# 6 Lovell Avenue, Tybee Island, GA Project Description for GDNR SPA Permit Application May 10, 2022

### **Applicant:**

Simon Richardson 159 Nakomis Place Milton, Georgia 30004 404-514-8575

# Agent:

Tara Merrill, ES&T Inc. Post Office Box 30548 Savannah, GA 31410 912-224-7312

# Project Location & Physical Description

6 Lovell Avenue—0.28 Acres Tybee Island, GA 31328

See attached Warranty Deed and Property Plat entitled "Survey of Lot 3, Ward No. 1, Tybee Island, Chatham County, Georgia by Craig Brewer, Brewer Land Surveying". PIN # 40003-18006

Site Location Map



2020 Aerial Photo



#### Shore Protection Jurisdictional Area

Georgia Department of Natural Resources (GDNR) verified the jurisdictional area on the subject property on August 13, 2021 (See attached Verification Letter).

#### **Background & Basic Project Details**

The proposed project entails the following activities:

- 1.) Elevate the existing one (1)-story home,
- 2.) Remove the at-grade screened porch and concrete pavers (closest to dunes)
- 5.) Install concrete slab/piling foundation
- 6.) Construct a two (2)-story addition atop the garage (includes (3) three elevated covered porches)
- 7.) Install driveway (combination of pervious/impervious pavers)

The property is 12,081 square feet (SF) or 0.28 acres. The GDNR Shore Protection Act jurisdictional area is 7,043 SF or 0.16 acres. The existing building footprint is 1,039 SF or 0.02 acres. The proposed building footprint is 1,959 SF or 0.04 acres. The proposed building footprint within the SPA jurisdictional area is 1,570 SF or 0.03 acres. The total disturbed area is 5,567 SF or 0.13 acres. The area to be preserved in its natural state is 6,514 SF or 0.15 acres—which accounts for 54% of the entire site.

The project includes 370 SF of concrete pavers and 335 SF of permeable pavers for the driveway and parking area. Stormwater runoff will be tied into the existing municipal conveyance systems (via curb, gutter, inlets, and pipes). The municipal system will handle sewage effluent from the site (via force main/wastewater treatment plant). The project does not include the use of septic tanks or

drain fields. There is a public beach access point adjacent to the subject property. There are no dune crossovers, walkways, revetments, or bulkheads proposed for this project.

#### **Description of Alternatives Considered**

The following design methods were taken to minimize impacts on the dunes and sand-sharing system:

- 1.) Remove impervious pavers and demolish screened porch located closest to the most landward dune.
- 2.) Elevate the existing at-grade structure using a pier-supported foundation which protects the structure during major storm events and hurricanes.
- 3.) Utilize the existing building footprint.
- 4.) Proposed additions will occupy the landward area of the parcel. All new construction will be landward of the sand dunes.
- 5.) The 10' x 20' at-grade screened porch will be permanently removed, shifting the new building footprint 10' landward and away from the dunes.
- 6.) The swimming pool was removed from the site plan to retain more greenspace on-site.
- 7.) The project, as currently designed, will preserve approximately 54% of the parcel in its natural vegetative and topographic state.

The proposed residential home will not unreasonably interfere with the conservation of terrestrial and aquatic species or increase alteration of the dynamics of the sand-sharing system. The granting of the permit and the completion of the proposed project will not obstruct or impede public access or recreational use of the beach-dune resource.

#### Zoning Letter & Signed Drawings from Local Government

The project, as currently designed, is allowed by the local governing authority (City of Tybee Island). The latest site plans were reviewed and approved by Tybee's Planning & Zoning Office. See attached a letter and signed drawings from Mr. George Shaw, Planning & Zoning Director.

#### Certification that Project Meets Hurricane Design Standards

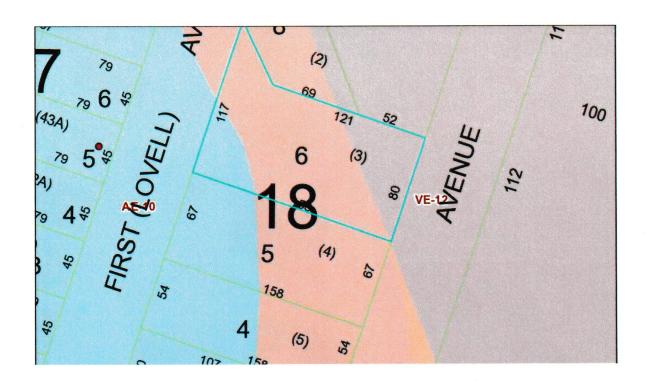
The project has been designed to meet or exceed applicable hurricane-resistant standards. See attached letter from Mr. S. Mark Boyles, Civil Engineer.

