

May 15, 2020  
Revised July 29, 2020

Shore Protection Act Permit Application  
O.C.G.A. § 12-5-230

For:  
Cottage 558  
106 East 18<sup>th</sup> Street  
Sea Island, Georgia

Applicant:  
Kenneth W. Lowe



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- A: SPA Application Form
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- F: Vicinity Map
- G: Proposed Site Plan
- H: DNR – CRD Shore Protection Act Jurisdiction Line Authorization Letter and SPA Survey

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**Shore Protection Act Application  
Cottage 558, 106 East 18<sup>th</sup> Street  
Sea Island, Georgia**

**1.0 Introduction:**

Kenneth W. Lowe proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 106 East 18<sup>th</sup> Street on Sea Island, Glynn County, Georgia (latitude 31.19147°, longitude -81.33643°). The activities proposed within SPA jurisdiction consist of the installation of an underground stormwater detention system, construction of retaining walls and steps, and installation of native landscaping. Improvements are depicted on the proposed site plan produced by The Vine titled *The Lowe Residence, Cottage 558, 106 East Eighteenth Street, Sea Island, Georgia 31561*, Sheet 1, dated May 13, 2020 (Attachment G). The proposed activities would result in approximately 98% of the jurisdictional area remaining in a natural or improved vegetative and topographic condition. Therefore, the proposed project is considered a minor alteration as defined at O.C.G.A. § 12-5-232(10.1).

**2.0 Existing Conditions:**

The subject property is located north of and adjacent to East 18th Street on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was field-verified by the Coastal Resources Division (CRD) staff on February 21, 2020 and verified in writing via letter of April 24, 2020 (Attachment H). The jurisdiction limits are depicted on the survey produced by Shupe Surveying Company, P.C. titled *A Shore Protection Act Jurisdiction Line Survey Of: Parcel 'B', Block '46', Sea Island Subdivision No. 1 (Revised) & Additional Property, 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia* dated April 22, 2020.

The subject lot total area is 32,859 ft<sup>2</sup>, of which 2,960.9 ft<sup>2</sup> lies within the jurisdiction of the SPA. An existing house undergoing renovations is located on the lot landward of SPA jurisdiction. The area within jurisdiction consists of lawn and landscaping. An existing rock revetment is located immediately east of the subject lot, which has been covered with constructed sand dunes as part of the Sea Island shoreline protection beach nourishment project.

**3.0 Project Description**

The applicant proposes to install an underground stormwater detention system to minimize flooding of adjacent properties and 18<sup>th</sup> Street during rain events. The system consists of polypropylene and polyethylene storage tanks installed over filter-fabric and a gravel base. Stormwater from roof runoff and from stormwater inlets located within the property is directed to the storage tanks via underground pipes, where it then slowly infiltrates into the ground. Installation of the underground system will require +/-380.75 ft<sup>2</sup> of temporary impact within jurisdiction.

Upon completion of tank installation, approximately 880.62 ft<sup>2</sup> of lawn and 2,015.88 ft<sup>2</sup> of natural landscaping will be installed. Irrigation for the lawn and landscaped areas will be provided. A final landscape plan will be provided to CRD for approval prior to installation. Additionally, two (2) retaining



walls along each side property line and a set of steps in the southeast corner of the lot would be constructed, resulting in 64.40 ft<sup>2</sup> of structure within jurisdiction. The retaining walls will be constructed of block and stucco. The wall along the northern property line is +/-9'-1/2" wide, +/-27" tall at its highest elevation, and +/-18'-3" long within jurisdiction. On the southern property boundary, the retaining wall is +/-9'-1/2" wide, +/-18" tall at its highest elevation, and +/-18'-3" long within jurisdiction. Seven (7) 18" x 36" tumbled limestone stepping stones are proposed in the southeast portion of the yard, culminating with a 12" x 48" tumbled limestone step at the southern retaining wall. Paspalum will be planted between the stepping stones. Approximately 160' of temporary construction screening fence will be erected around lot boundary within jurisdiction as required by Sea Island. All work within jurisdiction will be accomplished with typical earth-moving equipment including excavators and skid-steer.

**Table 1: Lowe SPA Activity Summary Table**

<b>PROPOSED ACTIVITY</b>	<b>AREA (SQUARE FEET)</b>
Underground Stormwater Detention System	+/-380.75 (temporary)
Lawn	880.62
Plantings	2,015.88
Retaining wall and steps	64.40
<b>Total</b>	<b>2,960.90</b>

Upon completion of the project, approximately ninety-eight percent (98%) of the SPA jurisdictional area will remain in its 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 the existing rock revetment, which has been covered with an artificial dune constructed as part of the Sea Island shoreline protection beach nourishment project.

*(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 98% of the SPA jurisdictional area will be maintained in an existing or improved vegetative and topographic condition.



***(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 or land alterations 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 engineering activities or land alterations are proposed for this project on beaches, sand dunes, or submerged lands.

## **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 within previously developed areas landward of an existing rock revetment that has been recently covered with a constructed dune as part of the Sea Island shoreline protection beach nourishment project. 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 an existing residential yard and 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 operated in accordance with DNR Wildlife Resources Division's sea turtle nesting guidelines as well as Glynn County 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**

The warranty deed conveying the subject property from Susan C. Wainwright to Kenneth W. Lowe as Trustee of The Kenneth W. Lowe Revocable Trust on October 23, 2017, filed and recorded on October 24, 2017 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 F.

## **9.0 Adjoining Property Owners**

The adjoining property owners are depicted at Attachment C.

## **10.0 Zoning Certification**

The proposed project being reviewed for zoning compliance from Glynn County Planning & Development. Certification will be forwarded upon receipt.

## **11.0 Hurricane Certification**

The project will comply with the most current applicable hurricane standards. A letter from Mr. Johnathan McDill, P.E. dated May 13, 2020 certifying the design is included in Attachment E.

