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KING & PRINCE VILLA CONDOMINIUM ASSOCIATION , INC.

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SHORE PROTECTION ACT PERMIT APPLICATION

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JULY 20, 2022

APPLICANT:

KING & PRINCE VILLA CONDOMINIUM ASSOCIATION , INC.



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### Attachments:

- A: SPA Application Form
- B: Warranty Deed
- C: Adjacent Landowners
- D: Zoning Certification
- E: Vicinity Map
- F: Site Plan
- G: DNR – CRD Shore Protection Act Jurisdiction Line Authorization Letter and SPA Survey

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**Shore Protection Act Application  
King & Prince Villa Condominium Association  
St. Simons Island, Georgia**

**1.0 Introduction:**

King & Prince Villa Condominium Association, Inc. (the Applicant) proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 1200 Downing Street, on St. Simons Island, Glynn County, Georgia (latitude 31.13979°, longitude -81.37757°). The activities proposed within SPA jurisdiction consist of the maintenance of existing landscaping in the area depicted on the exhibit titled *SPA Jurisdiction Line Survey Of: King And Prince Villas North Condominium* dated January 11, 2020, revised July 5, 2022 (Attachment F). The proposed activities would result in approximately 100% of the jurisdictional area remaining in a natural or improved vegetative and topographic condition, and the Applicant is requesting that the project be considered under the Minor Activity provisions of the SPA as defined at O.C.G.A. § 12-2-232(10.1).

**2.0 Existing Conditions:**

The subject property is located north of Arnold Road and east of Downing Street, fronting on the Atlantic Ocean (Attachment E). The SPA jurisdiction line was delineated by the Coastal Resources Division (CRD) staff on December 9, 2020 and verified in writing via letter of February 5, 2021 (Attachment F). The jurisdiction limits are depicted on the survey produced by Shupe Surveying Company, P.C. titled *SPA Jurisdiction Line Survey Of: King And Prince Villas North Condominium 25<sup>th</sup> G.M.D., St. Simons Island, Glynn County, Georgia* dated January 11, 2021, revised July 5, 2022.

The area within SPA jurisdiction subject to the proposed activities is 8,317 ft<sup>2</sup>. The project areas consists of a shrub layer with native vegetation including wax myrtle, cabbage palmetto, loblolly pine, saw palmetto, greenbrier, Virginia creeper, and paspalum grass. There are no buildings in the project area and an existing rock revetment is partially exposed on the south end of the project limits.

**3.0 Project Description**

The applicant proposes to conduct maintenance of the existing vegetation in the landward most 25' of the SPA jurisdictional area. The vegetation in this area has become overgrown and is impeding ocean views of the adjacent condominium. The maintenance of the vegetation would be limited to trimming and pruning of existing vegetation. The project will not result in the removal of native species and will not alter the existing vegetation's function in stabilizing the dune that covers the existing rock revetment. Upon completion of the proposed activities, 100% of the area within jurisdiction will remain in a natural condition. No modification of existing topography will occur. All work will be conducted by hand labor and all trimmings will be removed to an upland disposal site outside of jurisdiction.

#### 4.0 Landfill / Hazardous Waste

According to the Hazardous Site Index for Georgia, 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 activities will be located in the landward most area of jurisdiction in the stable dune over the top of the existing rock revetment.

*(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;*

One hundred percent (100%) of the SPA jurisdictional area will be maintained in an existing or improved vegetative and topographic condition.

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

No structures are proposed as part of this project. There are no hurricane standards to applicable to trimming and maintenance of vegetation.

*(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;*

One hundred percent (100%) of the project area within SPA jurisdiction will be maintained in its existing or improved vegetative condition. No alteration of existing topography will occur.

*(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 activities are located in stable dunes located over an existing rock revetment. The activities are limited to the trimming and pruning of existing vegetation. The project will not result in the removal of native species and will not alter the existing vegetation's function in stabilizing the dune that covers the existing rock revetment. No alteration of existing topography will occur. There are no activities proposed that would be located in an area subject to storm-wave damage. The proposed activities 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,**

The applicant does not propose any structures on beaches, eroding sand dune areas, or submerged lands.

**(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 applicant does not propose any structures on beaches, eroding sand dune areas, or submerged lands.

**(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.

**(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 activities are located in stable dunes located over an existing rock revetment. The activities are limited to the trimming and pruning of existing vegetation. The project will not result in the removal of native species and will not alter the existing vegetation's function in stabilizing the dune that covers the existing rock revetment. No alteration of existing topography will occur. There are no activities proposed that would be located in an area subject to storm-wave damage. The proposed activities will not affect the normal functions of the sand-sharing system at the project area or other shoreline locations. The proposed project will not unreasonably alter the submerged lands or functions 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 is located within the landward most portion of the jurisdictional area over an existing rock revetment and adjacent to maintained lawn and a condominium complex. The project will only result in the maintenance and trimming of existing vegetation and will not unreasonably interfere with the conservation of marine life, wildlife, or other resources.

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

The project will not interfere with access to or use and enjoyment of public properties. The proposed project will be conducted on private property.

## **7.0 Warranty Deed**

The Assignment and Quit Claim of Association's Rights dated January 15, 2021 and recorded on March 25, 2021 at Deed Book 4410 Page 372 at the office of the Clerk of Superior Court of Glynn County, Georgia, is included as Attachment B. .

## **8.0 Vicinity Map**

A location map of the subject property is included as Attachment E.

## **9.0 Adjoining Property Owners**

The adjoining property owners are depicted at Attachment C.

## **10.0 Zoning Certification**

A letter from the Glynn County Community Development Department stating that the project complies with the Glynn County Zoning Ordinance is included at Attachment D.

