development Area - 13,913 S.F. (319 acres)
- Density - Maximum 30 sleeping rooms per acre in development area - .219 X (.30) = 0.07 sleeping rooms (10 allowed see section 602.2)
- Proposed Use - (R) Condominium units with total of 10 sleeping rooms (1) 2 bedroom units and (9) 1 bedroom units
- Required Parking - 2 spaces per unit (Section 611.8) - number of spaces proposed is 13
- Site Coverage - Maximum 50% of development area allowed - 13,913 S.F. X .50% = 6,956 S.F.

Building 4979 S.F.  
Pool Deck & Equipment 1,776 S.F.  
Pool Deck 1,192 S.F.  
Pool Deck 1,192 S.F.  
Pool Deck 1,192 S.F.  
Pool Deck 1,192 S.F.  
Pool Deck 1,192 S.F.  
Pool Deck 1,192 S.F.  
Pool Deck 1,192 S.F.  
Pool Deck 1,192 S.F.  
Pool Deck 1,192 S.F.

11. OF STAIRS PARKING SHALL BE SCREENED FROM THE VIEW OF THE ADJACENT PROPERTY. A 6" HIGH MASONRY WALL WILL BE PROVIDED TO SCREEN THE VIEW OF PARKING FROM THE ADJACENT PROPERTY. THE WALL SHALL BE LOCATED BEFORE THE BUILDING WITH AN INCREASED PARKING GARAGE.

12. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

13. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

14. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

15. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

16. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

17. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

18. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

19. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

20. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

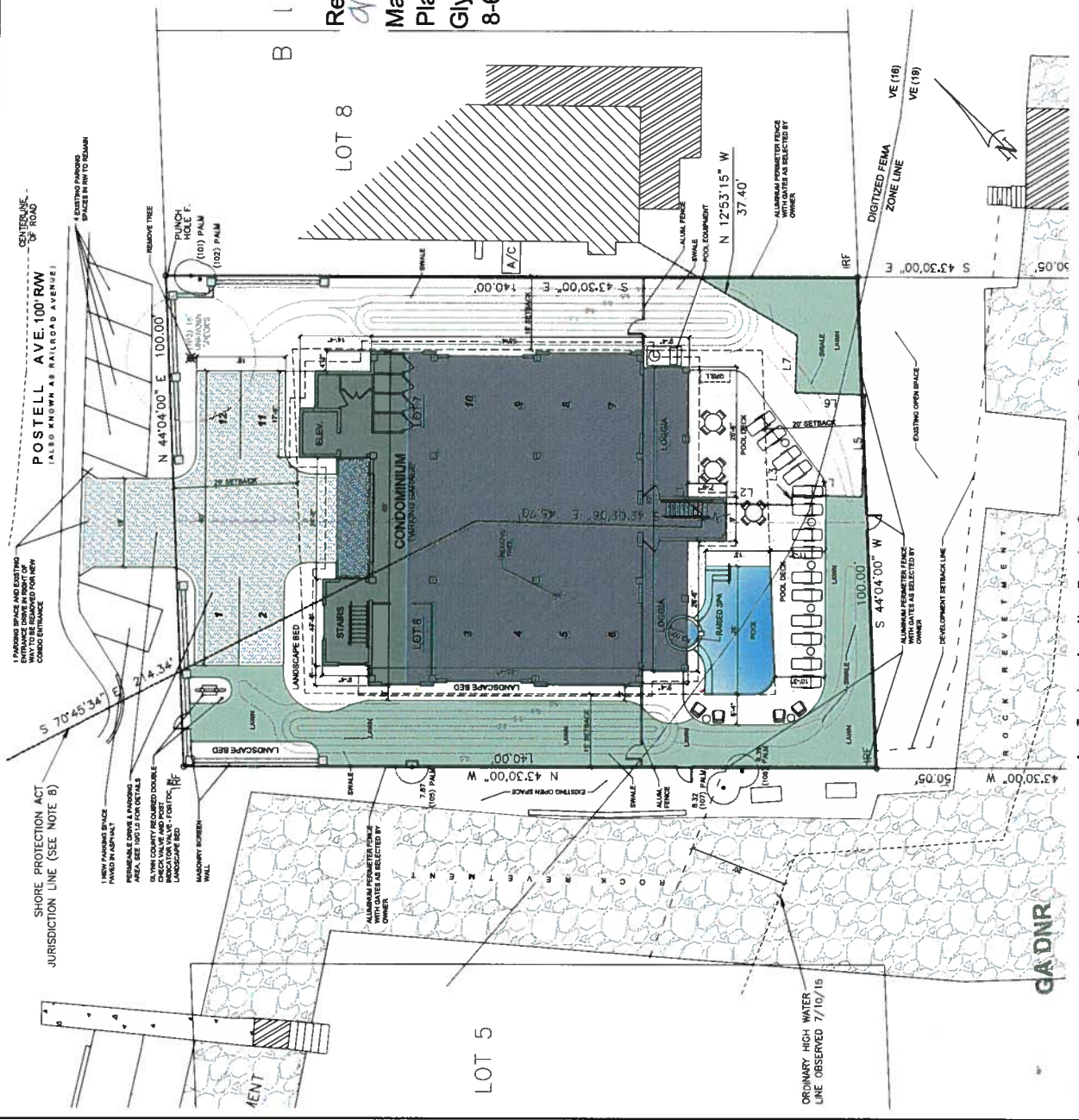
21. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

22. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

23. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

24. ALUMINUM PERIMETER FENCE WITH GATES AS SELECTED BY OWNER

Reviewed by:  
*Maurice S. Postell*  
Maurice Postal  
Planner III  
Glynn County CDD  
8-6-2018



**SITE PLAN**



**AUG 06 2018**

Marsh & Shore Mgt. Program