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CROWE RESIDENCE

107 EAST 27<sup>TH</sup> STREET SEA ISLAND

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SHORE PROTECTION ACT PERMIT APPLICATION

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March 4, 2021

APPLICANT:

Jacob & Tracie Crowe



RECEIVED  
MAR 05 2021  
GA DNR

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### Attachments:

- A: SPA Application Form
- B: Warranty Deed
- 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  
Crowe Residence, 107 East 27<sup>th</sup> Street  
Sea Island, Georgia**

**1.0 Introduction:**

Jacob & Tracie Crowe propose to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 107 East 27<sup>th</sup> Street on Sea Island, Glynn County, Georgia (latitude 31.197833°, longitude -81.330423°). The activities proposed within SPA jurisdiction consist of the removal and installation of native landscaping and minor grading. Improvements are depicted on the proposed site plan produced by Alex Smith Garden Design, Ltd. titled *SPA-DNR Landscape Plan* dated January 8, 2021 (Attachment G). The proposed activities would result in 100% of the jurisdictional area remaining in a natural or improved vegetative and topographic condition.

**2.0 Existing Conditions:**

The subject property is located south of and adjacent to East 27th Street on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was field verified by the Coastal Resources Division (CRD) staff on July 28, 2020 and verified in writing via letter of September 29, 2020 (Attachment H). The jurisdiction limits are depicted on the survey produced by Shupe Surveying Company, P.C. titled *SPA Jurisdiction Line Survey Of: Lots 1002 & 1003, Block 64, A Portion of Ribault Lane, Sea Island Subdivision No. 1 & Additional Property, 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia* dated June 17, 2020.

The subject lot total area is 49,019 ft<sup>2</sup>, of which 3,804 ft<sup>2</sup> lies within the jurisdiction of the SPA. A new residential dwelling is under construction on the subject lot. The area within jurisdiction consists of sparse grass and weeds and scattered palm trees. 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 remove existing vegetation, including the remaining non-native lawn, and replace with native landscaping. Existing palm trees both within and outside jurisdiction would be relocated and transplanted on site. The existing lawn would be replaced with seashore paspalum. *Spartina bakeri*, wax myrtles, and *Ligustrum* are proposed for native plantings at the northern and southern property lines. A final landscape plan will be submitted to DNR staff for approval prior to installation. Minor grading and contouring is proposed to raise the existing lot and direct stormwater into grate inlets located outside of jurisdiction.

Underground irrigation will be installed in the lawn and landscaped areas. Approximately 203' of temporary construction screening fence may be erected around the 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>
Lawn ( <i>seashore paspalum</i> )	2,614
Native Plantings	1,190
<b>Total</b>	<b>3,804</b>

Upon completion of the project, one-hundred percent (100%) 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 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;*

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

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

The project will comply with the most current applicable hurricane standards. A letter from James Kelly, RLA No. LA 1355 dated March 1, 2021 certifying the design is included as 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;*

One hundred percent (100%) of the SPA jurisdictional area will be maintained in an 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 an existing rock revetment that has been covered with a constructed dune. 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 on beaches, sand dunes, or submerged lands.

***(B) The proposed project will insofar as possible minimize effects to the sand sharing mechanisms from storm-wave damage and erosion both to the subject parcel and at other shoreline locations;***

No shoreline engineering activities are proposed for this project on beaches, sand dunes, or submerged lands. All proposed activities are located landward of the dynamic dune field and will not affect the sand sharing system.

***(C) In the event that shoreline stabilization is necessary, either low-sloping porous rock structures or other techniques which maximize the dissipation of wave energy and minimize shoreline erosion shall be used. Permits may be granted for shoreline stabilization activities when the applicant has demonstrated that no reasonable or viable alternatives exist; provided,***

*however, that beach restoration and renourishment techniques are preferable to the construction of shoreline stabilization activities;*

No shoreline stabilization is proposed for this project.

## **6.0 Public Interest Statement**

O.C.G.A. § 12-5-239(i) states:

*(i) In passing upon the application for a permit, the permit-issuing authority shall consider the public interest which for the purposes of this part shall be deemed to be the following considerations:*

*(1) Whether or not unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created;*

The proposed activities are located 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 Jacob Crowe to Jacob F. Crowe and Tracie A. Crowe on September 5, 2018, filed and recorded on September 25, 2018 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**

A Conditional Use Permit was approved by the Glynn County Board of Commissioners at their January 7, 2020 meeting. A letter stating that the project complies with the Glynn County Zoning Ordinance dated January 15, 2020 is included at Attachment D.

### **11.0 Hurricane Certification**

The project will comply with the most current applicable hurricane standards. A letter from James Kelly, RLA No. LA 1355 dated March 1, 2021 certifying the design is included in Attachment E.

