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HAPPIEST CAMPER LLC

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

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SHORE PROTECTION ACT PERMIT APPLICATION

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November 10, 2022

APPLICANT:

Happiest Camper LLC



RLC

RESOURCE+LAND  
CONSULTANTS

41 Park of Commerce Way, Ste 101  
Savannah, GA 31405  
tel 912.443.5896 fax 912.443.5898

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### Attachments:

- A: SPA Application Form
- B: Warranty Deed and Operating Agreement
- C: Adjacent Landowners
- D: Zoning Certification
- E: Hurricane Certification
- F: Vicinity Map
- G: Proposed Site Plan
- H: DNR – CRD Shore Protection Act Jurisdiction Line Authorization Letter and SPA Survey

**Shore Protection Act Application  
Costello Residence, 110 East 27<sup>th</sup> Street  
Sea Island, Georgia**

**1.0 Introduction:**

Happiest Camper LLC proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 110 East 27<sup>th</sup> Street, Sea Island, Glynn County, Georgia (latitude 31.19799°, longitude - 81.32974°). The activities proposed within SPA jurisdiction consist of the installation of native landscaping. The proposed project 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 east of and adjacent to East 27<sup>th</sup> Street, Sea Island, on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was field verified by the Coastal Resources Division (CRD) staff and verified in writing via letter on June 28, 2022 (Attachment H). The jurisdiction limits are depicted on the survey produced by prepared by Shupe Surveying Company, P.C., No. 2401 titled *SPA Jurisdiction Line Survey Of: Lots 1036, 1037, 1041 & And A Portion Of Ribault Lane, Block 65, Sea Island Subdivision No. 1 & Additional Property, 25<sup>th</sup> G.M.D, Sea Island, Glynn County, Georgia* dated April 14, 2020, revised June 13, 2022.

The Happiest Camper LLC lot is 59,328.72 ft<sup>2</sup>, of which 3,767.87 ft<sup>2</sup> lies within the jurisdiction of the SPA. A residential dwelling is under construction landward of jurisdiction. The area within jurisdiction consists of lawn, landscaping, and sparse grass and weeds. An existing rock revetment is located immediately east of the subject lot under dunes created during the recent Sea Island shoreline protection project. The proposed project also includes landscaping improvements on a 1,491.4 ft<sup>2</sup> portion of the East 27<sup>th</sup> Street R.O.W. owned by Sea Island Company.

**3.0 Project Description**

The applicant proposes install native landscaping within SPA jurisdiction. The landscaping plan includes 3,767.87 ft<sup>2</sup> of the Happiest Camper LLC property, as well as 1,491.4 ft<sup>2</sup> of the 27<sup>th</sup> Street R.O.W. property located within jurisdiction. Existing elevations within jurisdiction vary from 8' to 10', with final grading to a level of 9' to 10'. Improvements are depicted on the proposed site plan prepared by Rachael Strickland, RLA License #LA001845, titled *Happiest Camper LLC, 110 East 27<sup>th</sup> Street Sea Island, Georgia*, dated June 9, 2022. All work within jurisdiction will be accomplished with typical earth-moving equipment including excavators and skid-steer, as well as hand labor. Approximately 200' of construction screening fence will be temporarily installed around the perimeter of the project area during construction and will be removed upon completion.



**Table 1: Happiest Camper LLC SPA Activity Summary Table**

<b>PROPOSED ACTIVITY</b>	
<b>Activity</b>	<b>Area (ft<sup>2</sup>)</b>
Happiest Camper LLC Native Lawn and Plantings	<b>3,767.87</b>
27 <sup>th</sup> Street R.O.W. Native Lawn and Plantings	<b>1,491.40</b>
<b>Total SPA Alterations</b>	<b>5,259.27</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.

As defined at O.C.G.A. § 12-5-232(10.1), the project would be classified as a minor activity. We respectfully request that the project be processed in accordance with O.C.G.A. § 12-5-235(d).

