

ALIAS RESIDENCE

105 EAST 36TH STREET SEA ISLAND

SHORE PROTECTION ACT PERMIT APPLICATION

March 21, 2022

Revised April 14, 2022

APPLICANT: Shaler V. Alias



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Table of Contents

Section 1.0 Introduction.....	1
Section 2.0 Existing Conditions.....	1
Section 3.0 Project Description.....	1
Section 4.0 Landfill / Hazardous Waste Statement.....	2
Section 5.0 Requirements and Restrictions Regarding Issuance of Permit	2
Section 6.0 Public Interest Statement	4
Section 7.0 Warranty Deed & Property Owner Authorization	4
Section 8.0 Vicinity Map	4
Section 9.0 Adjacent Property Owners	5
Section 10.0 Zoning Certification	5
Section 11.0 Hurricane Certification.....	5
Section 12.0 Permit Drawings	5
Section 13.0 Application Fee.....	5

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

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**Shore Protection Act Application
Alias Residence, 105 East 36th Street
Sea Island, Georgia**

1.0 Introduction:

Shaler V. Alias proposes to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 105 East 36th Street on Sea Island, Glynn County, Georgia (latitude 31.20401°, longitude -81.3229°). The activities proposed within SPA jurisdiction consist of the removal and installation of native landscaping and installation of a portion of a pool deck. The proposed project would result in approximately 72% 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 36th 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 on June 21, 20210 and verified in writing via letter of July 28, 2021 (Attachment H). The jurisdiction limits are depicted on the survey produced by Shupe Surveying Company, P.C. titled *Limited Tree & Topographic Survey Of: Lot 7, A Portion Of Lot 8 & Ribault Land And Additional Property, Block 90, Sea Island Subdivision no. 1 (Revised), 25th G.M.D., Sea Island, Glynn County, Georgia* dated January 25, 2021, revised July 12, 2021.

The Alias lot is 15,783 ft², of which 1,779.35 ft² lies within the jurisdiction of the SPA. The proposed work on the adjacent Sea Island 36th Street R.O.W. is landward of SPA jurisdiction. An existing residential dwelling is located on the subject lot. The area within jurisdiction consists of lawn, landscaping, existing brick paver walkway, sparse grass and weeds, and scattered palm trees. An existing rock revetment is located immediately east of the subject lot, the northern portion of which has been covered with constructed sand dunes as part of the past Sea Island shoreline protection beach nourishment project. The southern portion of the revetment is not covered by sand and is partially covered with native vines.

3.0 Project Description

The applicant proposes to remove the existing vegetation landward of the dune and rocks and replace it with native landscaping. The existing lawn would be replaced with seashore paspalum. A final landscape plan will be submitted to DNR staff for approval prior to installation. The existing brick paver walkway will remain in place, 201.43 ft² of which is located within jurisdiction. A pool is proposed landward of jurisdiction, and 297.36 ft² of pool deck would be located within jurisdiction. Improvements are depicted on the proposed site plan prepared by Sea Island / Rachael Strickland, RLA License #LA001845.

Underground irrigation will be installed in the lawn and landscaped areas. Approximately 185' of temporary construction screening fence may be erected within jurisdiction around the lot boundary if

required by Sea Island. All work within jurisdiction will be accomplished with typical earth-moving equipment including excavators and skid-steer.

Table 1: Alias SPA Activity Summary Table

PROPOSED ACTIVITY ALIAS LOT	
Activity	Area (ft²)
Pool Deck	297.36
Native Plantings & Lawn	1,280.56
Brick walkway (existing)	201.43
Total SPA Alterations and Existing Structures	1,779.35

Upon completion of the project, approximately eighty-three percent (72%) 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 and dunes, which has been covered with an artificial dune constructed as part of Sea Island shoreline protection projects.

(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 eighty-three percent (72%) 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 No. LA001845, dated December 21, 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;
Approximately eighty-three percent (72%) 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, a portion of which 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 covered with a constructed dune as part of Sea Island shoreline protection projects. 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 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 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

The warranty deed conveying the subject property from Bessemer Trust Company, N.A., Successor Trustee for Catherine Tyne Jackson, Formerly Catherine Jane Tyne to Shaler V. Alias on February 26, 2021, filed and recorded on March 3, 2021 at the office of the Clerk of Superior Court of Glynn County, Georgia, Deed Book 4291, page 208, is included as Attachment B. Also included is the warranty deed from Sea Island Company to Bridges and Roads, LLC filed and recorded at the office of the Clerk of Superior Court of Glynn County on December 16, 2010 in Deed Book 2809 page 125, and an authorization letter from Sea Island authorizing Mr. Alias to conduct the limited activities within their right-of-way.

