

**City of Tybee Island Shore Protection Act Permit #460 Modification
March 18, 2021**

1. Basic Project Details

The City of Tybee Island is continuing the work begun under Permit #460

- a. **The City of Tybee Island (“City”) was granted Permit #460 in March 2018 for Phase 1 of dune restoration, covering dune build from Pier to 19th Street. See Appendix 1**
- b. **Permit #460 includes “total jurisdictional impacts of the existing and proposed hardscape would be approximately 153,405 square feet (31%). Approximately 340,930 square feet (69%) of the State’s jurisdictional area will be retained or improved to a more natural vegetated and topographic state.” [Excerpted from SPA Permit #460, April 11, 2018].**
- c. **Permit #460 also provides for “The enhancements to the existing pedestrian promenade include improvements to the hardscape areas landward of the beach. Existing public amenities such as parking, sidewalks, seating, showers and restrooms will remain. New hardscape associated with the promenade total approximately 1,650 square feet of additional impervious surface. The additional impacts will create outdoor seating areas adjacent to the promenade. These seating areas will be at grade and available to the general public. The creation of outdoor shower areas, serviced by a shallow well, will impact approximately 400 square feet.” [Excerpted from SPA Permit #460, April 11, 2018].**
- d. **The City built the 19th Street dune April 2018 and updated the Committee at their November 2018 meeting.**
- e. **The City submitted an update on Permit #460 in April 2019. See Appendix 2.**
- f. **The City completed construction of the dunes from the Pier to 19th Street in March 2019 and updated the Committee at their November 2019 meeting, at which SPA Permit #473 was approved. See Appendix 3.**
- g. **Since being granted SPA Permit #460, the City has received assurance of funding from Chatham County to build a bathroom and changing rooms along the Strand Promenade, south of the Pier and north of 18th Street.**

2. **The City is applying for a Modification to Permit #460.**
 - a. The City is applying for a Modification to Permit #460, to increase the additional impacts associated with the construction of the bathroom and changing rooms from 400 SF to 3,200 SF.
 - b. While we had conceptual plans for the Strand Promenade when applying for Permit #460, we have now finalized the design of bathroom and changing room improvements within the area.
 - c. There will be no change to the overall jurisdictional impact, since the construction will be within the original jurisdictional area. The total project will remain 95% naturally vegetated with current topographical condition.
3. **The City plans to construct three changing decks (approximately 1,200 SF impact), a bathroom facility (approximately 900 SF impact), two showers (160 SF of impact), and an associated utility trench (impact of 700 SF) along the Strand Promenade. See Attached for location and design specifications.**
 - a. The changing decks, bathrooms, and showers will be at ground level with wood boards or permeable pavers.
 - b. The bathrooms will be approximately 10 Feet in height, 9 Feet in width, and 28 Feet long. The dunes at the location proposed for the bathrooms are approximately 10 Feet high.
 - c. In no instance will any of the new structures encroach on the existing dune field. In the area between 17th Street and 18th Street, where the City built new dunes, they were intentionally placed seaward of the existing Strand Parking Lot, to allow room for these improvements.
4. **The improvements to the Strand Promenade have been contemplated and discussed for the past three years.**
 - a. They were explicitly stated in the City 's application for the original SPA Permit #460 in February 2018, though on a smaller scale.
 - b. A public City Council workshop was held November 2019 to review a conceptual plan for the Strand Promenade, including location of the bathrooms and changing decks.

- 5. The amenities to be built under a modification to SPA Permit #460 are similar in design to those amenities the City built on the North Beach area in 2016, in Memorial Park in 2018, and at Jaycee Park 2020.**
 - a. These bathrooms and changing decks, with the associated utility connections, are part of and have been part of the City's initiative to add public bathrooms and other public amenities for the past five years.**
 - b. The area in which the amenities are to be constructed is the commercial center of Tybee Island and the most popular part of the beach. Literally thousands of visitors come to the City on any given weekend during the season, and as many as 30,000 people will visit over a holiday weekend. It is imperative that the City provide these amenities in this area to better serve the needs of residents and visitors alike.**

- 6. Description of Alternatives Considered - A wide range of alternatives were considered, based on sound building design, the parameters of the DNR guidelines, specific consideration of Permit #460, and public input at several meetings. These meetings included two City Council meetings and several meetings with groups of residents. The final design has been approved by City Council and shared with residents. Of particular concern voiced by residents were:**
 - a. the potential that the bathrooms would be an attractive nuisance, where visitors would congregate during the tourist season and engage in a variety of bad behaviors, and**
 - b. The height of the bathrooms would diminish residents' sight lines of the ocean.**
 - c. Most visitors to Tybee Island come to the Strand, between the Pier to the north and 18th Street to the south. Constructing more amenities in this area simply serves those who already come. They do not attract more visitors. The beach itself is the attraction.**
 - d. The City owns the Strand parking lot, which fronts the residents on the Strand. We have designed the bathrooms and changing decks to be as low as possible within the constraints of building standards and the requirements of SPA Permit #460. Public input is valued and encouraged by the City and the meetings with residents have improved the final design of the amenities. Several options were considered before deciding on the final design:**