#### **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 dynamic dune field.

*(B) At least a reasonable percentage, not less than one-third, of the subject parcel shall be retained in its naturally vegetated and topographical condition;*

Approximately 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 Rachael Strickland, RLA #LA001845, is included at Attachment E.

*(D) The activities associated with the construction of the proposed project are kept to a minimum, are temporary in nature, and, upon project completion, restore the natural topography and vegetation to at least its former condition, using the best available technology;*

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 dunes created by the recent Sea Island shoreline protection project. There are no activities proposed in the sand-sharing system that would be located in an area subject to storm-wave damage. The proposed activities will not affect the normal functions of the sand-sharing system at the project area or other shoreline locations.

***(2) No permits shall be issued for a structure on beaches, eroding sand dune areas, and submerged lands; provided, however, that a permit for a pier, boardwalk, or crosswalk in such an area may be issued, provided that:***

***(A) The activities associated with the construction of the proposed land alterations are kept to a minimum, are temporary in nature, and, upon project completion, the natural topography and vegetation shall be restored to at least their former condition, using the best available technology,***

The applicant does not propose any structures on beaches, eroding sand dune areas, or submerged lands.

***(B) The proposed project maintains the normal functions of the sand-sharing mechanisms in minimizing storm-wave damage and erosion, both to the unaltered section of the subject parcel and at other shoreline locations.***

The applicant does not propose any structures on beaches, eroding sand dune areas, or submerged lands.

***(3) A permit for shoreline engineering activity or for a land alteration on beaches, sand dunes, and submerged lands may be issued only when:***

***(A) The activities associated with the construction of the proposed project are to be temporary in nature, and the completed project will result in complete restoration of any beaches, dunes, or shoreline areas altered as a result of that activity;***

No shoreline engineering activities are proposed for this project.

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

No shoreline engineering activities are proposed for this project.

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

No shoreline stabilization is proposed for this project.



## 6.0 Public Interest Statement

O.C.G.A. § 12-5-239(i) states:

- (i) ***In passing upon the application for a permit, the permit-issuing authority shall consider the public interest which for the purposes of this part shall be deemed to be the following considerations:***
- (1) ***Whether or not unreasonably harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system will be created;***  
The proposed project is located landward of the dynamic dune field and submerged lands and 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 landward of an existing rock revetment that has been covered with dunes created by the recent Sea Island shoreline protection project. The project will not unreasonably interfere with the conservation of marine life, wildlife, or other resources. All lighting associated with the landward portion of the project will be installed and operated in accordance with DNR Wildlife Resources Division's sea turtle nesting guidelines as well as Glynn County and Sea Island lighting regulations.
- (3) ***Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with reasonable access by and recreational use and enjoyment of public properties impacted by the project.***  
The project will not interfere with access to or use and enjoyment of public properties. The proposed project will be conducted on private property.

## 7.0 Warranty Deed

Included at Attachment B is the following:

- Limited Warranty Deed of gift conveying the subject property from Timothy P. Costello and Maura B. Costello to Happiest Camper LLC on December 20, 2021 recorded on December 27, 2021 at the office of the Clerk of Superior Court of Glynn County, Georgia, Deed Book 4605, page 149
- Limited Liability Company Agreement for Happiest Camper LLC.
- Letter from SIA PROPCO II, LLC dated June 14, 2022 authorizing Happiest Camper LLC to conduct activities within SPA jurisdiction of the East 27<sup>th</sup> Street R.O.W.
- Deed conveying Parcel LL from Sea Island Acquisition, LLC to SIA PROPCO II, LLC dated March 13, 2014, recorded on March 14, 2014 at the Office of the Clerk of Superior Court of Glynn County, Georgia in Deed Book 3284, pages 305-377

## 8.0 Vicinity Map

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

## 9.0 Adjoining Property Owners

The adjoining property owners are depicted at Attachment C.