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 December 16, 2021 meeting. A letter stating that the project complies with the Glynn County Zoning Ordinance dated December 30, 2021 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 No. LA001845, dated December 21, 2021 certifying the design is included as Attachment E.

12.0 Permit Drawings

The proposed activities are depicted on the drawing produced by Sea Island, Rachael Strickland, RLA No. 001845 titled *Permitting Plan, Alias Residence Cottage 298, 36th Street Sea Island, Georgia* dated April 13, 2022 (Attachment G).

13.0 Application Fee

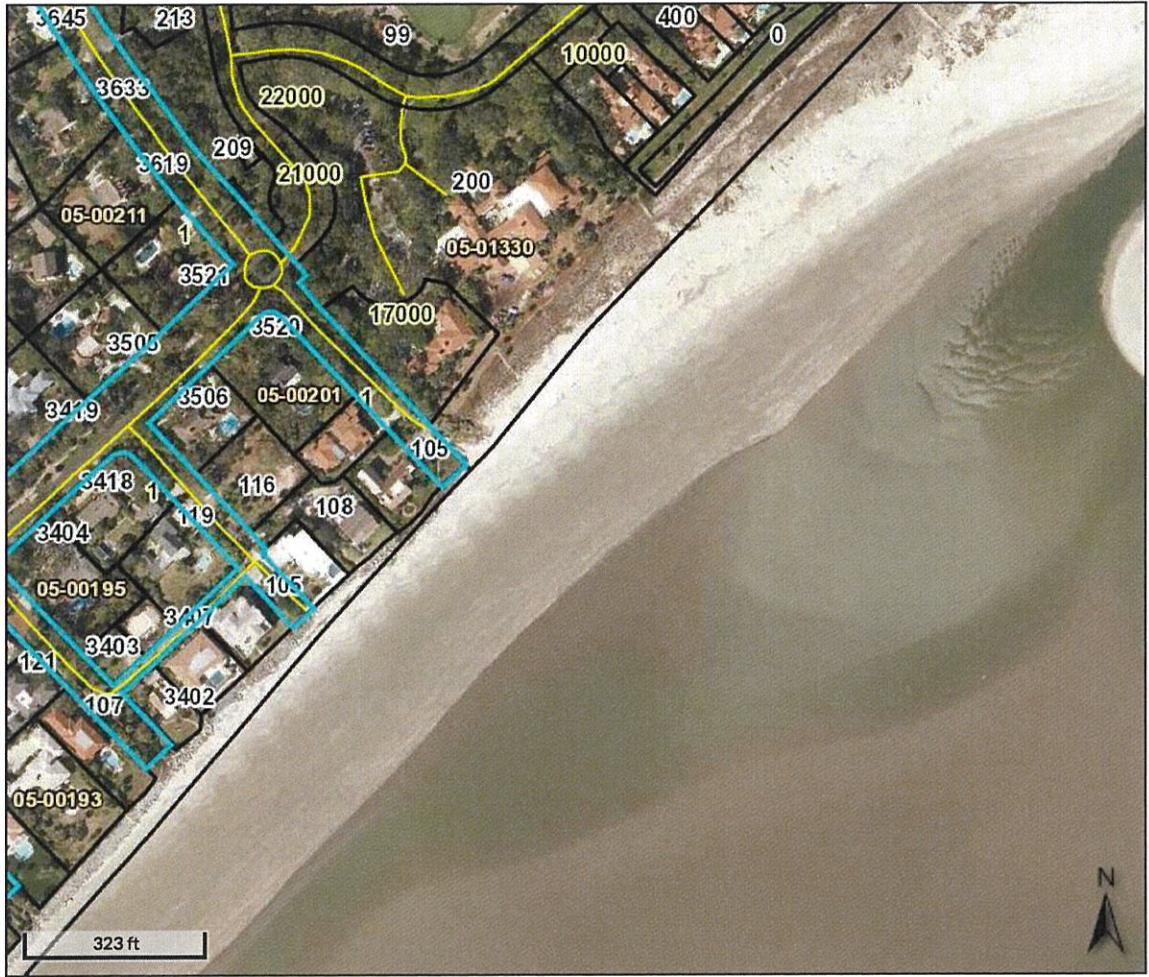
A check for the application fee of \$100.00 has been submitted with delivery of the application.