#### Landfill/Hazardous Waste Statement

A recent inquiry of the Georgia Department of Natural Resources Hazardous Sites website, the State Hazardous Sites Response Program database, and the local government engineering department records did not reveal any known hazardous waste sites or landfills within the project vicinity.

# 100-Year Floodplain

The property is located partially within the AE-10 and VE-12 flood zones. The proposed finished floor elevation will be set at 16' 8", more than 4' above the base flood elevation, which meets and exceeds special flood hazard area requirements.



# Adjacent Landowners Contact Info

#### Nancy Mallory O'Reilly

Physical Address: 0 Lovell Avenue, Tybee Island, GA 31328 Mailing Address: 5300 Linnadine Way, Norcross, GA 30092

PIN # 40003-18-008

#### William & Eleanor Randolph

Physical/Mailing Address: 8 Lovell Avenue, Tybee Island, GA 31328

PIN # 40003-18-005

MAYOR Shirley Sessions

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



CITY MANAGER Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY Edward M. Hughes

May 3, 2022

Re: 6 Lovell St.

Tybee Island, GA 31404

PIN 40003 18006

To Whom It May Concern,

6 Lovell St. is in the R-1 zoning district. Mr. Forrest plans to renovate and enlarge an existing single-family residence on this parcel. The expansion will be away from the dunes. These plans meet all of our zoning ordinances. Feel free to contact me with any further questions regarding this process.

Sincerely,

George Shaw

Community Development Director

gshaw@cityoftybee.org

912-472-5031

# S. Mark Boyles, PE, PC

P.O. Box 22324 Savannah, GA 31403 Phone: (912) 657-1155 smboyles@bellsouth.net

May 3, 2022

Georgia Department of Natural Resources Coastal Resources Division Attn: Mr. Josh Noble 100 Conservation Way Brunswick, Georgia 31520

Re: Hurricane & Wind Resistance Requirements

6 Lovell Ave—0.28 Acres

Tybee Island, GA (PIN No. 40003 18006)

Mr. Noble,

The above-referenced project is located within the FEMA Flood Zone VE, a Special Flood Hazard Area. For this reason, the project will be designed and constructed in compliance with the City of Tybee Technical Standards and Specifications.

The residential home will be elevated so that the bottom of the lowest supporting horizontal structural member (excluding pilings or columns) is located no lower than one (1) foot above the base flood elevation (BFE) level. All heating/air conditioning equipment, electrical, plumbing fixtures, and other service facilities will be elevated a minimum of one (1) foot above the BFE.

The project will include an as-built certification from a registered Georgia Land Surveyor upon completion of the work.

Thank you for your assistance, and should you require more information, please feel free to contact me at *912-657-1155*.

Sincerely,

FORG

GEORG

STEP

No. 21319

PROFESSIONAL

MARK BOT

S. Mark Boyles, P.E.





June 27, 2022

Georgia Department of Natural Resources Coastal Resources Division Marsh & Shore Management Program Attn: Ms. Deb Barreiro One Conservation Way Brunswick, Georgia 31520

Re: Shore Protection Act Permit – Request for Information

6 Lovell Ave—0.28 Acres

Tybee Island, GA (PIN No. 40003-18006)

**ES&T Project: 22-0104** 

Dear Ms. Barreiro,

As requested in your letter dated June 21, 2022, please find the following information:

- 1. A copy of the recorded property deed. See attached.
- 2. A copy of the survey plat referenced in the property deed. See attached.
- 3. The applicant, Mr. Simon Richardson, is the property's current owner. See attached property tax card.
- 4. The designation of an agent should not be necessary in this case since the permit applicant is the current property owner.
- 5. A check for permitting fees in the amount of \$250.00 was mailed to GDNR-CRD at One Conservation Way, Brunswick, GA 31520. Please let me know if this check has not been received.
- 6. There are currently two (2) functional points to access the beach from 6 Lovell Avenue. 1.) an on-site footpath currently extends approximately 65 feet to the northeastern corner of the property which leads to the beach, and 2.) a public trailhead is located at the end of Lovell Avenue, approximately 18 feet from the northwestern corner of the property. The project does not include additional beach access points (elevated pathways or crosswalks) or erosion control structures (revetments or bulkheads) within the jurisdictional area. See attached Beach Access Map.
- 7. The project should be granted for the following reasons: 1) the new home will utilize the existing disturbed building footprint, and the removal of the screened porch and pavers will shift the building footprint 10 feet landward away from the shore protection area, further reducing impacts within the jurisdictional area, 2) in addition to conventional methods, the project incorporates permeable pavers and greenspace to manage stormwater 3) the project does not require the use of septic tanks or drain fields, 4) the project does not include a