#### **10.0 Zoning Certification**

A Conditional Use Permit was approved by the Glynn County Board of Commissioners on September 1, 2022 (CUP5130). A letter stating that the project complies with the Glynn County Zoning Ordinance dated September 18, 2022 is included at Attachment D, along with a signed copy of the proposed site plan.

#### **11.0 Hurricane Certification**

The project will comply with the most current applicable hurricane standards. A letter from Rachael Strickland, RLA #LA001845, dated June 14, 2022 certifying the design is included at Attachment E.

#### **12.0 Permit Drawings**

The proposed activities are depicted on the drawing produced by Rachael Strickland, RLA #LA001845 titled *Site Plan: Happiest Camper LLC 110 East 27<sup>th</sup> Street, Sea Island, Georgia* dated June 9, 2022 (Attachment G).

#### **13.0 Application Fee**

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

## Byrnes, Elizabeth

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**From:** Dan Bucey <dbucey@rlandc.com>  
**Sent:** Monday, February 27, 2023 10:39 AM  
**To:** Byrnes, Elizabeth  
**Subject:** RE: 110 East 27th Street - Happiest Camper LLC

**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.

Beth;  
They will be importing 325 cyds of suitable material for grading.  
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>



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**From:** Byrnes, Elizabeth <elizabeth.byrnes@dnr.ga.gov>  
**Sent:** Tuesday, January 24, 2023 8:50 AM  
**To:** Dan Bucey <dbucey@rlandc.com>  
**Subject:** 110 East 27th Street - Happiest Camper LLC

Good morning Dan,

Please see the attached Response Letter for 110 East 27<sup>th</sup> Street – Happiest Camper LLC – SPA Application for installation of native landscaping.

Thank you,

Beth Byrnes  
Coastal Permit Coordinator  
**Coastal Resources Division**  
(M) 912-266-0277 (O) 912-262-3127  
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*A division of the*  
GEORGIA DEPARTMENT OF NATURAL RESOURCES



ATTACHMENT D



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

September 18, 2022

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

RE: 110 E. Twenty-Seventh Street, Sea Island  
(parcel number 05-00178, and a portion of parcel number 05-05941)

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 approve a Conditional Use Permit on September 1, 2022 (case number CUP5130) to allow as a conditional use the planned activities seaward of the County's development setback line.