ATTACHMENT C

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Overview



Legend

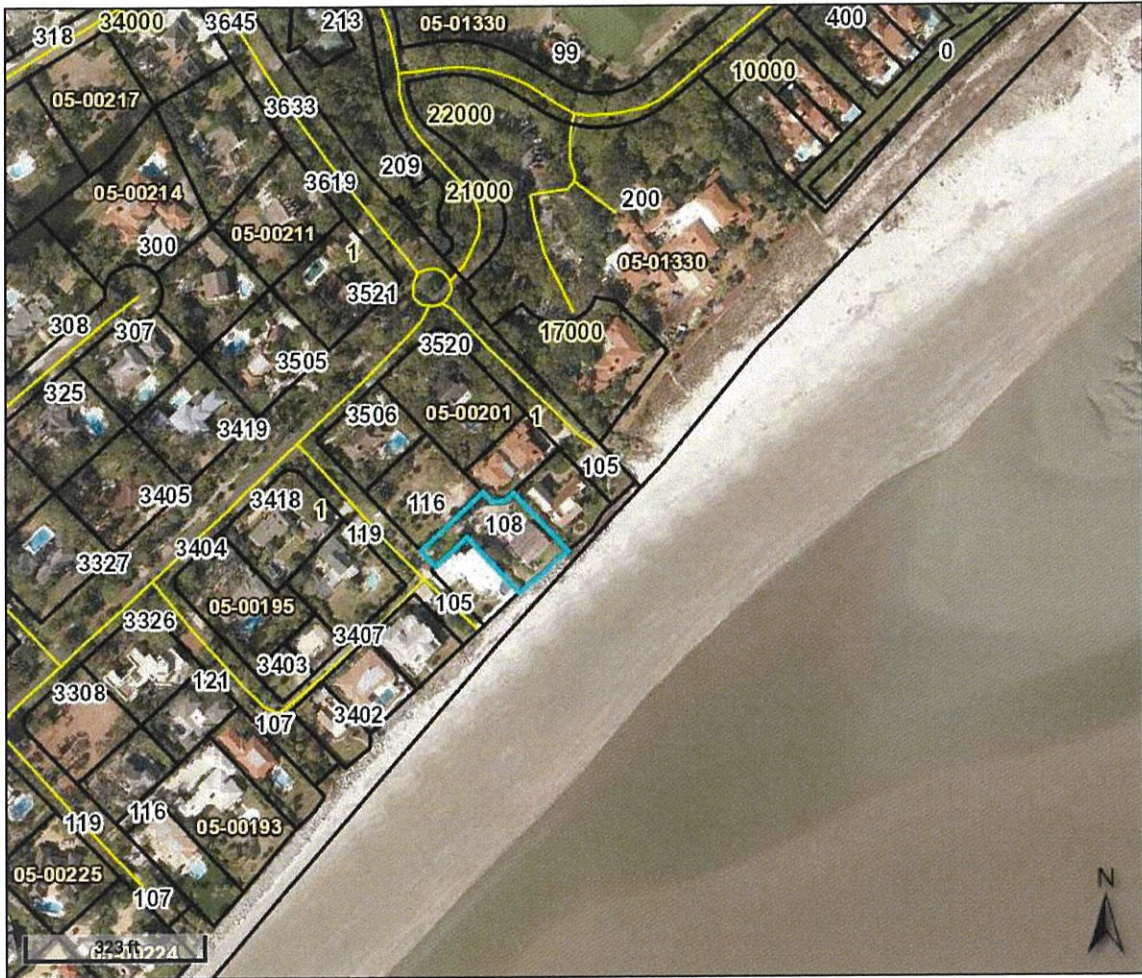
- Parcels
- Parcel Numbers
- Address Number
- Historic Districts
 - Old Town Historic District
 - Windsor Park Historic District
- Roads

Parcel ID	05-00796	Owner	BRIDGES AND ROADS LLC	Last 2 Sales			
Class Code	Residential		C/O MR. JAMES L. ROBERTS, IV	Date	Price	Reason	Qual
Taxing District	05-Sea Island		114 ISLAND PROFESSIONAL PARK	12/15/2010	0	n/a	U
	SEA ISLAND		ST SIMONS ISLAND, GA 31522	8/6/2009	0	ROAD	U
Acres	110.51	Physical Address	0 SEA ISLAND RD				
		Market Value					