### **12.0 Permit Drawings**

The proposed activities are depicted on the drawing produced by Alex Smith Garden Design, Ltd. titled *SPA-DNR Landscape Plan* dated January 8, 2021 (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












**Overview**



**Legend**

-  Parcels
- Yearly Sales**
-  2015
-  2016
-  2017
-  2018
-  2019
-  2020
-  Roads
- Lakes and Rivers**
-  <all other values>
-  WATER

<b>Parcel ID</b>	05-05941	<b>Owner</b>	SIAPROPCO I LLC	<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: 1/25/2021  
 Last Data Uploaded: 1/23/2021 4:23:51 AM











Developed by  **Schneider**  
 GEOSPATIAL



Overview



Legend

-  Parcels
- Yearly Sales
  -  2015
  -  2016
  -  2017
  -  2018
  -  2019
  -  2020
-  Roads
- Lakes and Rivers
  -  <all other values>
  -  WATER

<b>Parcel ID</b>	05-00366	<b>Owner</b>	PHILLIPS JOHN D	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		4230 GLEN DEVON DR NW	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	05-Sea Island		ATLANTA, GA 30327	6/2/2009	\$485600	ADD'L LAND	U
	SEA ISLAND	<b>Physical Address</b>	106 E TWENTY SIXTH ST	2/1/1990	\$1300000	n/a	U
<b>Acres</b>	1.09	<b>Market Value</b>	\$5243300				

Date created: 1/25/2021  
 Last Data Uploaded: 1/23/2021 4:23:51 AM

Developed by  **Schneider**  
 GEOSPATIAL

**ATTACHMENT D:**  
Zoning certification



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*

January 15, 2021

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

Re: 107 E. Twenty Seventh Street, Sea Island  
(parcel number 05-00367)

To Whom It May Concern:

The plans for native landscaping seaward of the development setback line are not violative of the Glynn County Zoning Ordinance. The Glynn County Board of Commissioners approved a conditional use permit on January 7, 2021 (case number CUP4530) 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,

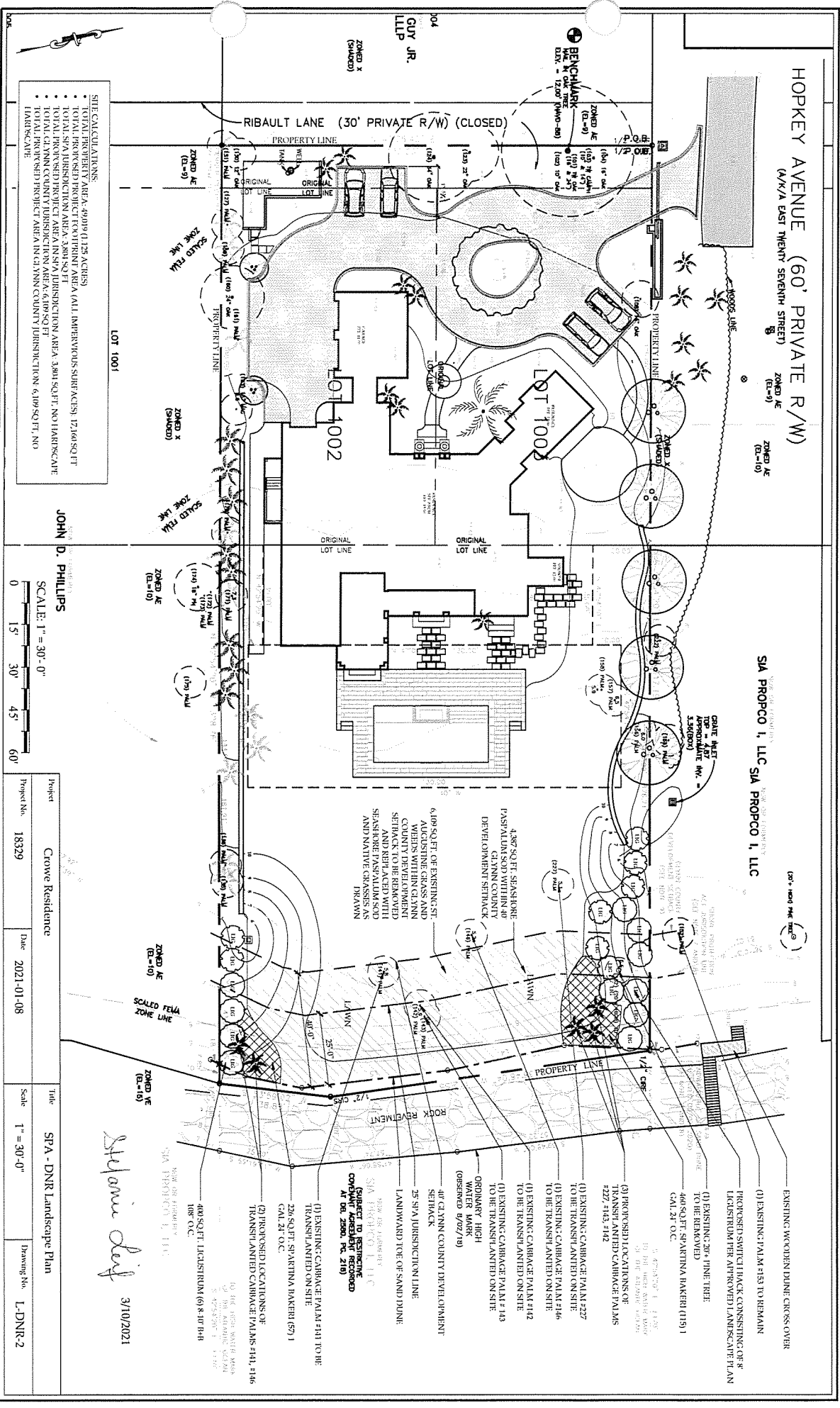
Stefanie Leif, AICP  
Planning Manager

*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.*

**HOPKEY AVENUE (60' PRIVATE R/W)**

**SIA PROPCO 1, LLC**

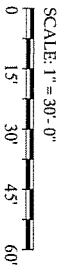
*NO. 2300 PEACHTREE RD., CHAMBLEE, GA 30004*