## **11.0 Hurricane Certification**

No structures are proposed as part of this project. There are no hurricane standards to applicable to trimming and maintenance of vegetation.

## **12.0 Permit Drawings**

The proposed activities are depicted on the exhibit titled *SPA Jurisdiction Line Survey Of: King And Prince Villas North Condominium* dated January 11, 2020 (Attachment F)

## **13.0 Application Fee**

A check for the application fee of \$100.00 has been submitted with delivery of the application.

ATTACHMENT C  
ADJACENT  
LANDOWNERS

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**Overview**



**Legend**

- Parcels
- Parcel Numbers
- Address Number
- Roads

<b>Parcel ID</b>	04-03436	<b>Owner</b>	INN OF LAKE CITY INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		C/O MISSISSIPPI MANAGEMENT INC.	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	04-St. Simons Island		FLOWOOD, MS 39232-0009	6/30/1981	0	n/a	U
	ST SIMONS ISLAND	<b>Physical Address</b>	201 ARNOLD RD	n/a	0	n/a	n/a
<b>Acres</b>	2.91	<b>Market Value</b>	\$12006400				

Date created: 7/20/2022

Last Data Uploaded: 7/16/2022 4:22:19 AM

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GEOSPATIAL

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**Overview**



**Legend**

- Parcels
- Parcel Numbers
- Address Number
- Roads

<b>Parcel ID</b>	04-03386	<b>Owner</b>	GLYNN COUNTY	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		1725 REYNOLDS ST 300	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	04-St. Simons Island		BRUNSWICK, GA 31520	n/a	0	n/a	n/a
	ST SIMONS ISLAND	<b>Physical Address</b>	24 MASSENGALE PK	n/a	0	n/a	n/a
<b>Acres</b>	7.39	<b>Market Value</b>	\$4784000				

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Developed by  **Schneider**  
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ATTACHMENT D  
ZONING  
CERTIFICATION

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A Golden Past.  
A Shining Future.

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

August 17, 2021

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

Re: 1300 Downing Street #1000, St. Simons Island  
04-08516

To Whom It May Concern:

Pursuant to the request made by Mr. Daniel Bucey in regard to the King and Prince Villas, 1300 Downing Street, St. Simons Island, I offer the following:

The proposed pruning and maintenance of the existing landscaping (not including removal) is allowed pursuant to Glynn County Zoning Ordinance Section 727.4, "Beach and Dune Protection District". The proposed plans are not violative of the Glynn County Zoning Ordinance

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

*The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation of the property only; other codes and ordinances which may affect the ability to develop this property may apply.*

Sincerely,

Stefanie Leif, AICP  
Planning Manager

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ATTACHMENT E  
ICINIT MAP

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RLC Project No.:	20-369
Figure No.:	1
Prepared By:	DB
Sketch Date:	9/19/2021
Map Scale :	1 inch = 1,000 feet

## King & Prince Villas

Glynn County, Georgia

## Location Map

Prepared For: King & Prince Villa  
Condominium Association, Inc.

**RLC**  
**RESOURCE+LAND**  
**CONSULTANTS**  
41 Park of Commerce Way, Ste. 101  
Savannah, Georgia 31405  
717-443-5596, www.rlc.com



ATTACHMENT G  
CRD SPA JURISDICTIONAL DETERMINATION

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MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

July 11, 2022

King & Prince Villa Condo. Assoc.  
c/o Kimbo McMinn  
201 Arnold Road  
St. Simons Island, GA 31522

**RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, 1300  
Downing St. #10000, King and Prince North Common, St. Simons Island, Glynn  
County, Georgia**

Dear Mr. McMinn:

Our office has received the survey plat dated January 11, 2021 and revised July 5, 2022, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*SPA Jurisdiction Line Survey Of: King and Prince Villas North Condominium 25<sup>th</sup> G.M.D., St. Simons Island, Glynn County, Georgia*" prepared for King and Prince Villas North Property Owners Association. This plat and survey generally depicts the Jurisdiction Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 et seq. as verified by the Department on June 28, 2022.

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 June 28, 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 question, please contact me at (912) 264-7218.

Sincerely,

Beth Byrnes  
Coastal Permit Coordinator  
Marsh and Shore Management Program

Enclosure: *SPA Jurisdiction Line Survey Of: King and Prince Villas North Condominium  
25<sup>th</sup> G.M.D., St. Simons Island, Glynn County, Georgia*

cc: JDS20220140

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HOW ORIGINALLY  
CLYNN COUNTY  
(WASTECRAFT NAME)

SPA ASSOCIATION LINE SURVEY OF:  
**KING AND PRINCE VILLAS**  
**NORTH CONDOMINIUM**  
25TH A.U.D., ST. SIMONS ISLAND, GULF COAST, GEORGIA

[illegible]

PREPARED FOR:  
KING AND PRINCE VILLAS  
NORTH PROPERTY OWNERS  
ASSOCIATION

25TH C.M.D., ST. SIMONS ISLAND,  
GLYNNE COUNTY, GEORGIA

CONDOMINIUM

**KING AND PRINCE  
VILLAS NORTH**

REVISION	BY	DATE
SPA SUBSECTION LINE SURVEY OF:		

0002	FILED AT: INDIANAPOLIS, IN	01/15/21
0003	FILED IN: INDIANAPOLIS, IN	01/15/21

DATE: 11.20.2011, 11:20 AM

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THE DOCUMENT RECORDS A MATTER OF PUBLIC RECORD

MONETARY MAP (NOT TO SCALE)

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A small map showing the location of the site relative to a road and a creek. The site is marked with a dot and labeled 'SITE'. A road is shown as a line with a dashed center, and a creek is shown as a wavy line. The map is oriented with North at the top.

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