
PPHP, LLC

105 EAST 35TH STREET

SHORE PROTECTION ACT PERMIT APPLICATION

July 25, 2024

Revised November 21, 2024

APPLICANT:

PPHP, LLC c/o Carter Pope



Table of Contents

Section 1.0 Introduction.....	1
Section 2.0 Existing Conditions.....	1
Section 3.0 Project Description.....	1
Section 4.0 Landfill / Hazardous Waste Statement.....	2
Section 5.0 Requirements and Restrictions Regarding Issuance of Permit	2
Section 6.0 Public Interest Statement	3
Section 7.0 Warranty Deed & Property Owner Authorization	4
Section 8.0 Vicinity Map	4
Section 9.0 Adjacent Property Owners	4
Section 10.0 Zoning Certification	4
Section 11.0 Hurricane Certification.....	4
Section 12.0 Permit Drawings	5
Section 13.0 Application Fee.....	5

Attachments:

- A: SPA Application Form
- B: Warranty Deed and Operating Agreement
- C: Adjacent Landowners
- 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

**Shore Protection Act Application
 PPHP, LLC
 105 East 35th Street, Sea Island, Georgia**

1.0 Introduction:

PPHP, LLC proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 105 East 35th Street Sea Island, Glynn County, Georgia. The activities proposed within SPA jurisdiction consist of the installation of a pool, pool coping, patio, pool safety fence, and a portion of a paver walkway. The proposed project would result 52.7% of the jurisdictional area remaining in a natural or improved vegetative and topographic condition.

2.0 Existing Conditions:

The subject property is located east of and adjacent to 3410 Menendez Lane, on Sea Island, on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was field verified by the Coastal Resources Division (CRD) staff and verified in writing via letter of October 16, 2023 (Attachment H). The jurisdiction limits are depicted on the survey prepared by Shupe Surveying Company, P.C., titled *A Jurisdiction Line Survey Of: Lot 7 And A Portion Of Lot 8, Block '89', Sea Island Subdivision No. 1 And Additional Property* dated June 17, 2020.

The subject lot is 14,383 ft² of which 2,825 ft² lies within the jurisdiction of the SPA. A residential dwelling is located landward of jurisdiction. The area within jurisdiction consists of lawn and landscaping. A concrete retaining wall and an existing rock revetment are located immediately east of the subject lot. The revetment is covered with dunes created by past Sea Island beach nourishment projects.

3.0 Project Description

The applicant proposes to install a pool, pool coping, patio, and a portion of a paver walkway within jurisdiction. A safety fence will be installed around the pool. Improvements are depicted on the proposed site plan prepared by Joshua G. Younger titled *Alterations to The Pope Residence Cottage 555 105 E. 35th St. Sea Island, GA 31561*, dated May 23, 2024, and summarized in Table 1. Typical residential underground irrigation will be installed in landscaped and lawn areas. All work within jurisdiction will be accomplished with typical earth-moving equipment including excavators and skid-steer, as well as hand labor.

Table 1: PPHP, LLC SPA Activity Summary Table

PROPOSED ACTIVITY	AREA (FT²)
Retaining Wall (existing)	180
Pool	380
Pool Coping	135
Spa	52
Lounge Area	391
Pavers	175
Pool Fence	22
Total Existing & Proposed Activities in SPA	1,335
Area To Remain in Natural State	1,490
Total SPA Jurisdiction Area	2,825

Upon completion of the project, 52.7% of the SPA jurisdictional area will remain in an existing or improved vegetative and topographic condition.

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 improvements would be located landward of a concrete retaining wall and an existing rock revetment that is covered with dunes created during beach nourishment activities and landward of the dynamic dune field.

(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;

Approximately 52.7% 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;

The project will comply with the most current applicable hurricane standards. A letter from Joshua G. Younger, licensed in the state of Georgia (No. RA014204) dated July 25, 2024, is included at Attachment E.

(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;

Fifty-two and seven tenths (52.7%) of the SPA jurisdictional area will be maintained in an existing or improved vegetative and topographic condition. Impacts associated with and incidental to the construction of the proposed project will be restored to at least their former 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.