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i. Option #1:

1. Bathrooms rotated 90 degrees to make perpendicular to Strand Avenue
2. Roof lowered 1 foot
3. Floor is 1 foot above existing sidewalk
4. Top of roof approximately 2'-6" above top of dunes
5. Low roof line is approximately dune at top of dunes
6. Each building is 13'-11" wide, 21'- 10" between the two buildings
7. Decking between the two buildings
8. Centralized wash station
9. ADA wash station & bottle filler between buildings (Below dune line)

ii. Option #2:

1. Bathrooms are separated, moved other building in front of TS Chu Terrace
2. Parallel to Strand Avenue
3. Roof lowered 1 foot
4. Floor is at grade to existing sidewalk
5. Top of roof is approximately 1'-6" above top of dunes
6. Low roof line is below top of dunes
7. Each building is 21'-8" wide, 38'-4" between the buildings but can be expanded
8. Decking eliminated between buildings, but decking in front of each building
9. Central wash station removed
10. ADA wash station & bottle filler on side of each building
11. Site line view shows, when standing on deck you will be able see over the roof

iii. Option #3:

1. Bathrooms are separated, moved one in front of existing trailer other building moved near TS Chu Terrace
2. Bathrooms rotated 90 degrees to make perpendicular to Strand Avenue
3. Roof lowered 1 foot
4. Floor is 1 foot above existing sidewalk
5. Top of roof approximately 2'-6" above top of dunes
6. Low roof line is approximately dune at top of dunes
7. Each bathroom is 8'-8" wide, 5'-4" between buildings
8. Decking in front of each building, and pavers between the decking
9. Centralized wash station
10. ADA wash station & bottle filler between buildings (Below dune line)

iv. Option 4:

1. Bathrooms are separated, moved other one towards TS Chu Terrace
2. Bathrooms rotated 45 degrees to Strand Avenue
3. Roof lowered 1 foot
4. Floor is at grade to existing sidewalk
5. Top of roof is appromimately 1'-6" above tope of dunes
6. Low roof line is below top of dunes
7. Each building approximately 19' wide, 40'-2" between buildings
8. Decking between the two buildings
9. Centralized wash station removed
10. ADA wash station & bottle filler on side of each building

v. Option 5A:

1. Bathrooms are separated, moved one in front of existing trailer other building moved to between the two porches
2. Only two bathrooms per building
3. Bathrooms rotated 90 degrees to make perpendicular to Strand Avenue
4. Roof lowered 1 foot
5. Floor is at grade to existing sidewalk
6. Top of roof is appromimately 1'-6" above tope of dunes
7. Low roof line is below top of dunes
8. Each building is 8'-8" wide, approximately 22' between buildings
9. Decking between the two buildings
10. Centralized wash station removed
11. ADA wash station & bottle filler on side of each building

vi. Option 5B:

1. Bathrooms are separated, moved one between porches, other building moved north of TS Chu Terrace
2. Only two bathrooms per building
3. Bathrooms rotated 90 degrees to make perpendicular to Strand Avenue
4. Roof lowered 1 foot
5. Floor is at grade to existing sidewalk
6. Top of roof is appromimately 1'-6" above tope of dunes
7. Low roof line is below top of dunes
8. Each building is 8'-8" wide, approximately 35' between buildings
9. Decking in front of both buildings
10. Centralized wash station removed
11. ADA wash station & bottle filler on side of each building

Option 2 was decided upon. The bathrooms were placed at ground level, separated from each other, and the roof was lowered to improve sight lines of property owners. The decking was eliminated to reduce congregating crowds, and the buildings were placed parallel to the Strand and closer to the sidewalk to provide more space between buildings and dunes.

7. **Landfill/Hazardous Waste Statement** - The site is not over a hazardous waste site or landfill.

8. **Public Interest Statement**
 - a. No harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created.
 - b. The granting of this Modification and the completion of our proposal will not interfere with the conservation of marine life, wildlife, or other resources. The City will construct the improvements after the November 1st end of Turtle Season and be completed before the May 1st start of Turtle Season.
 - c. The granting of this Modification and the completion of our proposal will not interfere with access by and recreational use and enjoyment of public properties impacted by the project. In fact, the City's proposal will enhance the access and recreational use and enjoyment of the beach by adding amenities that serve the residents and visitors to the City's commercial district and most popular section of the beach.

Drawings of the Proposed Project - See Attached.