Date created: 3/21/2022
 Last Data Uploaded: 3/19/2022 4:22:01 AM

Developed by Schneider
 GEOSPATIAL

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Overview



Legend

- Parcels
- Parcel Numbers
- Address Number
- Historic Districts**
- Old Town Historic District
- Windsor Park Historic District
- Roads

Parcel ID	05-00204	Owner	CORN ELIZABETH T	Last 2 Sales			
Class Code	Residential		C/O SYNOVUS FAMILY ASSET MANAGEMENT	Date	Price	Reason	Qual
Taxing District	05-Sea Island		COLUMBUS, GA 31902	11/9/2012	0	ADD'L LAND	U
	SEA ISLAND	Physical Address	108 E THIRTY FIFTH ST	8/31/2010	0	ADD'L LAND	U
Acres	0.49	Market Value	\$4560600				

Date created: 3/21/2022
 Last Data Uploaded: 3/19/2022 4:22:01 AM

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ATTACHMENT D

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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

December 30, 2021

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

Re: 105 E. Thirty Sixth Street, Sea Island
(parcel numbers 05-00796 and 05-05941)

To Whom It May Concern:

The plans for native landscaping, pool, and pool deck 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 December 16, 2021 (case number CUP4845) 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.

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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SEA ISLAND ACQUISITION, LLC
 2030 SEA ISLAND ACQUISITION, LLC
 2030 SEA ISLAND ACQUISITION, LLC
 2030 SEA ISLAND ACQUISITION, LLC
 2030 SEA ISLAND ACQUISITION, LLC

ATLAS RESIDENCE

COTTAGE 298

36TH STREET SEA ISLAND, GEORGIA

PRELIMINARY
 NOT FOR
 CONSTRUCTION

DATE: REVISED: SUBMITTED:

PLAN TITLE: PERMITTING PLAN

SCALE: 1" = 10'