swimming pool, dune crossover, revetments, or bulkheads within the jurisdictional area, 5) the proposed residential home will not unreasonably interfere with the conservation of terrestrial and aquatic species or increase alteration of the dynamics of the sand-sharing system, and 6) the project will preserve fifty-four percent (54%) of the parcel in its natural vegetative and topographic state.

8. The project will require the removal of four (4) Palm trees: Two (2) of the trees are located close to an underground water line, one (1) along the fence row, and one (1) within the building addition footprint. See Demolition Plan, Sheet C-2 prepared by Maupin Engineering. The applicant plans to landscape the area landward of the dune with native trees, shrubs, and grass species appropriate for saline and drought conditions. The sand dunes will remain undisturbed and in their natural state.

9. To prevent erosion and sedimentation during construction activities, the contractor will install and maintain sediment fencing along the perimeter of the development footprint. See Grading and Erosion Control Plan, Sheet C-4 prepared by Maupin Engineering.

10. Please make the following correction for the contact information previously provided for the adjacent property owners of 8 Lovell Avenue. The correct mailing address for Mr. William and Mrs. Eleanor Randolph is 1490 Sanden Ferry Drive, Decatur, GA 30033.

The landowners are anxiously awaiting the opportunity to build their home. Please let me know if I can expedite the process in any way.

Sincerely,

Tara R. Merrill

**Environmental** Consultant

Cc: Ms. Deb Barreiro, GDNR-CRD

Mr. Josh Noble, GDNR-CRD

Mr. Simon Richardson

Mr. Robert Forrest



Post Office Box 30548 Savannah, Georgia 31410 Office 912.898.4188 Fax 912.898.4177 main@est-savannah.com

May 10, 2022

Georgia Department of Natural Resources Coastal Resources Division Marsh & Shore Management Program Attn: Mr. Josh Noble One Conservation Way Brunswick, Georgia 31520

Re: Request for Shore Protection Act Permit

6 Lovell Ave—0.28 Acres

Tybee Island, GA (PIN No. 40003-18006)

ES&T Project: 22-0104

Dear Mr. Noble,

Please find enclosed a permit application for a proposed residential home at 6 Lovell Avenue, Tybee Island, Georgia, 31328. The following supporting application materials is included for your review:

- 1. Shore Protection Permit Application
- 2. State of Georgia Revocable License Request
- 3. Project Narrative Written Description of Project
- 4. Shore Protection Act Jurisdictional Determination
- 5. Proposed Project Plans
- 6. Erosion & Sediment Control Plans
- 7. Adjoining Property Owners Contact Info
- 8. Hurricane Compliance Letter
- 9. Landfill/Hazardous Waste Statement

Should you need additional information, don't hesitate to contact me directly at 912-224-7312 or tmerrill@est-savannah.com.

Sincerely,

Tara R. Merrill

Environmental Consultant

Cc: Ms. Deb Barreiro, GDNR-CRD

Mr. Simon Richardson

Mr. Robert Forrest

Mr. Jay Maupin, Maupin Engineering

Mr. Jonathan Leonard, Sawyer Design

ONE CONSERVATION WAY · BRUNSWICK, GA 31520 · 912.264.7218 COASTALGADNR.ORG

MARK WILLIAMS COMMISSIONER DOUG HAYMANS DIRECTOR

August 13, 2021

Tara Merrill

GADNR Shore Protection Act (SPA) Jurisdiction Line Verification, 6 Lovell Avenue, Re:

Tybee Island, Atlantic Ocean, Chatham County, Georgia

Dear s. Merrill:

Thank you for submitting the survey for the above referenced property performed by James Craig Brewer, Georgia Registered Land Surveyor No.3022 entitled "A Survey of Lot 3, Ward 1 Tybee Island, Chatham County, Georgia" prepared for Robert Forrest. The survey accurately depicts the landward toe of the dune, and the State's Jurisdictional Area under the authority of the Shore Protection Act O.C.G.A 12-5-23 et seq. as inspected by the Department June 28, 2021.

The delineation of the parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line will normally expire June 28, 2022, one year from the date of my site visit, 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 State's Shore Protection Act Jurisdiction Area.