## **12.0 Permit Drawings**

The proposed activities are depicted on the drawing produced by The Vine titled *The Lowe Residence, Cottage 558, 106 East Eighteenth Street, Sea Island, Georgia 31561*, Sheet 1, dated May 13, 2020, revised June 26, 2020 (Attachment G).

## **13.0 Application Fee**

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

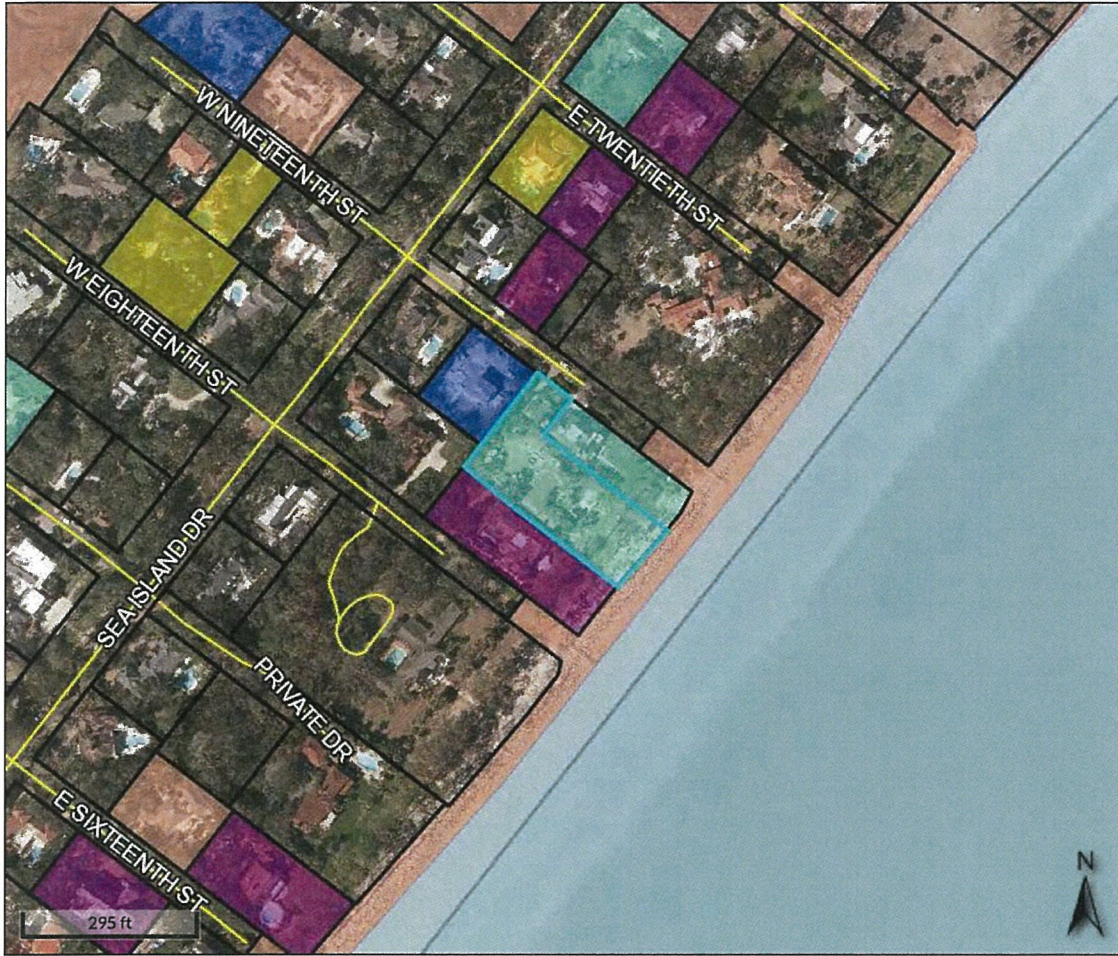
**ATTACHMENT C:**  
Adjacent Landowners

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Overview



Legend

- Parcels
- Yearly Sales**
- 2015
- 2016
- 2017
- 2018
- 2019
- Roads
- Lakes and Rivers**
- <all other values>
- WATER

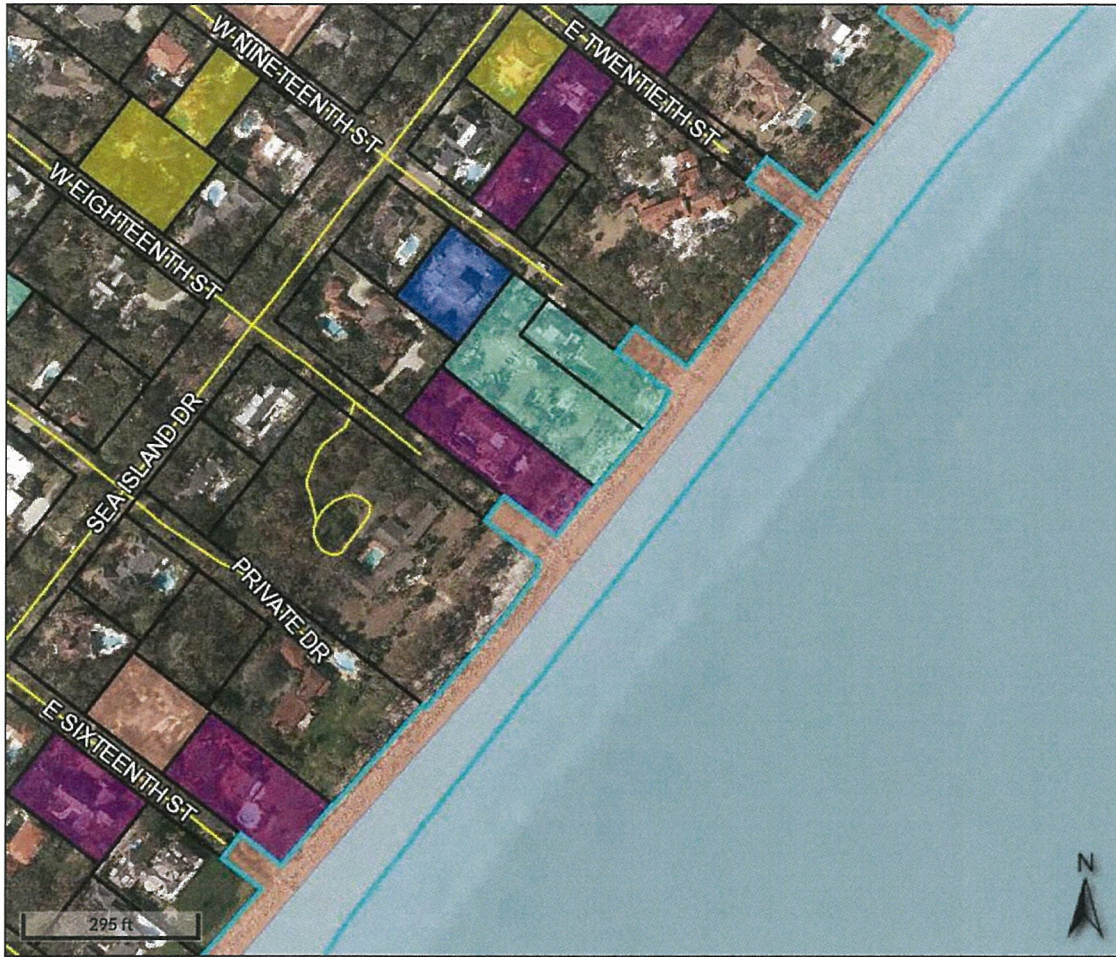
<b>Parcel ID</b>	05-00286	<b>Owner</b>	COTTAGE 57 LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		104 WILLOW ST	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	05-Sea Island		BROOKLYN, NY 11201	12/30/2015	0	ADD'L LAND	U
	SEA ISLAND	<b>Physical Address</b>	115 E NINETEENTH ST	12/30/2015	0	ESMT	U
<b>Acres</b>	1.02	<b>Market Value</b>	\$6532000				