- SITE CALCULATIONS:**
- TOTAL PROPERTY AREA: 49,019.0125 ACRES
  - TOTAL PERMITTED PROJECT FOOTPRINT AREA (ALL IMPERVIOUS SURFACES): 17,160 SQ. FT.
  - TOTAL PERMITTED PROJECT AREA (AS PER A13A JURISDICTION AREA): 3,861 SQ. FT. NO HARBORSCAPE
  - TOTAL PERMITTED PROJECT AREA (AS PER A13A JURISDICTION AREA): 6,095 SQ. FT.
  - TOTAL PERMITTED PROJECT AREA IN CLAYTON COUNTY JURISDICTION: 6,109 SQ. FT. NO HARBORSCAPE

**JOHN D. PHILLIPS**

*SEAL*



Project	Crowe Residence	Title	SPA - DNR Landscape Plan
Project No.	183329	Date	2021-01-08
Scale	1" = 30'-0"	Drawing No.	L-DNR-2

Alex Smith Carden Design, Ltd., 5642 Peachtree Rd., Chamblee, GA 30304 (770) 770-455, 8878

*Stephanie Cliff*

3/10/2021

**ATTACHMENT E:**  
Hurricane Certification

ALEX SMITH  
GARDEN DESIGN  
ARCHITECTURE

March 1, 2021

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

RE: Crowe Residence Proposed Improvements- Cottage 248 107 East 27th Street

Dear Mr. Noble,

This letter serves to certify that all improvements, as depicted on the plan entitled, "L-DNR-2, SPA-Landscape Plan, which is located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, dated March 2, 2021 complies with the most current, applicable hurricane standards.