The proposed activities are located within previously landscaped areas landward of a concrete retaining wall and an existing rock revetment that is covered with constructed dunes and landward of the dynamic dune field. There are no activities proposed in the sand-sharing

system 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.

(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.

(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 is located landward of a concrete retaining wall and an existing rock revetment that is covered with constructed dunes and landward of the dynamic dune field and submerged lands and will not unreasonably alter 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 an existing residential yard landward of a concrete retaining wall and an existing rock revetment and constructed dunes. The project will not unreasonably interfere with the conservation of marine life, wildlife, or other resources. All lighting associated with the landward portion of the project will be installed and operated in accordance with DNR Wildlife Resources Division's Sea turtle nesting guidelines as well as Glynn County and Sea Island lighting regulations.

(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

Included at Attachment B is the following:

- Quitclaim Deed conveying the subject property from Patricia Pope Hatcher, Mark C. Pope, John R. Pope, and Carter D Pope dated March 15th, 2013, recorded on March 28th, 2013 at the office of the Clerk of Superior Court of Glynn County, Georgia, Deed Book 3136, page 481
- Operating Agreement Of PPHP, LLC effective October 16th, 2013

8.0 Vicinity Map

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

9.0 Adjoining Property Owners

The adjoining property owners are depicted at Attachment C.

10.0 Zoning Certification

A Conditional Use Permit was approved by the Glynn County Board of Commissioners on January 23rd, 2024 (CUP-23-38). A letter stating that the project complies with the Glynn County Zoning Ordinance dated November 20, 2024 is included at Attachment D, along with a copy of the proposed site plan. Initialed by Stefanie Leif, Glynn County Planning and Zoning Director.

11.0 Hurricane Certification

The project will comply with the most current applicable hurricane standards. A letter from Joshua G. Younger, licensed in the state of Georgia (No. RA014204) dated July 25, 2024, is included at Attachment E.

12.0 Permit Drawings

The proposed activities are depicted on the drawing produced by Joshua G. Younger titled *Alterations to The Pope Residence Cottage 555 105 E. 35th St. Sea Island, GA 31561*, dated May 23, 2024 (Attachment G).

13.0 Application Fee

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



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CONSULTANTS

APPENDIX D:
Zoning Certification

COMMUNITY DEVELOPMENT DEPARTMENT

1725 Reynolds Street, Suite 200, Brunswick, GA 31520

Phone: 912-554-7428



*A Golden Past.
A Shining Future.*

February 14, 2024

Daniel Bucey
41 Park of Commerce Way Suite 101
Savannah, Georgia 31405
912-443-5896
dbucey@rlandc.com

Re: ZCL-24-10 -

Dear Daniel Bucey,

The Board of Commissioners has reviewed your application. Your application has been
Approved

.

Please see attached zoning letter

Should you have any additional questions, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to be "Toby Harris".

Toby Harris
Director of Community Development



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

November 20, 2024

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

RE: 105 E Thirty-Fifth Street, Sea Island
(parcel number 05-00326)

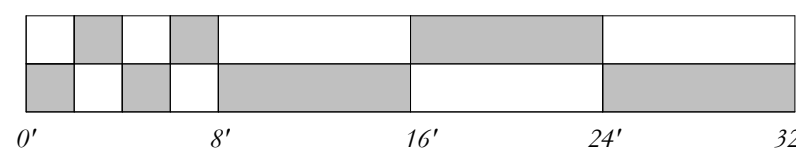
To Whom It May Concern:

The plans for the improvements seaward of the development setback line per the plans by Joshua G. Youngner dated 05/23/24 are not violative of the Glynn County Zoning Ordinance. The Glynn County Board of Commissioners approved a Conditional Use Permit on January 4, 2024 (case number CUP-23-38) to allow as a conditional use the planned activities seaward of the County's development setback line with conditions and safeguards deemed necessary for the protection of public interest.

Should you have any questions, please feel free to contact me at sleif@glynncounty-ga.gov or 912-554-7460.