Date created: 5/13/2020  
 Last Data Uploaded: 5/13/2020 9:07:15 AM

Developed by **Schneider**  
 GEOSPATIAL

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Overview



Legend

-  Parcels
- Yearly Sales**
-  2015
-  2016
-  2017
-  2018
-  2019
-  Roads
- Lakes and Rivers**
-  <all other values>
-  WATER

<b>Parcel ID</b>	05-05941	<b>Owner</b>	SIA PROPCO ILLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		C/O ROBERTS TATES, LLC JAMES L. ROBERTS. IV	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	05-Sea Island		2487 DEMERE RD 400	3/29/2018	0	MULTI	U
	SEA ISLAND		ST SIMONS ISLAND, GA 31522	3/14/2014	0	n/a	U
<b>Acres</b>	56.08	<b>Physical Address</b>	100 E EIGHTEENTH ST #17000				
		<b>Market Value</b>	\$250000				

Date created: 5/13/2020  
 Last Data Uploaded: 5/13/2020 9:07:15 AM

Developed by  Schneider  
 GEOSPATIAL

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**ATTACHMENT D:**  
Zoning certification

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**From:** [Daniel Bucey](#)  
**To:** "[Stefanie Leif](#)"  
**Subject:** RE: Lowe 106 E. 18th Street Sea Island  
**Date:** Tuesday, May 12, 2020 2:17:00 PM  
**Attachments:** [image001.png](#)  
[JDS20200021\\_JDVerification\\_106E18thStreet.SeaIsland.pdf](#)  
[09032A-4 SPA REV-Signed.pdf](#)

---

Miss Stephanie;

Attached is the DNR verification and a drawing showing the beach & dune setback line. As I stated previously, a site plan is underway that will document the proposed activities within the B&D setback that will require a conditional use permit. Are there any specifics on what is needed for a conditional use permit?

Thanks,

**Daniel Bucey, PRINCIPAL**

41 Park of Commerce Way, Suite 101  
Savannah GA, 31405  
P 912 443 5896 F 912 443 5898 C 912 659 0988  
<http://www.rlandc.com>

**Please note new address:** 41 Park of Commerce Way, Suite 101 / Savannah, GA 31405



---

**From:** Stefanie Leif <[sleif@glynncounty-ga.gov](mailto:sleif@glynncounty-ga.gov)>  
**Sent:** Monday, May 11, 2020 9:58 PM  
**To:** Daniel Bucey <[dbucey@rlandc.com](mailto:dbucey@rlandc.com)>  
**Subject:** RE: Lowe 106 E. 18th Street Sea Island

Dan: I will need a copy of the DNR JD and a site plan or survey that shows the proposed County development setback. Once I receive that and review it, I will schedule it for the next available Board of Commissioners meeting. You can email everything to me.

Thanks,

Stefanie M. Leif, AICP  
Planning Manager  
Community Development Dept.  
Glynn County Board of Commissioners  
W. Harold Pate Building  
1725 Reynolds Street, Second Floor  
Brunswick, GA 31520

main: 912.554.7428  
direct: 912.554.7460

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**From:** Daniel Bucey [<mailto:dbucey@rlandc.com>]  
**Sent:** Monday, May 11, 2020 4:41 PM  
**To:** Stefanie Leif <[sleif@glynncounty-ga.gov](mailto:sleif@glynncounty-ga.gov)>  
**Subject:** Lowe 106 E. 18th Street Sea Island

Miss Stephanie;

We are submitting an application for the above referenced site to the GADNR for activities regulated under the Shore Protection Act to include landscaping, pool, pool deck, and underground stormwater detention. How and when can we get approval for beach and dune ordinance, and what do you need from me to facilitate that process?

Sincerely,

**Daniel Bucey, PRINCIPAL**

41 Park of Commerce Way, Suite 101

Savannah GA, 31405

P 912 443 5896 F 912 443 5898 C 912 659 0988

<http://www.rlandc.com>

**Please note new address:** 41 Park of Commerce Way, Suite 101 / Savannah, GA 31405



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**Noble, Josh**

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**From:** Daniel Bucey <dbucey@rlandc.com>  
**Sent:** Friday, August 7, 2020 5:38 AM  
**To:** Noble, Josh  
**Cc:** Jim Bishop; Marty Crabtree  
**Subject:** Fwd: DNR Letter for 106 E. 18th Street - Lowe  
**Attachments:** ATT00001.htm; 106 E. 18th St 08-06-20.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Josh.