Regards,



Scott Lewis

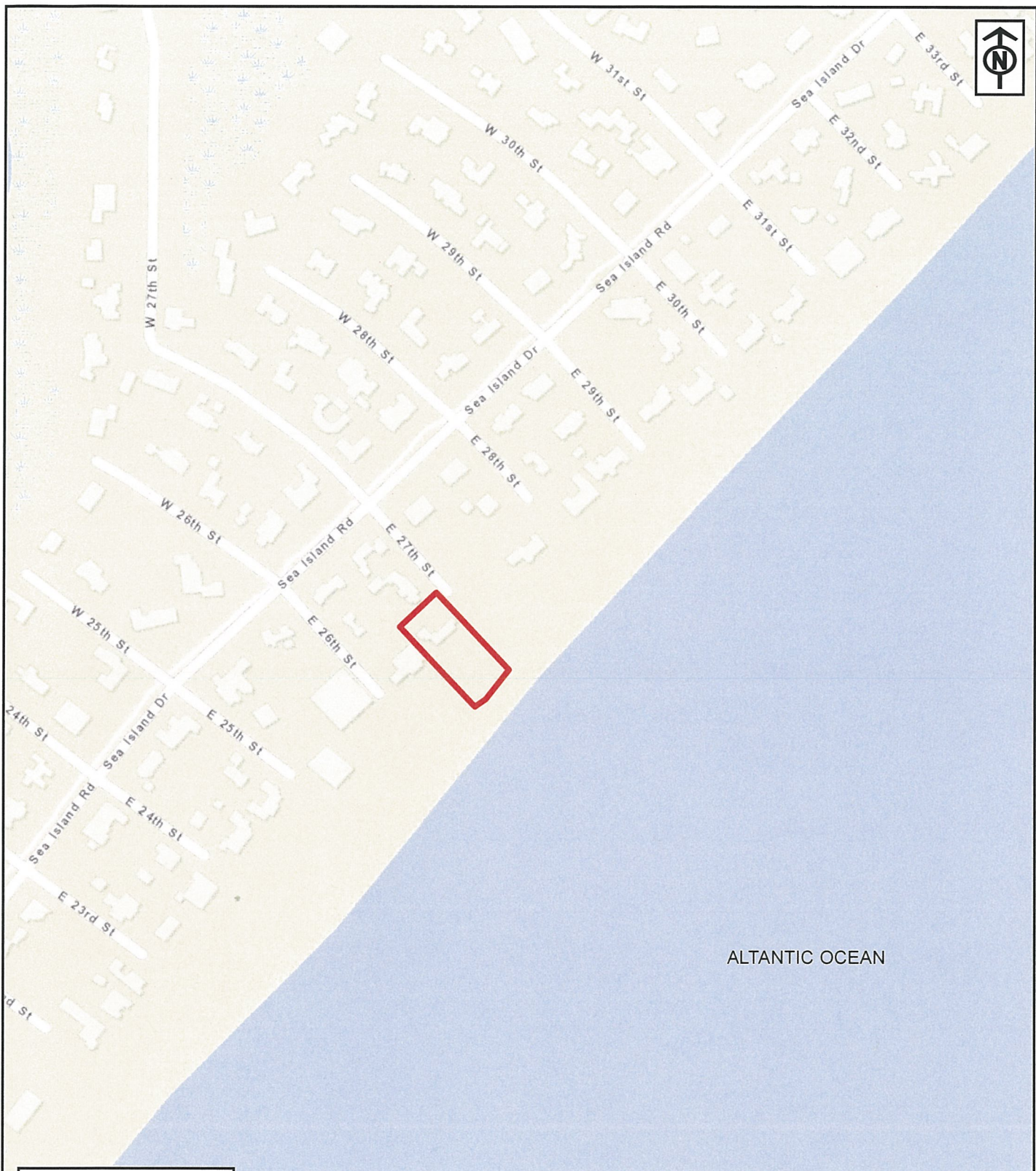
Landscape Architect

Georgia Registration No. LA 1355

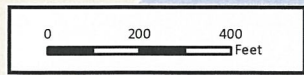
**ATTACHMENT F:**

Vicinity Map





ALTANTIC OCEAN



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.:	20-106
Figure No.:	1
Prepared By:	DB
Sketch Date:	1/25/2021
Map Scale :	1 inch = 402 feet

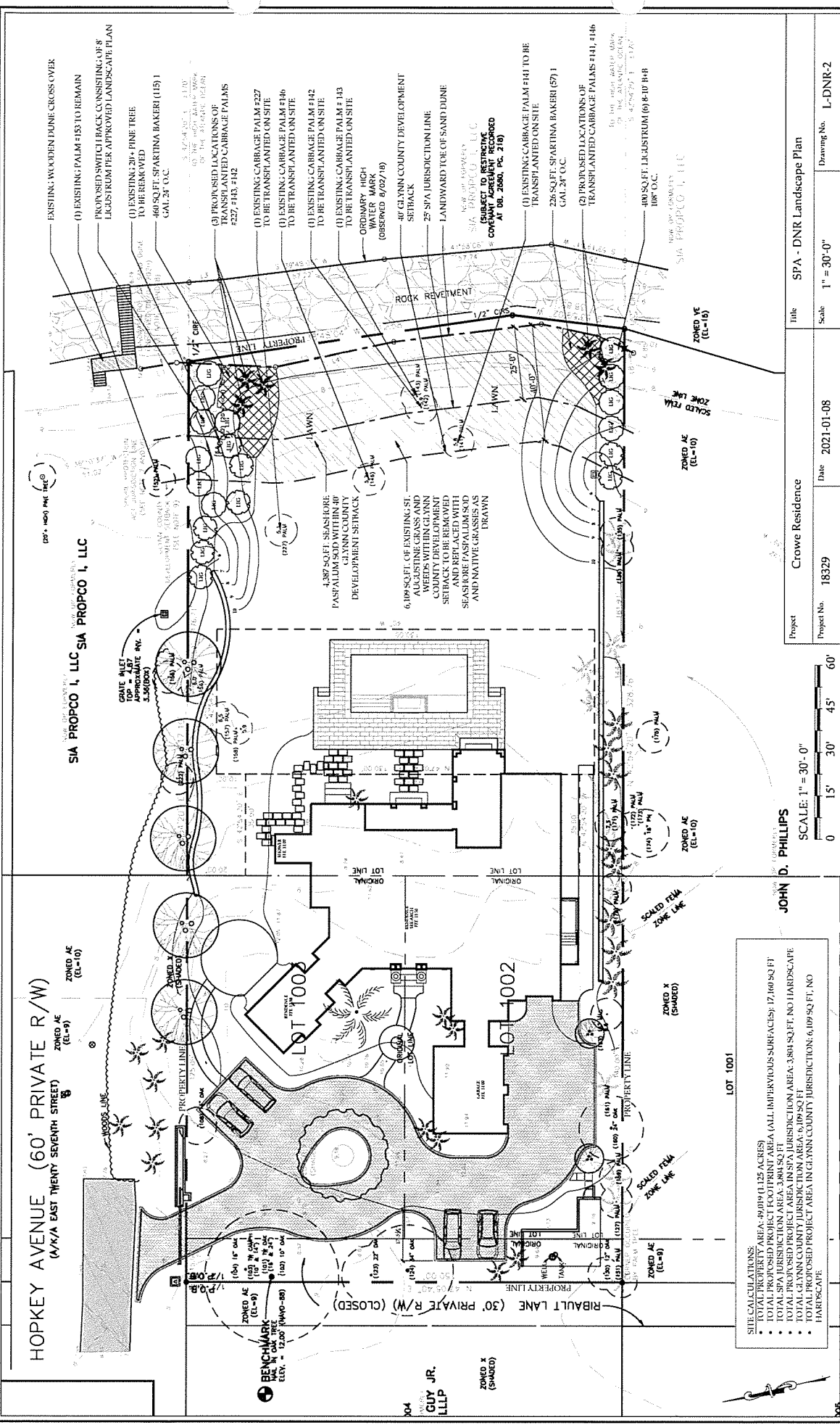
**Crowe Residence**  
Glynn County, Georgia