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

Sincerely,

Stefanie Leif, AICP  
Planning Manager

GLYNN COUNTY - BEACH & DUNE PROTECTION DISTRICT  
DMS - SHORELINE PROTECTION ACT JURISDICTION

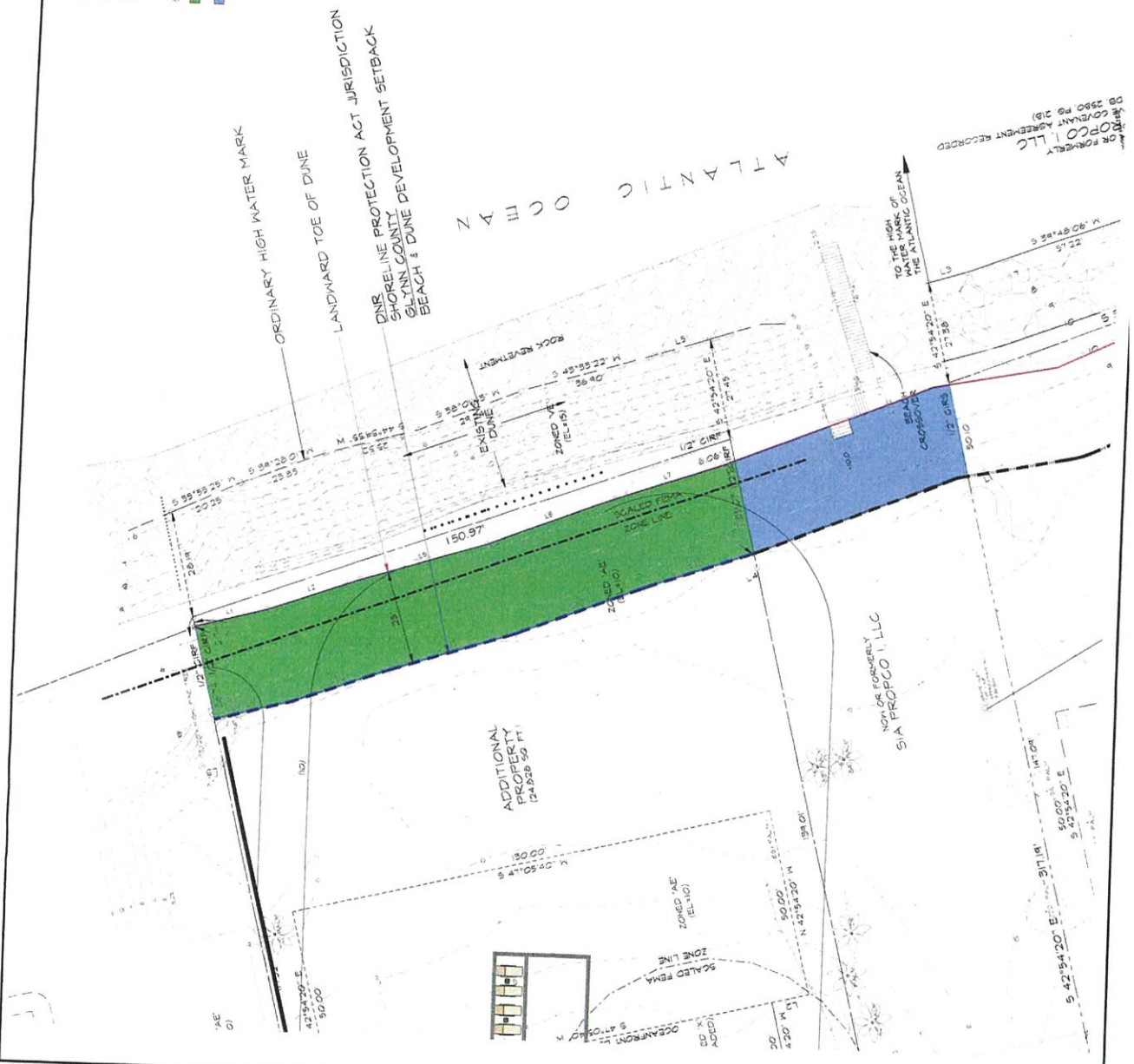
AREA OF NATIVE PLANTINGS	SQUARE FOOTAGE
HAPPIEST CAMPER LLC PROPERTY	3767.87 SF
SIA PROPCO I LLC PROPERTY	1491.40 SF
TOTAL AREA	5259.27 SF

----- 25' GLYNN COUNTY (BEACH & DUNE PROTECTION DISTRICT) &  
DNR (SHORE PROTECTION ACT) SETBACK LINE

**PROPOSED PLANT MATERIAL**  
The following lists represent the type of plant materials found in the planting beds. Quantities and sizes shall vary with site conditions.

- Dune Grasses and Perennials May Include:**
- Sea Oats - *Uniola paniculata*
  - Dune Sunflower - *Helianthus debilis*
  - Railroad Vine - *Ipomoea pes-caprae*
  - Morning Glory - *Ipomoea imperati*
  - Galliardia - *Galliardia puchella*
  - Milky Grass - *Muhlenbergia capillaris*
- Shrubs May Include:**
- Beautyberry - *Callicarpa Americana*
  - Yaupon Holly - *Ilex vomitoria*
  - Dwarf Yaupon Holly - *Ilex vomitoria 'Nana'*
  - Shore Juniper - *Juniperus conferta*
  - Wax Myrtle - *Myrica ceridera*
  - San Palmetto - *Serenoa repens*
  - Summersweet - *Clethra alnifolia*
  - Oleander - *Nerium oleander*
  - Coontie - *Zamia pumila*
- Trees May Include:**
- Cabbage Palm - *Sabal palmetto*
  - Chinese Fringe - *Chionanthus retusus*
  - American Holly - *Ilex opaca*
  - Eagleston Holly - *Ilex attenuata*
  - Eastern Red Cedar - *Juniperus virginiana*

500  
Seashore Paspalum - *Paspalum vaginatum*



SL 09-18-2022





June 14, 2022

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

RE: Landscape Improvements within the Rights-of-Way of 27th Street, Sea Island Subdivision No. 1, Cottage 221, 110 East 27<sup>th</sup> Street, Sea Island, Georgia.