Attached is zoning approval letter for the Lowe residence project on 18th St. Sea Island. Let us know if there are any other items that would prevent the application from being placed on notice in time to be heard at the September SPC meeting.

Thanks

Daniel H. Bucey, Principal  
Resource & Land Consultants LLC  
41 Park of Commerce Way, Suite 101  
Savannah, Georgia 31405  
P 912-443-5896  
C 912-659-9088

Begin forwarded message:

**From:** Stefanie Leif <[sleif@glynncounty-ga.gov](mailto:sleif@glynncounty-ga.gov)>  
**Date:** August 6, 2020 at 8:51:23 PM EDT  
**To:** Daniel Bucey <[dbucey@rlandc.com](mailto:dbucey@rlandc.com)>, "[marty@bishopfirm.com](mailto:marty@bishopfirm.com)" <[marty@bishopfirm.com](mailto:marty@bishopfirm.com)>  
**Cc:** Jim Bishop <[jbishop@bishopfirm.com](mailto:jbishop@bishopfirm.com)>  
**Subject:** DNR Letter for 106 E. 18th Street - Lowe

Dan and Marty:

Attached is the Zoning Letter for the Lowe Residence at 106 E. 18<sup>th</sup> Street, Sea Island.

Thank you,

Stefanie M. Leif, AICP  
Planning Manager  
Community Development Dept.  
Glynn County Board of Commissioners  
W. Harold Pate Building  
1725 Reynolds Street, Second Floor  
Brunswick, GA 31520

main: 912.554.7428  
direct: 912.554.7460

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AUG 07 2020  
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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 6, 2020

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

Re: 106 E. 18<sup>th</sup> Street, Sea Island  
Parcel ID: 05-00792

To Whom It May Concern:

The plans for native landscaping, stormwater storage system, retaining walls, and steps seaward of the development setback line is not violative of the Glynn County Zoning Ordinance. The Glynn County Board of Commissioners approved a conditional use permit on August 6, 2020 (case number CUP4381) to allow as a conditional use the planned activities seaward of the County's development setback line.

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

Sincerely,

Stefanie Leif, AICP  
Planning Manager

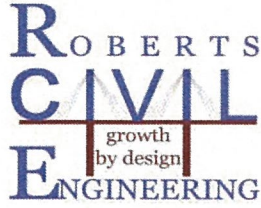
*The Glynn County Planning and Zoning Division makes every effort to provide the most accurate interpretation possible based on the information available. No warranties, expressed or implied, are provided for the information herein, its use or interpretation. This letter addresses the zoning designation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

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**ATTACHMENT E:**  
Hurricane Certification

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301 Sea Island Road Suite 10, St. Simons, GA 31522  
912-638-9681 Office 912-289-0339 Fax

May 13, 2020

Daniel H. Bucey, Principal  
Resource & Land Consultants, LLC  
41 Park of Commerce Way, Suite 303  
Savannah, GA 31405

Mr. Bucey,

I have reviewed the SPA exhibits showing the drainage and landscape improvements within the SPA jurisdictional area for the LOWE residence located at E 18<sup>th</sup> Street on Sea Island. The improvements appear to meet hurricane standards because they do not propose any structures.

Sincerely,

Jonathan McDill  Digitally signed by  
Jonathan McDill  
Date: 2020.05.13  
17:34:09-04'00'

Johnathan McDill, P.E.  
Professional Engineer

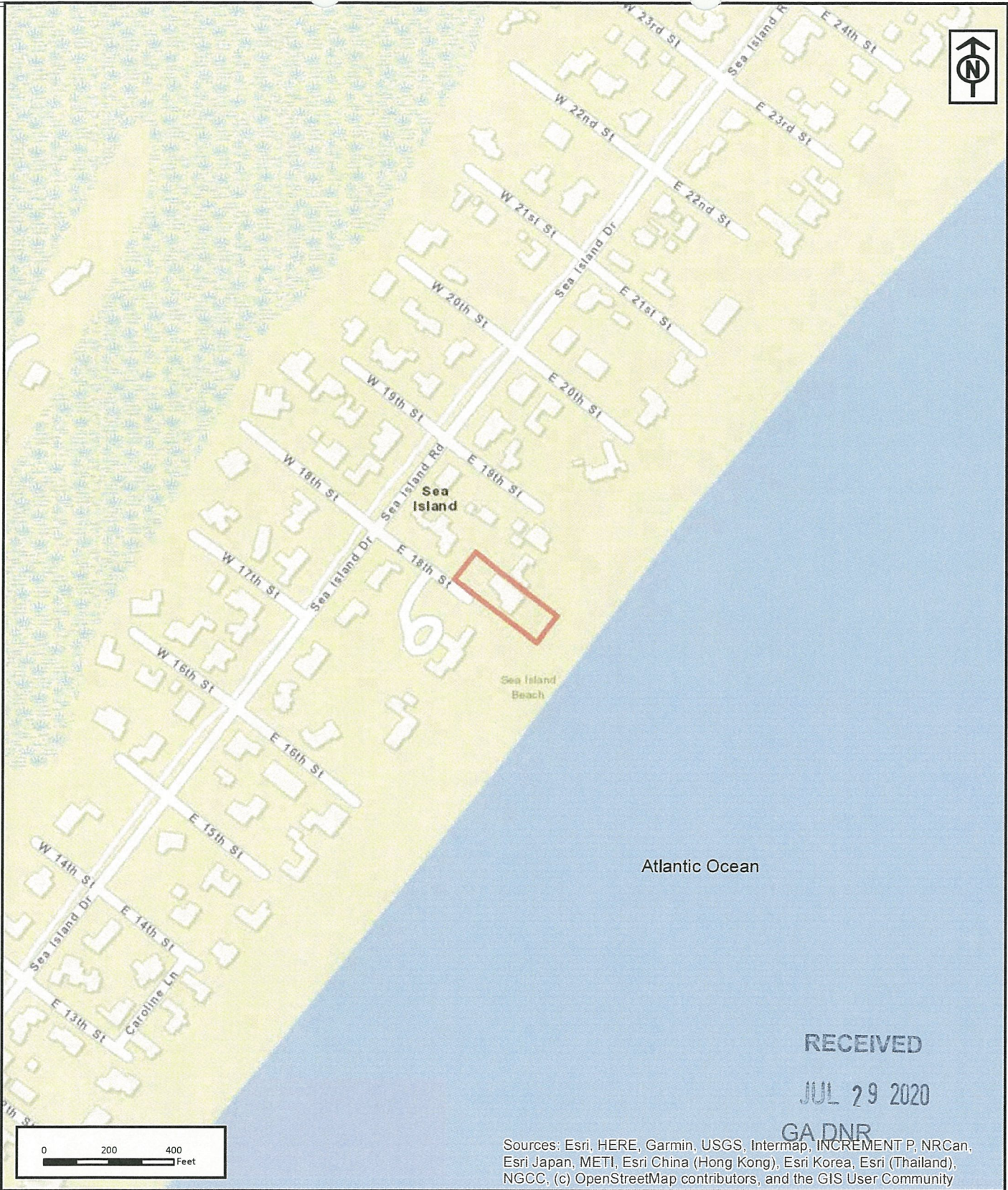
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**ATTACHMENT F:**