**Vicinity Map**  
Prepared For: Jacob & Tracie Crowe

**RLC**  
**RESOURCE+LAND**  
**CONSULTANTS**  
41 Park of Commerce Way, Ste. 101  
Savannah, Georgia 31405  
770-443-5996 www.rlc.com

**ATTACHMENT G**

Site Plan



- EXISTING WOODEN DUNE CROSS OVER
- (1) EXISTING PALM #153 TO REMAIN
- PROPOSED SWITCH TRACK CONSISTING OF 8 LIGOSTRUM FROM APPROVED LANDSCAPE PLAN TO BE REWORKED
- (1) EXISTING 20" PINE TREE TO BE REWORKED
- 460 SQT SPARTINA BAKERI (115) 1 GAL 24 0.C.
- PROPOSED LOCATIONS OF TRANSPLANTED CABRAGE PALMS #227, #43 & #42
- (1) EXISTING CABRAGE PALM #227 TO BE TRANSPLANTED ON SITE
- (1) EXISTING CABRAGE PALM #146 TO BE TRANSPLANTED ON SITE
- (1) EXISTING CABRAGE PALM #42 TO BE TRANSPLANTED ON SITE
- (1) EXISTING CABRAGE PALM # 143 TO BE TRANSPLANTED ON SITE
- ORDINARY HIGH WATER MARK (OBSERVED 8/02/18)
- 40' CLYNN COUNTY DEVELOPMENT SETBACK
- 25' SFA JURISDICTION LINE
- LANDWARD TOP OF SAND DUNE
- NEW SPARTINA BAKERI SUBJECT TO RESTRICTIVE COVENANTS TO BE RECORDED AT 881, 265A, Pg. 210
- (1) EXISTING CABRAGE PALM #44 TO BE TRANSPLANTED ON SITE
- 226 SQT SPARTINA BAKERI (57) 1 GAL 24 0.C.
- PROPOSED LOCATIONS OF TRANSPLANTED CABRAGE PALMS #411, #146
- 400 SQT EUCALIPTUS (6) 8-10 H+H 108 0.C.

Project No. 18329	Date 2021-01-08	Title SPA - DNR Landscape Plan
Project Crowe Residence		Scale 1" = 30'-0"
Project No. 18329		Drawing No. L-DNR-2

SCALE: 1" = 30'-0"  
0 15' 30' 45' 60'

JOHN D. PHILLIPS  
CONSULTANT

Lot 1001  
Lot 1002

HOPKEY AVENUE (60' PRIVATE R/W)  
(A/K/A EAST TWENTY SEVENTH STREET)  
ZONED AE (EL-9)

RIBAULT LANE (30' PRIVATE R/W) (CLOSED)  
ZONED AE (EL-9)

ZONED AE (EL-10)

ZONED X (SHADED)

ZONED X (SHADED)

ZONED X (SHADED)

ZONED X (SHADED)

ZONED X (SHADED)

ZONED X (SHADED)

ZONED X (SHADED)

ZONED X (SHADED)

ZONED X (SHADED)

304 CUY JR. ILLP  
ZONED X (SHADED)

BENCHMARK  
M.G. W OAK TREE  
ELEV. = 12.00 (R/W=80)

304 CUY JR. ILLP  
ZONED X (SHADED)

GRADE MILET APPROXIMATE 3.56 (DOX)