Sincerely,

Stefanie Leif, AICP
Planning & Zoning Director



CATOR DRIVE
PRIVATE R/W

SITE CALCULATIONS:		
	EXISTING	PROPOSED
LOT AREA:	14,383 S.F.	
SPA JURISDICTION AREA:	2,825 S.F.	
RETAINING WALL	180 S.F.	180 S.F.
POOL		380 S.F.
POOL COPING		135 S.F.
SPA		52 S.F.
LOUNGE AREA		391 S.F.
PAVERS		175 S.F.
POOL FENCE		22 S.F.
EXISTING TOTAL:	180 S.F.	
PROPOSED TOTAL:		1,335 S.F.
AREA TO REMAIN IN NATURAL STATE:		1,490 S.F. / 52.7 %

119 E. THIRTY FIFTH STREET

MENENDEZ LANE
20' PRIVATE R/W

112.50' N 47° 05' 40" E

10' - 0" COUNTY SETBACK

157 S.F.

227 S.F.

EXISTING PARKING AREA

139 S.F.

577 S.F.

EXISTING WALKWAY

125.00' S 42° 54' 20" E

20' - 0" COUNTY / SIMONS SETBACK

NEW 4' SELF CLOSING, SELF LATCHING POOL GATE

SHORE PROTECTION ACT & GLYNN COUNTY BEACH & DUNE DEVELOPMENT SETBACK LINE

25' - 0" SPA JURISDICTION

NEW GRASS IN AFFECTED AREAS; OTHERWISE, NO LANDSCAPING CHANGES WITHIN THE JURISDICTIONAL AREA

EXISTING RETAINING WALL

NEW 4' TALL POOL SAFETY FENCE

EXISTING RESIDENCE

112.50' S 47° 05' 40" W

12' - 2"

1' - 2"

7' - 0"

21' - 0"

7' - 0"

1' - 0"

7' - 2"

1' - 0"

7' - 0"

7' - 0"

7' - 0"

112.54' S 45° 33' 23" W

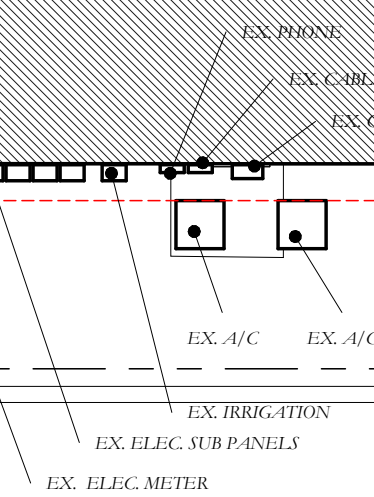
ROCK RETEMENT

ATLANTIC OCEAN

EXISTING RETAINING WALL

NEW 4' TALL POOL SAFETY FENCE

NEW 4' SELF CLOSING, SELF LATCHING POOL GATE



125.00' N 42° 54' 20" W

7' - 0" COUNTY SETBACK

3407 MENENDEZ LANE

SL 11-20-24

ALTERATIONS TO THE
POPE RESIDENCE

Cottage 555
105 E. 35th St.
Sea Island, GA 31561

POOL PLAN

A0.4

05/23/2024



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APPENDIX E: Hurricane Certification

JOSHUA G. YOUNGNER
ARCHITECT

July 25, 2024

Josh Noble
Georgia Department of Natural Resources
1 Conservation Way
Brunswick, GA 31520

Mr. Noble:

Please let this letter serve as notice that all improvements on the pool plan titled “alterations to the Pope Residence” located at 105 E. 35th Street, Sea Island GA which is located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, meet the most current applicable hurricane resistant standards.