Vicinity Map

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JUL 29 2020

GA DNR

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

RLC Project No.:	19-176
Figure No.:	1
Prepared By:	DB
Sketch Date:	5/13/2020
Map Scale :	1 inch = 400 feet

**Low Residence**  
Glynn County, Georgia

**Vicinity Map**  
Prepared For: Kenneth W. Lowe

**RLC**  
**RESOURCE+LAND**  
**CONSULTANTS**  
41 Park of Commerce Way, Ste. 101  
Savannah, Georgia 31405  
917.443.5896 www.rlc.com



**ATTACHMENT G**

Site Plan

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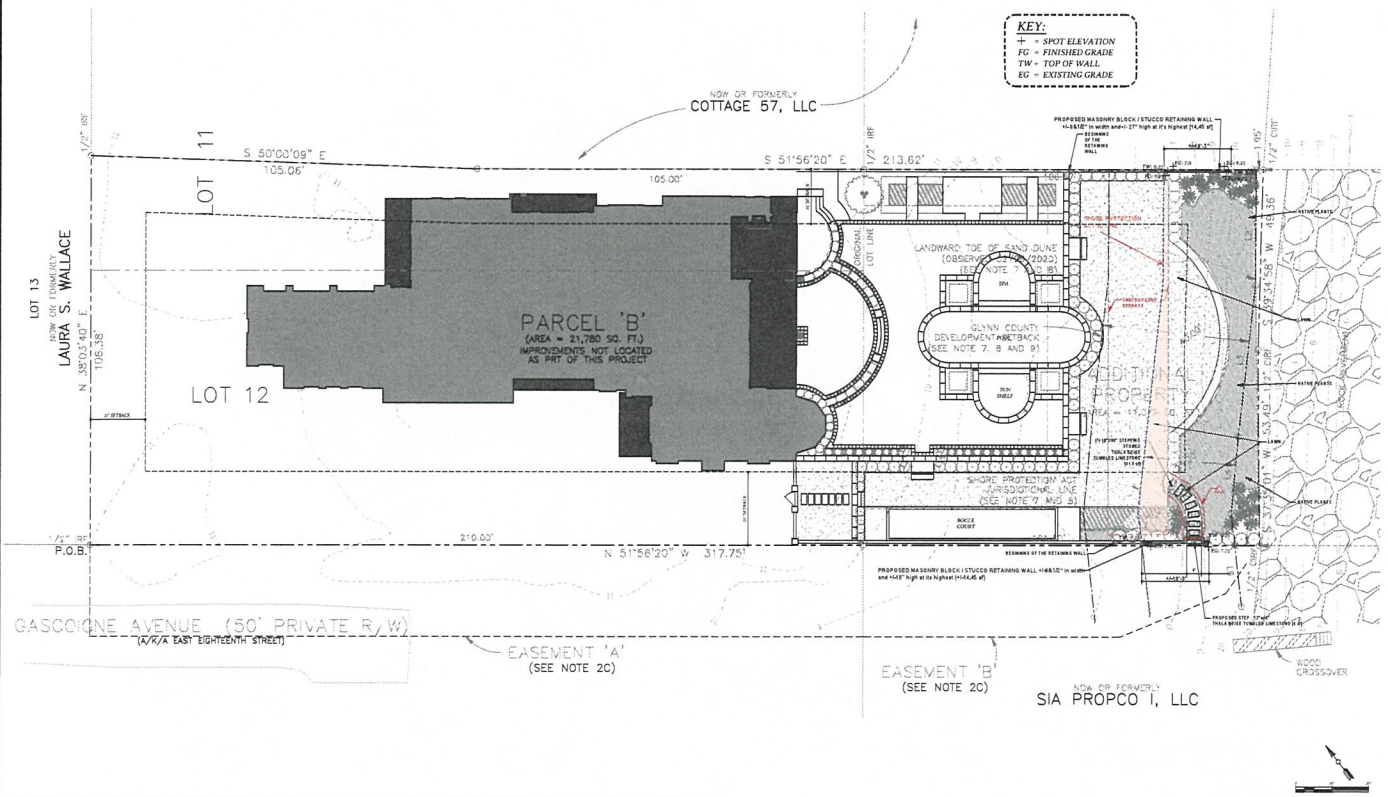
GA DNR



SETBACK COVERAGE	
S.P.A. - 2,960.90 SF	
RETAINING WALL & STEPS - 64.40 SF IN S.P.A.	
NATURAL LANDSCAPE MATERIAL - 2,015.88 SF IN S.P.A.	
UNDER GROUND STORAGE TANK - 380.75 SF IN S.P.A.	
LAWN - 880.62 SF IN S.P.A.	