SEA PROPCO I, LLC  
NEW SPARTINA BAKERI SUBJECT TO RESTRICTIVE COVENANTS TO BE RECORDED AT 881, 265A, Pg. 210

SEA PROPCO I, LLC  
NEW SPARTINA BAKERI SUBJECT TO RESTRICTIVE COVENANTS TO BE RECORDED AT 881, 265A, Pg. 210

SEA PROPCO I, LLC  
NEW SPARTINA BAKERI SUBJECT TO RESTRICTIVE COVENANTS TO BE RECORDED AT 881, 265A, Pg. 210

SEA PROPCO I, LLC  
NEW SPARTINA BAKERI SUBJECT TO RESTRICTIVE COVENANTS TO BE RECORDED AT 881, 265A, Pg. 210

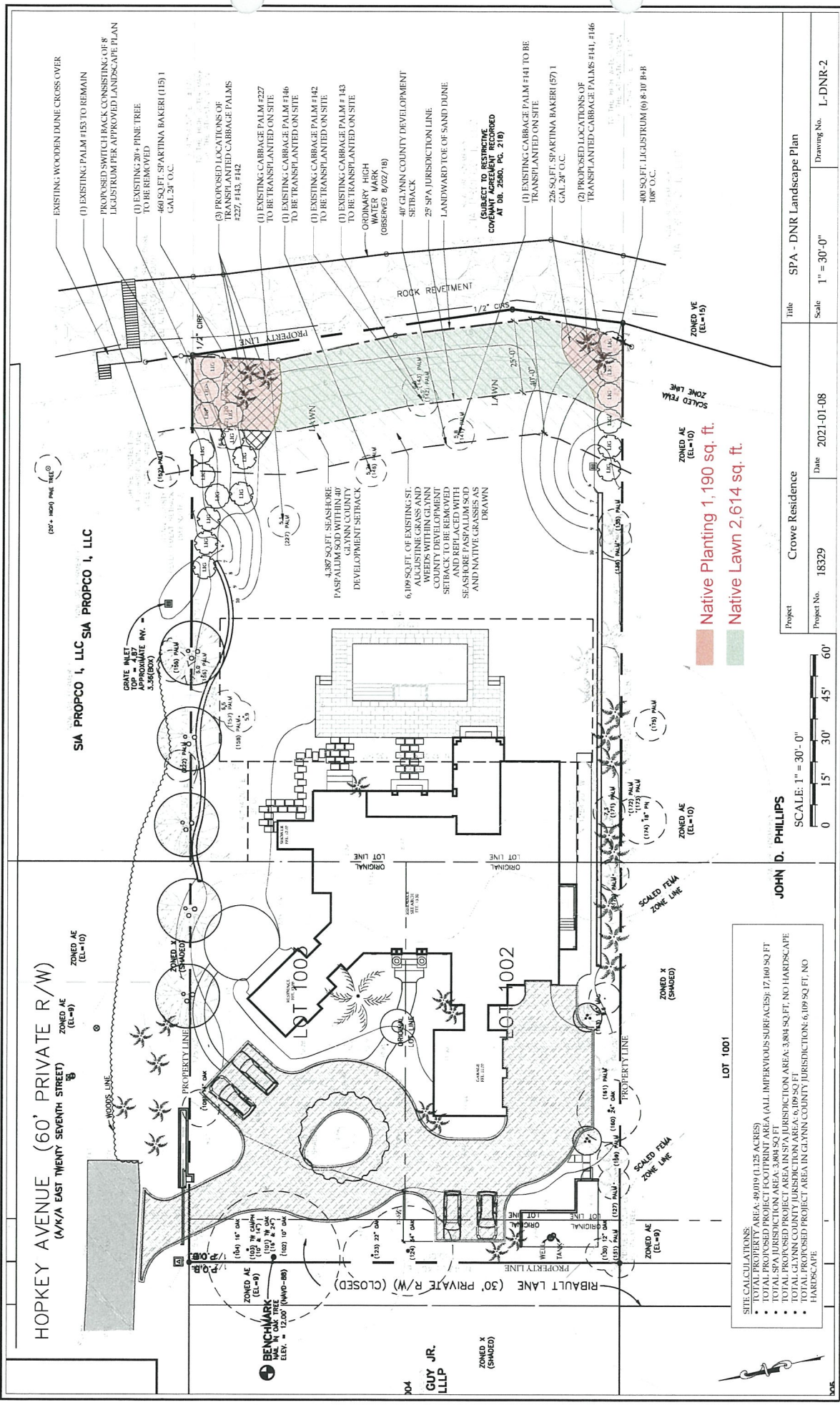
SEA PROPCO I, LLC  
NEW SPARTINA BAKERI SUBJECT TO RESTRICTIVE COVENANTS TO BE RECORDED AT 881, 265A, Pg. 210

SEA PROPCO I, LLC  
NEW SPARTINA BAKERI SUBJECT TO RESTRICTIVE COVENANTS TO BE RECORDED AT 881, 265A, Pg. 210

SEA PROPCO I, LLC  
NEW SPARTINA BAKERI SUBJECT TO RESTRICTIVE COVENANTS TO BE RECORDED AT 881, 265A, Pg. 210

SEA PROPCO I, LLC  
NEW SPARTINA BAKERI SUBJECT TO RESTRICTIVE COVENANTS TO BE RECORDED AT 881, 265A, Pg. 210

SITE CALCULATIONS:  
TOTAL PROPERTY AREA - 9,019 (1.125 ACRES)  
TOTAL PROPOSED PROJECT FOOTPRINT AREA (ALL IMPERVIOUS SURFACES) 17,160 SQ FT  
TOTAL EXISTING PROJECT AREA IN STA JURISDICTION AREA 3,864 SQ FT, NO HARDSCAPE  
TOTAL CLYNN COUNTY JURISDICTION AREA 6,109 SQ FT  
TOTAL PROPOSED PROJECT AREA IN CLYNN COUNTY JURISDICTION: 6,109 SQ FT, NO HARDSCAPE



HOPKEY AVENUE (60' PRIVATE R/W)  
(A/K/A EAST TWENTY SEVENTH STREET)

SIA PROPCO 1, LLC SIA PROPCO 1, LLC

- EXISTING WOODEN DUNE CROSS OVER
- (1) EXISTING PALM #153 TO REMAIN
- PROPOSED SWITCH BACK CONSISTING OF 8' LIGUSTRUM PER APPROVED LANDSCAPE PLAN TO BE REMOVED
- (1) EXISTING 20" PINE TREE 460 SQ. FT. SPARTINA BAKERI (115) 1 GAL. 24" O.C.
- (3) PROPOSED LOCATIONS OF TRANSPLANTED CABRAGE PALMS #227, #143, #142 TO BE TRANSPLANTED ON SITE
- (1) EXISTING CABRAGE PALM #227 TO BE TRANSPLANTED ON SITE
- (1) EXISTING CABRAGE PALM #142 TO BE TRANSPLANTED ON SITE
- (1) EXISTING CABRAGE PALM #143 TO BE TRANSPLANTED ON SITE
- ORDINARY HIGH (OBSERVED 8/02/18)
- 40' GLYNN COUNTY DEVELOPMENT SETBACK
- 25' 50" JURISDICTION LINE
- LANDWARD TOE OF SAND DUNE
- (1) EXISTING CABRAGE PALM #141 TO BE TRANSPLANTED ON SITE
- 228 SQ. FT. SPARTINA BAKERI (57) 1 GAL. 24" O.C.
- (3) PROPOSED LOCATIONS OF TRANSPLANTED CABRAGE PALMS #141, #146
- 408 SQ. FT. LIGUSTRUM (6) 8" 10" B-R 108" O.C.