I appreciate receiving this information for our records. Please feel free to contact me at 912.266.3695 if I can be of further assistance.

Sincerely,

Deb Barreiro

Deb Barreiro

Permit Coordinator

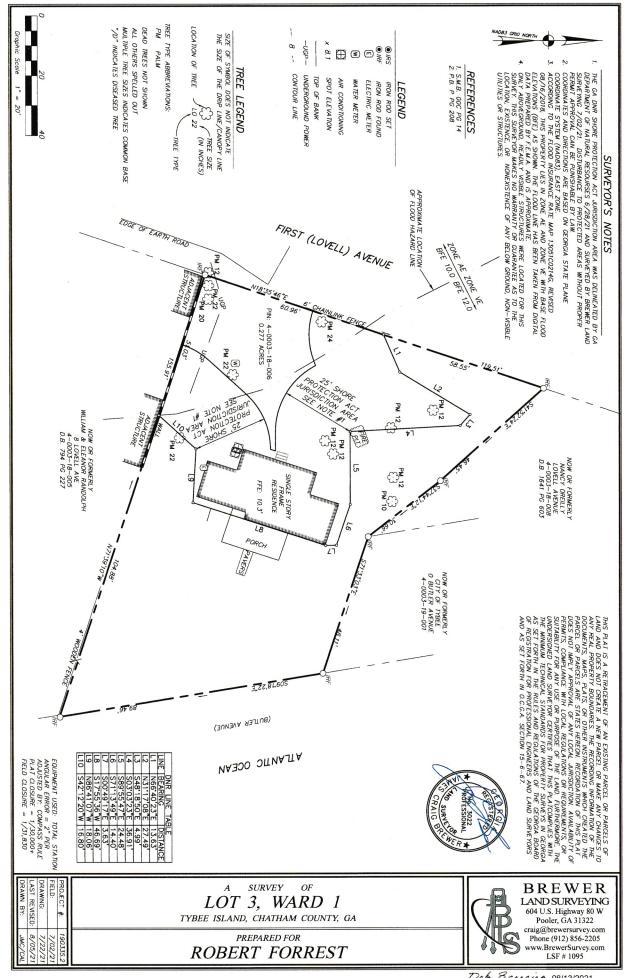
Marsh and Shore Management Program

Enclosures:

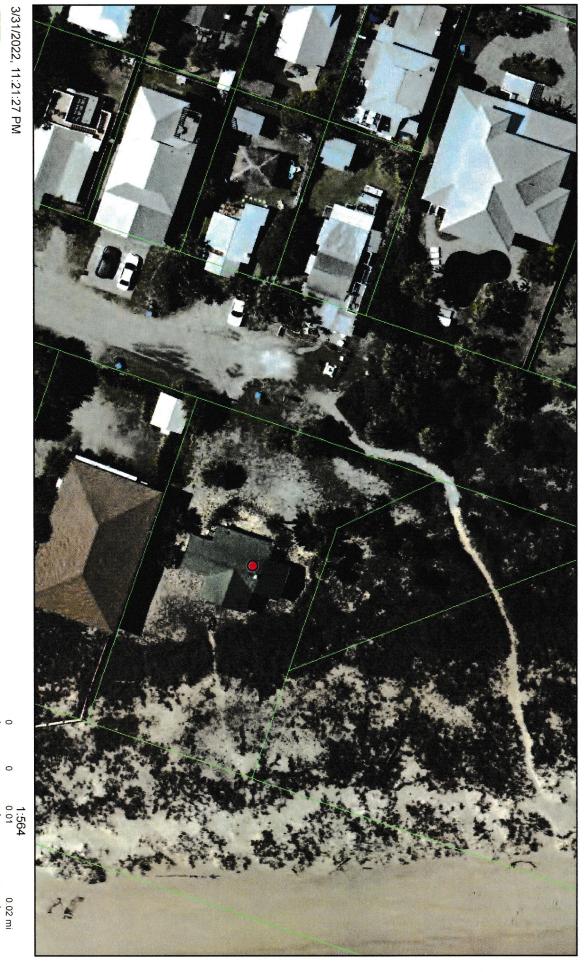
A Survey of Lot 3, Ward 1 Tybee Island, Chatham County, Georgia

cc: George Shaw, City of Tybee Island Planning & Zoning (by email)

JDS20210343



# 2020 Aerial Photo



3/31/2022, 11:21:27 PM

Property Boundaries (Parcels)

SAGIS

0.01 0.01

0.02 km

0.02 mi