6/26/20 - revised allocation of natural landscape material and lawn

KEY:  
 + = SPOT ELEVATION  
 FG = FINISHED GRADE  
 TW = TOP OF WALL  
 EG = EXISTING GRADE



THE LOWE RESIDENCE  
 COTTAGE 57  
 100 EAST EIGHTEENTH STREET  
 SEALED, GA 31501

SUBMITTAL:  
 D.N.R.  
 DRAWING:  
 S.P.A. REVISION

NOTES:  
 ALL PLANS PROVIDED BY THE OWNER ARE LANDSCAPE ARCHITECTURE AND NOT ENGINEERING AND ARE NOT TO BE USED FOR ANY ENGINEERING PURPOSES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS IN THE WORK OR FOR ANY COSTS INCURRED BY THE OWNER AS A RESULT OF SUCH DELAYS OR INTERRUPTIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PLANS OR FOR ANY COSTS INCURRED BY THE OWNER AS A RESULT OF SUCH CHANGES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF ANY PROPERTY OR PERSONS AS A RESULT OF THE WORK OR FOR ANY COSTS INCURRED BY THE OWNER AS A RESULT OF SUCH DAMAGE OR DESTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY OF ANY KIND INCURRED BY THE OWNER AS A RESULT OF THE WORK OR FOR ANY COSTS INCURRED BY THE OWNER AS A RESULT OF SUCH LIABILITY.

DATE:  
 05/13/20

SCALE:  
 1"=10'-0"

DESIGN:  
 RYCE B.  
 ELLIOTT S.  
 OLIVERS

SHEET #:  
 1

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**ATTACHMENT H:**  
DNR/CRD SPA Jurisdiction Verification

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GEORGIA  
DEPARTMENT OF NATURAL RESOURCES  
COASTAL RESOURCES DIVISION  
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218  
COASTALGADNR.ORG

MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

April 24, 2020

Daniel Bucey  
Resource & Land Consultants  
41 Park of Commerce Way, Suite 101  
Savannah, GA 31405

**RE: Shore Protection Act (SPA), Jurisdictional Determination Verification, 106 E. 18<sup>th</sup> Street, Parcel B, Sea Island, Glynn County, Georgia**

Dear Mr. Bucey:

On April 24, 2020, our office received the survey and plat dated April 22, 2020, prepared by Shupe Surveying Company, P.C. No. 3081, entitled, "A *Shore Protection Act Jurisdiction Line Survey Of: Parcel 'B', Block '46', Sea Island Subdivision No. 1 (Revised) & Additional Property, 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia*" prepared for Kenneth Lowe. Based on my site inspection, on February 21, 2020, this plat and survey accurately Jurisdictional Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 et seq.

The Shore Protection Act O.C.G.A. 12-5-230 et seq. delineation of the parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from the date of verification. It will normally expire April 24, 2021 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. We appreciate you providing us with this information for our records. Please contact me at (912) 264-7218 if you have any questions.

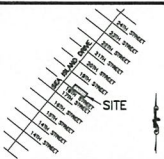
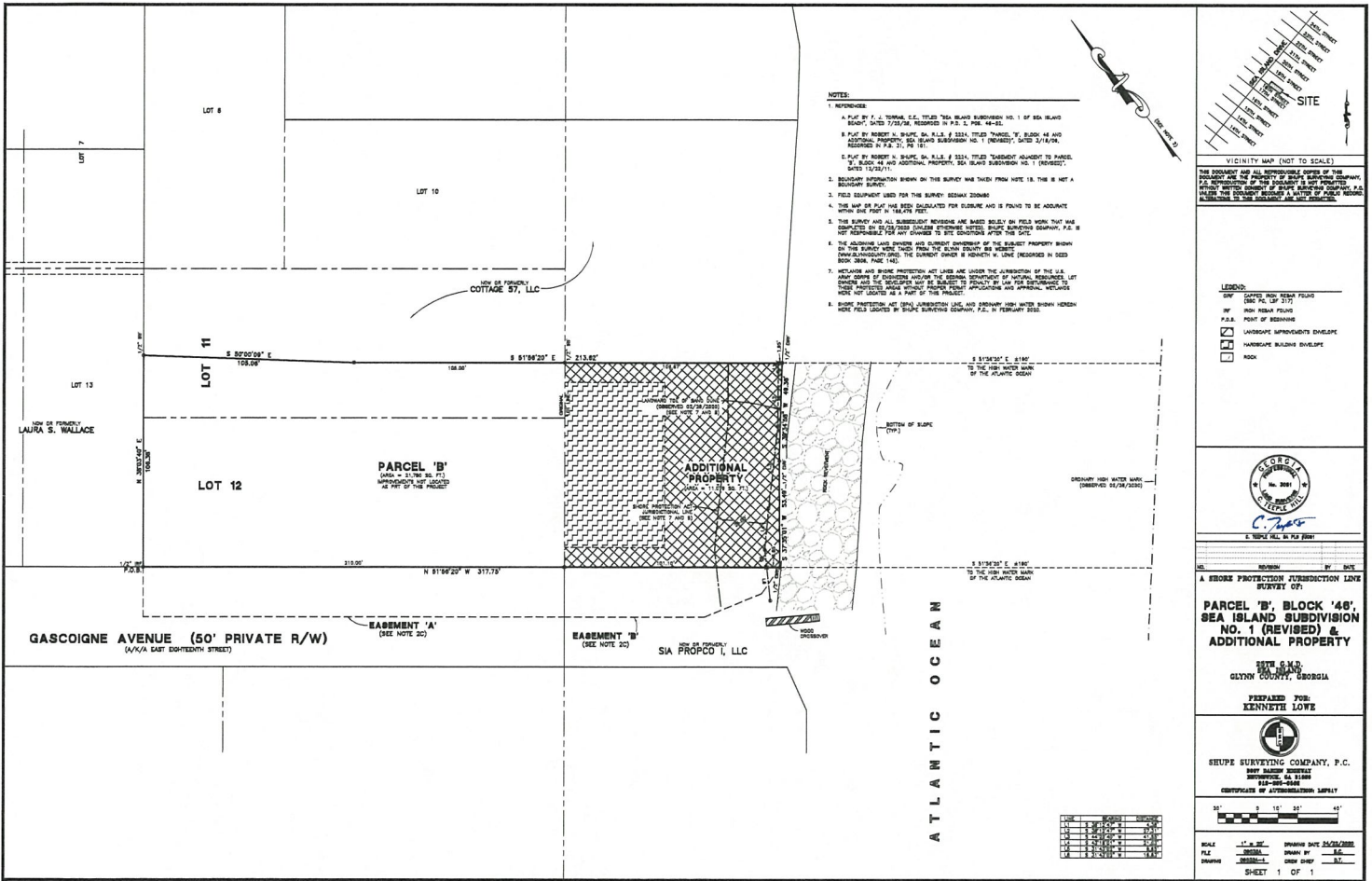
Sincerely,