GATE PILET APPROXIMATE RW 3.36 (BOX)

LOT 100

LOT 1001

LOT 1002

HOPKEY AVENUE (60' PRIVATE R/W)  
(A/K/A EAST TWENTY SEVENTH STREET)

Native Planting 1,190 sq. ft.  
Native Lawn 2,614 sq. ft.

- SITE CALCULATIONS:
- TOTAL PROPERTY AREA: 49,019 (1.125 ACRES)
  - TOTAL PROPOSED PROJECT FOOTPRINT AREA (ALL IMPERVIOUS SURFACES): 17,160 SQ. FT.
  - TOTAL PROPOSED PROJECT AREA INSIDE JURISDICTION AREA: 3,800 SQ. FT. NO HARDSCAPE
  - TOTAL GLYNN COUNTY JURISDICTION AREA: 6,109 SQ. FT.
  - TOTAL PROPOSED PROJECT AREA IN GLYNN COUNTY JURISDICTION: 6,109 SQ. FT. NO HARDSCAPE

JOHN D. PHILLIPS

SCALE: 1" = 30'-0"



Project	Crowe Residence	Date	2021-01-08
Project No.	18329	Scale	1" = 30'-0"
Drawing No.	L-DNR-2		

**ATTACHMENT H:**

DNR/CRD SPA Jurisdiction Verification



MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

September 29, 2020

Dan Bucey  
Resource & Land Consultants  
41 Park of Commerce Way Ste. 101  
Savannah, Georgia 31405

**RE: Shore Protection Act Jurisdiction Determination Line for Lot 1002 & 1003, 107 E  
27<sup>th</sup> Street, Sea Island, Glynn County, Georgia.**

Dear Mr. Bucey:

Our office has received the survey plat dated June 17, 2020, performed by Shupe Surveying Company entitled "*SPA Jurisdiction Line Survey Of: Lots 1002 & 1003, Block '64', A Portion of Ribault Lane, Sea Island Subdivision No. 1 & Additional Property. 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia, Prepared For: Jacob Crowe*". This survey accurately depicts the Ordinary High-Water Mark and Jurisdiction Line under the authority of the Shore Protection Act O.C.G. A. 12-5-230 et seq. as delineated by the Department on July 28, 2020.

The delineation of the 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 July 28, 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.

I appreciate you providing us with this information for our records. Please contact me at (912) 264-7218 if I can be of further assistance.

Sincerely,

Sam LaBarba  
Coastal Permit Coordinator

Enclosure: SPA Jurisdiction Line Survey Of: Lots 1002 & 1003, Block '64', A Portion of Ribault Lane, Sea Island Subdivision No. 1 & Additional Property. 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia, Prepared For: Jacob Crowe