Best Regards,



Joshua G. Youngner AIA NCARB
GA License: RA014204



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APPENDIX H: Shore Protection Act Jurisdictional Determination



COASTAL RESOURCES DIVISION

ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912-264-7218

WALTER RABON
COMMISSIONER

DOUG HAYMANS
DIRECTOR

October 16, 2023

Carter Pope
24 Mooregate Sq.
Atlanta, GA 30327

RE: Shore Protection Act (SPA), Jurisdiction Determination Re-Verification, 105 East Thirty-Fifth Street, Lot 7 and Portion of Lot 8 Block 89, Sea Island Subdivision No. 1, Sea Island, Glynn County, Georgia

Dear Mr. Pope:

Our office has received the survey plat dated June 17, 2020, prepared by Shupe Surveying Company, P.C., No. 3081 entitled "*A SPA Jurisdiction Line Survey Of: Lot 7 & a Portion of Lot 8, Block '89', Sea Island Subdivision No. 1 & Additional Property 25th G.M.D., Sea Island Glynn County, Georgia*" prepared for PPHP, LLC. 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 October 5, 2023.

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 October 5, 2024 but may be voided should legal and/or environmental conditions change.

This letter does not relieve you of the responsibility of obtaining other state, local, or federal permission relative to the site. Authorization by the Shore Protection Committee or the Department is required prior to any construction or alteration in the shore jurisdictional area. We appreciate you providing us with this information for our records. If you have any questions, please contact me at (912) 264-7218.

Sincerely,

Beth Byrnes
Coastal Permit Coordinator
Marsh and Shore Management Program

Enclosure: *A SPA Jurisdiction Line Survey Of: Lot 7 & a Portion of Lot 8, Block '89', Sea Island Subdivision No. 1 & Additional Property 25th G.M.D., Sea Island Glynn County, Georgia*

Filename: JDS20230295

Cc: Dan Bucey, Resource and Land Consultants



VICINITY MAP (NOT TO SCALE)

THE DOCUMENT AND ALL REPRESENTATIVE COPIES OF THE SURVEY AND THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. AND ARE TO BE KEPT IN THE OFFICE OF SAID SURVEYOR. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SHUPE SURVEYING COMPANY, P.C.

- LEGEND:**
- CONV. CHANGES FROM FOUND
 - LF LIND & LOCK FOUND
 - IFW IRON REBAR FOUND
 - CAF FOUND METE. MONUMENT
 - PHS POINT NOT SET
 - CONCRETE
 - BUILDING
 - APPOINT
 - STEPPING STONES
 - BRICK PAVING
 - WOOD DECK
 - LANDSCAPE IMPROVEMENTS
 - UNDEVELOPED
 - FORCE

STATE OF GEORGIA
 PROFESSIONAL SURVEYOR
 No. 2031
 EXPIRES 06/17/2023

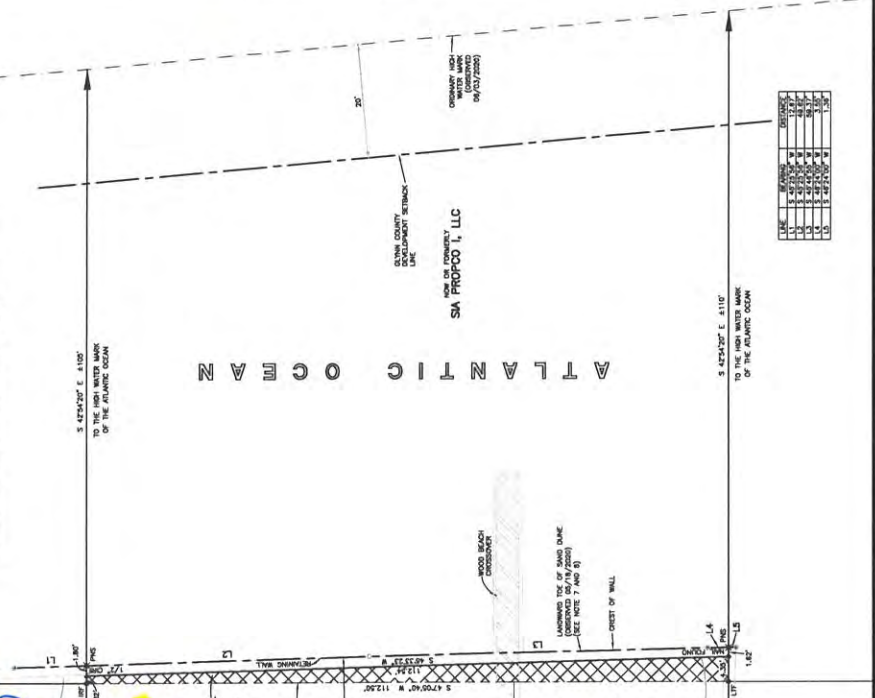
A SEA JURISDICTION LINE SURVEY OF:
LOT 7 & A PORTION OF LOT 8, BLOCK '89', SEA ISLAND, SUBDIVISION NO. 1 & ADDITIONAL PROPERTY
 PREPARED FOR:
 DKH CAPITAL, LLC
 2576 G.M.D., SEA ISLAND, GEORGIA
 CLYNN COUNTY, GEORGIA