Amy Flowers  
Coastal Permit Coordinator  
Marsh & Shore Management Program

Enclosure: *A Shore Protection Act Jurisdiction Line Survey Of: Parcel 'B', Block '46', Sea Island Subdivision No. 1 (Revised) & Additional Property, 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia*

File: JDS20200021

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THIS SURVEY AND ALL SUBSEQUENT MEASUREMENTS AND BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 25.12.2019 UNDER THE SUPERVISION OF CERTIFIED SURVEYOR ROBERT W. SHUPE, S.A. & S.S. ALL RESPONSIBILITY FOR ANY ERRORS IS THE RESPONSIBILITY OF THE CLIENT.

**LEGEND:**

- DEM (DASHED LINE) HIGH WATER FIELD
- HW (SOLID LINE) HIGH WATER FIELD
- P.S.A. (DASHED LINE) POINT OF BEGINNING
- LA (HATCH) LANDSCAPE IMPROVEMENTS DEVELOPE
- PA (HATCH) PAVEMENT BUILDING DEVELOPE
- RD (HATCH) ROAD



A SHORE PROTECTION JURISDICTION LAKE SURVEY. DT.

PREPARED FOR: KENNETH LOWE

SHUPE SURVEYING COMPANY, P.C.  
 500 W. BERRY STREET  
 BETHLEHEM, GA 31009  
 706-661-0684

CERTIFICATE OF AUTHORIZATION LEVEL 1

30' 0' 10' 30' 45'

PLAT DATE: 24.12.2019  
 DRAWN BY: S.S.  
 SHEET 1 OF 1

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COASTAL RESOURCES DIVISION  
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218  
COASTALGADNR.ORG

MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

June 17, 2020

Daniel Bucey  
Resource and Land Consultants  
41 Park of Commerce Way, Suite 101  
Savannah, GA 31405

**Re: Application for a Shore Protection Act for Kenneth Lowe, Installation of a Stormwater Detention System, Construction of Retaining Walls and Steps, and Installation of Native Landscaping, 106 East 18<sup>th</sup> Street, Sea Island, Glynn County, GA**

Dear Mr. Bucey:

The Department has reviewed the SPA application at 106 East 18<sup>th</sup> Street for Mr. Kenneth Lowe. The proposed project includes Installation of a stormwater detention system, construction of retaining walls and steps, and installation of native landscaping. To date, our files contain the following items:

1. A signed application
2. A designation of agent
3. Adjoining property owners
4. A landfill/hazardous waste statement
5. Public interest statements
6. A hurricane standards statement
7. A current jurisdiction determination
8. A copy of the legal description of the property
9. A verified jurisdictional determination
10. Application fee of \$100.00

Staff has identified additional information that is needed before the application is substantially complete and can be placed on public notice. Keep in mind that an application needs to be “substantially complete” before it can be presented to the Shore Protection Committee (SPC). The following items are required before the application can be placed on Public Notice:

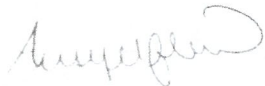
1. A description of the proposed project
  - a. What material will the retaining wall be made up of?
    - i. Please provide the dimensions and sq. ft. for each retaining wall separately including the dimensions/sq. ft. for how much will be in jurisdiction.
  - b. What material will the steps be made up of?
    - i. The drawing mentions “step”, the application mentions “steps”. Please elaborate.
    - ii. Are the step(s) being built into the southern retaining wall?

- iii. What are the dimensions and sq. ft. of the step(s)?
  - c. The drawing shows a curved walkway with 18x36 steppingstones. Please mention approx. how many steppingstones will be installed within jurisdiction and provide total dimensions & sq. ft. within jurisdiction.
    - i. What ground cover material will be placed under/around the steppingstones?
  - d. What is being installed in the curved region between the steppingstones (see attached JPEG→ region highlighted in yellow)?
  - e. On the east and west side of the curved region (mentioned in d), there is a defined line (see attached JPEG→ highlighted in red). Does that indicate any hardscape that is being used to distinguish between the lawn and native plants?
  - f. There are several locations in the application (bottom of page 2; table on page 3) where the sq. ft. is labeled as XXXX. Please provide the lawn and plantings sq. ft. information.
  - g. What equipment will be used in jurisdiction to accomplish the construction of all proposed SPA activities?
2. Plans signed by the local zoning authority
  3. A certificate or letter from the local governing authority stating that the applicant's proposal would not violate any zoning law
  4. Scaled drawings
    - a. The table on the scaled drawing mentions that the retaining wall and steps equate to 64.40 SF in SPA jurisdiction, while the write up and Table 1 describe 32.91 SF. Please elaborate and fix in whichever document is incorrect.
  5. An alternative site description

Our permitting and legal staff will be reviewing your application simultaneously. Our legal staff may contact you to clarify ownership interests or to request additional information prior to the public notice period. During the public comment period, the committee will be reviewing the project and may request additional information. Public comments and questions about your project will be forwarded to you for response. Staff will assist you throughout the process.