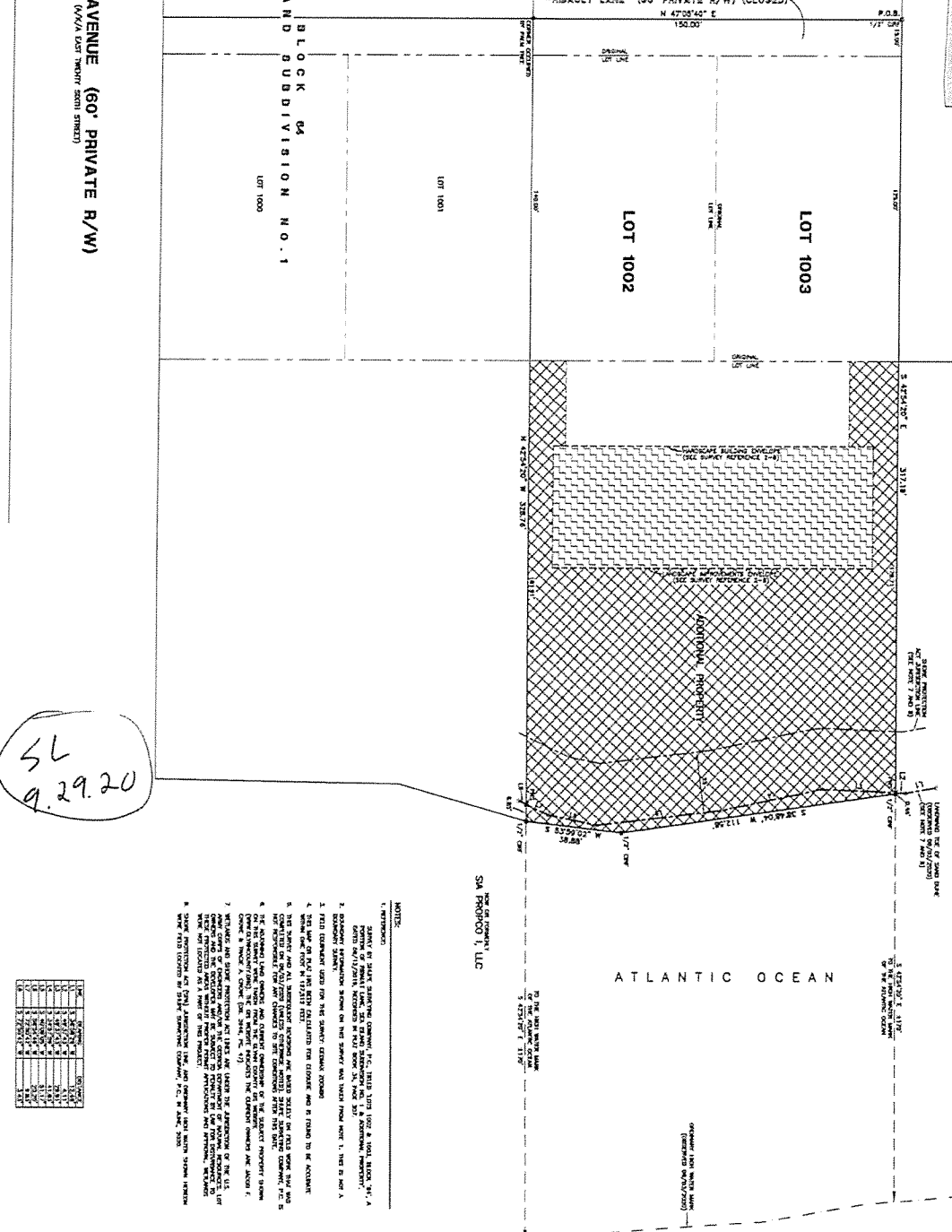
File: JDS20200120

HOPKEY AVENUE (60' PRIVATE R/W)  
(VVA EAST THIRTY SEVEN STREET)

SEA ISLAND SUBDIVISION NO. 1

ATLANTIC OCEAN

SPAULDING AVENUE (60' PRIVATE R/W)  
(VVA EAST THIRTY SEVEN STREET)



SEA ISLAND SUBDIVISION NO. 1



LEGEND  
CROSS-HATCHED PATTERN: PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC  
DOTTED PATTERN: PORTION OF THE PROPERTY TO REMAIN WITH SA PROPHO I, LLC  
SOLID PATTERN: PORTION OF THE PROPERTY TO REMAIN WITH SHORE SUBSERRING COMPANY, P.C.

NOTES:  
1. THE PROPERTY IS PART OF THE SEA ISLAND SUBDIVISION, P.C., TRACT 2000, LOT 1002, A PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC.  
2. THE PROPERTY IS PART OF THE SEA ISLAND SUBDIVISION, P.C., TRACT 2000, LOT 1002, A PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC.  
3. THE PROPERTY IS PART OF THE SEA ISLAND SUBDIVISION, P.C., TRACT 2000, LOT 1002, A PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC.  
4. THE PROPERTY IS PART OF THE SEA ISLAND SUBDIVISION, P.C., TRACT 2000, LOT 1002, A PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC.  
5. THE PROPERTY IS PART OF THE SEA ISLAND SUBDIVISION, P.C., TRACT 2000, LOT 1002, A PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC.  
6. THE PROPERTY IS PART OF THE SEA ISLAND SUBDIVISION, P.C., TRACT 2000, LOT 1002, A PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC.  
7. THE PROPERTY IS PART OF THE SEA ISLAND SUBDIVISION, P.C., TRACT 2000, LOT 1002, A PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC.  
8. THE PROPERTY IS PART OF THE SEA ISLAND SUBDIVISION, P.C., TRACT 2000, LOT 1002, A PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC.  
9. THE PROPERTY IS PART OF THE SEA ISLAND SUBDIVISION, P.C., TRACT 2000, LOT 1002, A PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC.  
10. THE PROPERTY IS PART OF THE SEA ISLAND SUBDIVISION, P.C., TRACT 2000, LOT 1002, A PORTION OF THE PROPERTY TO BE CONVEYED TO SA PROPHO I, LLC.

SEA ISLAND SUBDIVISION NO. 1  
A PORTION OF  
SEA ISLAND  
SUBDIVISION NO. 1 &  
ADDITIONAL PROPERTY  
TO BE CONVEYED TO  
SA PROPHO I, LLC  
BY SHORE SUBSERRING COMPANY, P.C.  
RECORDED AND RETURNED TO THE  
RECORDS OF THE  
SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DATE 05/11/2011

SHORE SUBSERRING COMPANY, P.C.  
1000 BAYVIEW DRIVE  
NORTH CHARLESTON, SOUTH CAROLINA 29405  
252-251-5522  
CERTIFICATE OF AUTHORIZATION: 1298237

SCALE  
1" = 100'  
AS SHOWN ON SHEET 1 OF 1

SEA ISLAND SUBDIVISION NO. 1  
A PORTION OF  
SEA ISLAND  
SUBDIVISION NO. 1 &  
ADDITIONAL PROPERTY  
TO BE CONVEYED TO  
SA PROPHO I, LLC  
BY SHORE SUBSERRING COMPANY, P.C.  
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SL  
9.29.20