Dear Mr. Noble,

SIA PROPCO II, LLC is aware of the application filed by Happiest Camper LLC to conduct activities within the Shore Jurisdiction Area and Glynn County Beach & Dune Protection District, and hereby grants permission to said applicant to carry out the proposed activities in accordance with any authorization issued by the Department of Natural Resources and Glynn County. This permission is based upon the understanding that authorized activities will take place within the Right of Way of East 27<sup>th</sup> Street, consistent with the planned scope of work represented on the attach drawing "Site Plan: Happiest Camper LLC/110 East 27<sup>th</sup> Street, Sea Island, GA" prepared by Rachael Strickland, Landscape Architect, License #LA001845.

We will require the execution of one or more document recognizing Sea Island Company's rights to revoke this license and outlining obligation to maintain the improvement, as well as risk and indemnity obligations we typically require from revocable licenses.

Please coordinate any further approvals by others as may be need. Please call with any questions.

Sincerely,

Yates Anderson  
Vice President, Development & Services

JYA/kch  
Enclosure

Cc: William McHugh  
Bill Edenfield

ATTACHMENT E



June 14, 2022

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

RE: Landscape Improvements within the Rights-of-Way of 27th Street, Sea Island Subdivision No. 1, Cottage 221, 110 East 27<sup>th</sup> Street, Sea Island, Georgia.

Dear Mr. Noble,

This letter serves to certify that all improvements, as depicted on the exhibit entitled, "Site Plan: Happiest Camper LLC/110 East 27<sup>th</sup> Street, Sea Island, GA" which is located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, dated June 14, 2022 complies with the most current, applicable hurricane standards.

Sincerely,

A handwritten signature in cursive script, reading "Rachael Strickland".

Rachael Strickland  
Landscape Architect  
Georgia Registration No. LA001845



ATTACHMENT H

MARK WILLIAMS  
COMMISSIONER

DOUG HAYMANS  
DIRECTOR

June 28, 2022

Timothy and Maura Costello  
3640 Stratford Avenue  
Dallas, TX 75025

**RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, Lots 1036, 1037, 1041 & a Portion of Ribault Lane, Block 65, Sea Island Subdivision No. 1, Sea Island, Glynn County, Georgia**

Dear Mr. and Ms. Costello:

Our office has received the survey plat dated April 14, 2020 and revised June 13, 2022, prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*SPA Jurisdiction Line Survey Of: Lots 1036, 1037, 1041 & A Portion of Ribault Lane, Block '65', Sea Island Subdivision No. 1 & Additional Property 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia*" prepared for Timothy P. Costello & Maura B. Costello. This plat and survey generally depicts the Jurisdiction Line under the authority of the Shore Protection Act O.C.G.A. 12-5-230 et seq. as verified by the Department on June 28, 2022.

The Shore Protection Act O.C.G.A. 12-5-230 et seq. delineation of this parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from date of the delineation. It will normally expire on June 28, 2023 but may be voided should legal and/or environmental conditions change.

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

Sincerely,



Beth Byrnes  
Coastal Permit Coordinator  
Marsh and Shore Management Program

Enclosure: *SPA Jurisdiction Line Survey Of: Lots 1036, 1037, 1041 & A Portion of Ribault Lane, Block '65', Sea Island Subdivision No. 1 & Additional Property 25<sup>th</sup> G.M.D., Sea Island, Glynn County, Georgia*

cc: JDS20220231