I appreciate your assistance in working with staff to provide a substantially complete permit application to the Shore Protection Committee for their consideration. Please feel free to contact me at 912-262-3109 with any questions or comments.

Sincerely,



Amy Flowers  
Coastal Permit Coordinator  
DNR Coastal Resources Division



July 29, 2020

Ms. Amy Flowers  
Coastal Permit Coordinator  
Georgia Department of Natural Resources, CRD  
Brunswick, GA 31520

**RE: Application for a CMPC Permit  
Kenneth Lowe, 106 East 18<sup>th</sup> Street, Sea Island, Glynn County, Georgia**

Dear Ms. Flowers:

I refer to your letter of June 17, 2020, requesting additional information regarding the application by Kenneth Lowe requesting Shore Protection Act authorization to construct retaining walls and steps, install an underground stormwater detention system, and install native landscaping on the subject lot located at 106 East 18<sup>th</sup> Street, on Sea Island, Glynn County, Georgia.

As stated in your request, clarification is necessary prior to the project being placed on public notice. Following is the individual items requested, followed by the applicant's response.

1. *A description of the proposed project*
  - a. *What material will the retaining wall be made up of?*
    - i. *Please provide the dimensions and sq. ft. for each retaining wall separately including the dimensions/sq. ft. for how much will be in jurisdiction.*

**Applicant's Response:** The wall will be made of cinder block covered with stucco. The section of wall within jurisdiction on the north property line is approximately 18'-3" long, +/-9-1/2" wide, and is approximately 14.45 ft<sup>2</sup> in size. The wall on the southern property boundary is approximately 18'-3" long, +/-9-1/2" wide, and is approximately 14.45 ft<sup>2</sup> in size.

- b. *What material will the steps be made up of?*
      - i. *The drawing mentions "step", the application mentions "steps". Please elaborate.*
      - ii. *Are the step(s) being built into the southern retaining wall?*
      - iii. *What are the dimensions and sq. ft. of the step(s)?*

**Applicant's Response:** The site plan shows seven (7) 18" x 36" (31.5 ft<sup>2</sup>) tumbled limestone steps north of the south retaining wall, and one 12" x 48" (4 ft<sup>2</sup>) tumbled limestone step providing access through the retaining wall to the 18<sup>th</sup> Street R.O.W.

- c. *The drawing shows a curved walkway with 18x36 steppingstones. Please mention approx. how many steppingstones will be installed within jurisdiction and provide total dimensions & sq. ft. within jurisdiction.*
        - i. *What ground cover material will be placed under/around the steppingstones?*

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**Applicant's Response:** The site plan shows seven (7) 18" x 36" (31.5 ft<sup>2</sup>) tumbled limestone steps north of the south retaining wall, and one 12" x 48" (4 ft<sup>2</sup>) tumbled limestone step providing access through the retaining wall to the 18<sup>th</sup> Street R.O.W. The stepping stones will be surrounded by lawn (*Paspalum*).

*d. What is being installed in the curved region between the steppingstones (see attached JPEG region highlighted in yellow)?*

**Applicant's Response:** The curved region will be lawn (*Paspalum*).

*e. On the east and west side of the curved region (mentioned in d), there is a defined line (see attached JPEG highlighted in red). Does that indicate any hardscape that is being used to distinguish between the lawn and native plants?*

**Applicant's Response:** There is no hardscape being proposed to distinguish between the lawn and steps. The lawn will be installed up to and between the stepping stones.

*f. There are several locations in the application (bottom of page 2; table on page 3) where the sq. ft. is labeled as XXXX. Please provide the lawn and plantings sq. ft. information.*

**Applicant's Response:** The draft project narrative had yet-to-be calculated impact areas and was inadvertently not updated in the application dated May 14, 2020. A revised application with a revision date of July 13, 2020 has been submitted.

*g. What equipment will be used in jurisdiction to accomplish the construction of all proposed SPA activities?*

**Applicant's Response:** Excavator and skid-steer.

2. *Plans signed by the local zoning authority*

**Applicant's Response:** The applicant's project was approved by the Islands Planning Commission at their July 21, 2020 meeting. The applicant will present the proposed project to the Glynn County Board of Commissioners for approval of the Conditional Use Permit application on August 6, 2020. Upon issuance of the CUP, the zoning authority will be able to provide a non-conditional zoning letter and certified plans to comply with O.C.G.A. § 12-5-286(b)(6).

3. *A certificate or letter from the local governing authority stating that the applicant's proposal would not violate any zoning law*

**Applicant's Response:** The applicant's project was approved by the Islands Planning Commission at their July 21, 2020 meeting. The applicant will present the proposed project to the Glynn County Board of Commissioners for approval of the Conditional Use Permit application on August 6, 2020. Upon issuance of the CUP, the zoning authority will be able to

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provide a non-conditional zoning letter and certified plans to comply with O.C.G.A. § 12-5-286(b)(6).

4. *Scaled drawings*

a. *The table on the scaled drawing mentions that the retaining wall and steps equate to 64.40 SF in SPA jurisdiction, while the write up and Table 1 describe 32.91 SF. Please elaborate and fix in whichever document is incorrect.*

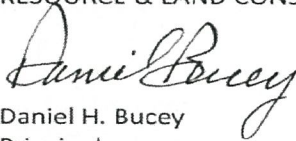
**Applicant's Response:** The correct area is 64.40 ft<sup>2</sup>.

5. *An alternative site description*

**Applicant's Response:** The proposed project is specifically associated with the detention of stormwater, installation of minor hardscaping, and native landscaping at 106 East 18<sup>th</sup> Street and cannot be satisfied at an alternative site. While required for applications submitted under the Coastal Marshlands Protection Act, no such description of alternative sites is required under the Shore Protection Act.

We trust that this information is sufficient to place the project on public notice. If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,  
RESOURCE & LAND CONSULTANTS



Daniel H. Bucey  
Principal

enclosures

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