LI

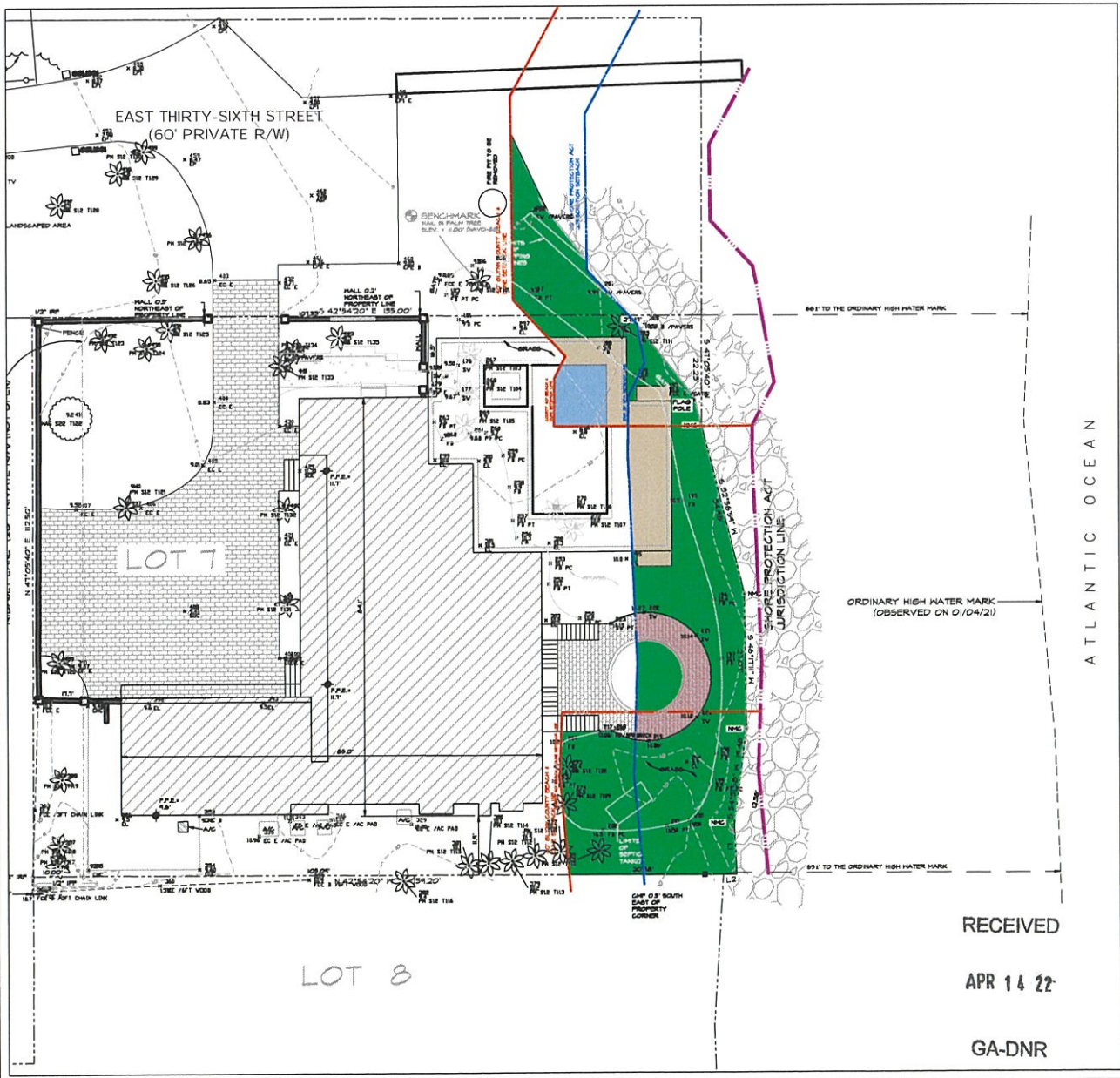
GLYNN COUNTY BEACH & DUNE PROTECTION DISTRICT COVERAGE CALCULATIONS

AREA	SQUARE FOOTAGE
NATIVE LAWN & PLANTINGS	1568.71 SF
POOL	191.51 SF
POOL DECK	129.29 SF
EXISTING IMPACTS	56.14 SF
TOTAL	1945.71 SF

DNR SHORE PROTECTION JURISDICTION COVERAGE CALCULATIONS

AREA	SQUARE FOOTAGE
NATIVE LAWN & PLANTINGS	1260.56 SF
POOL DECK	291.36 SF
EXISTING IMPACTS	201.43 SF
TOTAL	1753.35 SF

- SHORE PROTECTION ACT JURISDICTION LINE
- 40' COUNTY BEACH & DUNE SETBACK LINE
- 25' DNR SHORE PROTECTION ACT SETBACK LINE



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ATTACHMENT E

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December 21, 2021

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

RE: Alias Residence Permitting Plan-Cottage 298 / 36th Street Sea Island, Georgia

Dear Mr. Noble,

This letter serves to certify that all improvements, as depicted on the plan entitled, "Permitting Plan: Alias Residence - Cottage 298 / 36th Street, Sea Island, Georgia", which is located within the Shore Protection Act Jurisdiction, as submitted on the Shore Protection Act Application, dated December 21, 2021 complies with the most current, applicable hurricane standards.

Sincerely,

A handwritten signature in blue ink that reads "Rachael Strickland". The signature is fluid and cursive.

Rachael Strickland
Landscape Architect
Georgia Registration No. LA001845

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ATTACHMENT H

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MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

July 28, 2021

Shaler Alias
2837 Ramsgate NW
Atlanta, GA 30305

RE: Shore Protection Act (SPA), Jurisdiction Determination Verification, 105 East Thirty-Sixth Street, Lot 7 and portion of 8, Block 90, Sea Island, Glynn County, Georgia

Dear Mr. Alias:

Our office has received the survey plat dated January 25, 2021 and revised July 12, 2021 prepared by Shupe Surveying Company, P.C., No. 2401 entitled "*Limited Tree and Topographic Survey of: Lot 7, A Portion of Lot 8 & Ribault Lane and Additional Property, Block 90, Sea Island Subdivision No. 1 (Revised), 25th G.M.D., Sea Island, Glynn County, Georgia*" prepared for Shaler Alias. This plat and survey generally 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 verified by the Department on June 21, 2021.

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 21, 2022 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,

Josh Noble
Program Manager
Marsh and Shore Management Program

Enclosure: *Limited Tree and Topographic Survey of: Lot 7, A Portion of Lot 8 & Ribault Lane and Additional Property, Block 90, Sea Island Subdivision No. 1 (Revised), 25th G.M.D., Sea Island, Glynn County, Georgia*

cc: JDS20210192

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