Deed or Other Instrument of Title or Permission and Property Plat: Not applicable as the City is the Applicant

Vicinity Map and Directions to the Project Site:

Include a vicinity map that shows the location of the project, latitude and longitude, name of waterway, distance to nearest town or interstate highway, and a "north" arrow. Please provide driving directions to your project site.

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Adjoining Property Owners

On a copy of the plat, please show the names and addresses of adjacent property owners (include owners across the waterway).

Zoning Letter and Signed Drawings from Local Government

1. a letter from the local zoning authority stating that this proposal does not violate any zoning laws. This letter must be specific to the project and cannot be conditional in any way. See attached.
2. a copy of the most current version of your plans, signed and dated by the local zoning authority. If the project is redesigned, the zoning authority must sign the latest plans. This ensures that there will be no confusion about which "version" of the project was approved. Not applicable as the City is the Applicant

Certification that Project Meets Hurricane Design Standards

Have your project engineer or architect certify that the project has been designed to meet applicable hurricane-resistant building standards. Your project engineer or architect must be registered and licensed in the state of Georgia. See attached.

Addendum to Permit Application
To Modify SPA Permit #460
Addition to Public Interest Statement

Public Interest Statement

In passing upon the application for a permit, the committee shall consider the public interest which for 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;

Response: No harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created by way of approving this modification to Permit #460. The bath and changing facilities will be placed landward of the landward toe of the dune.

The area in which the bath and changing room facilities are to be built is defined under SPA Permit #460 and is still under construction, so the landward toe of the dune can be expected to change until construction is complete. The City has placed 20,000 cubic yards of sand within the area and in their construction, left room contemplating further development of the Strand Promenade, as described in Permit #460. The bath and changing facilities are additions to the original Permit application, due to the availability of funding for these facilities by Chatham County.

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;

Response: The granting of this modification and the completion of our proposal will not interfere with the conservation of marine life, wildlife, or other resources. The City will construct the improvements after the November 1st end of Turtle Season and will be completed before the May 1st start of Turtle Season. The improvements are landward of the dunes, which at this point are approximately 100ft - 150ft in width, depending on the location of the amenities.

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

Response: The granting of this modification and the completion of our proposal will not interfere with access by and recreational use and enjoyment of public properties impacted by the project. In fact, the City's proposal will enhance the access and recreational use and enjoyment of the beach by adding amenities that serve the residents and visitors to the City's commercial district and most popular section of the beach.

**Addendum to Permit Application
To Modify SPA Permit #460
Addition to Public Interest Statement**

We expect by adding bath and shower facilities that the water quality of the water in the ocean will improve over time. Each of the past several years, there have been multiple episodes of unacceptably high bacteria count in the ocean along this area, from Tybrisa to 18th Street. While there are many causes of high bacteria counts, certainly adding bathroom facilities in this area, which is always the most populace area of Tybee Island beach, will be beneficial to improving water quality in general, not to mention adding to the general cleanliness of the area. In fact, improving the access and recreational use and enjoyment of these public properties is the rationale for the City to improve the Strand Promenade amenities to include these bathrooms, showers, and changing rooms and for Chatham County to provide funding support for the project.

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor Pro Tem
John Branigin
Jay Burke
Nancy DeVetter
Michael "Spec" Hosti
Monty Parks



CITY MANAGER
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

March 18, 2021

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

Re: SPA Permit #460 Modification Request

Dear Mr. Noble:

The City of Tybee Island is requesting a modification to SPA Permit #460 to increase the permitted impact area from 400 SF to 3,200 SF.

This project does not violate any of the ordinances of The City of Tybee Island.

Sincerely,

A handwritten signature in blue ink, appearing to read "George M. Shaw", is written over a horizontal line.

George Shaw
Community Development Director

Cc: Alan Robertson
AWR Strategic Consulting, LLC

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor Pro Tem
John Branigin
Jay Burke
Nancy DeVetter
Michael "Spec" Hosti
Monty Parks



CITY MANAGER
Dr. Shawn Gillen

CLERK OF COUNCIL
Jan LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

March 15, 2021

Georgia Department of Natural Resources/ Coastal Resources Division
1 Conservation Way
Brunswick, GA 31520

Attn: Directors and Staff:

I have reviewed the Tybee Island Shore Protection Act (SPA) Permit #460 Modification Request package to be presented to the State on May 21, 2020. Based on my observations and experience the amenities have been designed to meet applicable hurricane-resistant building standards. Additionally, I find the design to be practical and an improvement to the Strand Promenade area between Tybrisa Street and 18th Street.

If you need any additional information feel free to contact me.

Sincerely,

Peter Gulbronson, P.E.
City Engineer/Director of Infrastructure
City of Tybee Island
PO Box 2749
Tybee Island, GA 31328



P.O. Box 2749 – 403 Butler Avenue, Tybee Island, Georgia 31328-2749
(866) 786-4573 – FAX (866) 786-5737
www.cityoftybee.org