SHUPE SURVEYING COMPANY, P.C.
 5837 JAMNEY BOUTWAY
 SUITE 200
 312-584-0681
 CERTIFICATE OF AUTHORIZATION: 12817

SCALE: 1" = 10'

DRAWING DATE: 06/17/2023
 DRAWN BY: S.E.
 CHECKED BY: S.E.
 SHEET 1 OF 1

- NOTES:**
1. SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED "LOT 7 & A PORTION OF LOT 8, BLOCK '89', SEA ISLAND SUBDIVISION NO. 1 & ADDITIONAL PROPERTY", DATED 06/17/2023.
 2. MONUMENTS SHOWN ON THIS SURVEY WERE TAKEN FROM NOTE 1. THIS IS NOT A BOUNDARY SURVEY.
 3. FIELD EQUIPMENT USED FOR THIS SURVEY: SOKKIA D2000.
 4. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN A MILE.
 5. THIS SURVEY WAS CONDUCTED ON 06/17/2023. ANY CHANGES TO THIS SURVEY MUST BE COMPLETED ON 06/17/2023 UNLESS OTHERWISE NOTED BY SHUPE SURVEYING COMPANY, P.C.
 6. THE ADDITIONAL PROPERTY SHOWN ON THIS SURVEY IS SUBJECT PROPERTY OWNED BY SA PROPCO I, LLC (D.B.A. 3136, PA 481). THE 25' BUFFER, INDICATES THE CORNER CORNER IS 100%.
 7. METEOROLOGICAL AND OTHER PROTECTIVE ACT LINES ARE UNDER THE JURISDICTION OF THE U.S. COAST AND GEODETIC SURVEY. THESE LINES ARE SUBJECT TO CHANGE AND ARE NOT TO BE CONSIDERED AS PART OF THIS SURVEY. ANY CHANGES TO THESE LINES ARE SUBJECT TO PROMPTLY NOTIFY SA PROPCO I, LLC FOR CONFORMANCE TO THE U.S. COAST AND GEODETIC SURVEY. ANY CHANGES TO THESE LINES ARE SUBJECT TO PROMPTLY NOTIFY SA PROPCO I, LLC FOR CONFORMANCE TO THE U.S. COAST AND GEODETIC SURVEY.
 8. THESE FIELD LOCATIONS BY SHUPE SURVEYING COMPANY, P.C., ON 06/17/2023:



LINE	BEARING	DISTANCE	REMARKS
1	S 42°24'20" E	128.30'	TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN
2	S 42°24'20" E	128.30'	TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN
3	S 42°24'20" E	128.30'	TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN
4	S 42°24'20" E	128.30'	TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN
5	S 42°24'20" E	128.30'	TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN
6	S 42°24'20" E	128.30'	TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN
7	S 42°24'20" E	128.30'	TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN
8	S 42°24'20" E	128.30'	TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN

CATOR DRIVE (VARYING PRIVATE R/W)
 (V/V/A EAST THIRTY FIFTH STREET)

MENDEZ LANE (20' PRIVATE R/W)
 (V/V/A RESULT LANE)

LOT 8
 OWN BY COMPANY: DKH CAPITAL, LLC
SEA ISLAND SUBDIVISION NO. 1
BLOCK 89