



July 11, 2019

Marsh & Shore Management Program
Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520

RE: King & Prince Beach & Golf Resort
201 Arnold Road
St. Simons Island, Georgia

On behalf of the Inn of Lake City, Inc., Ussery-Rule Architects, P.C. is submitting a Shore Protection Act Permit Application for site improvements and the relocation of the existing beach crossover structure located at the King & Prince Beach & Golf Resort.

Attachments included:

- A. SPA Application Form
- B. State of Georgia 5-Year Revocable License Request
- C. SPA Jurisdiction Letter & Survey
- D. Warranty Deed
- E. Owner Agent Authorization Letter
- F. Hurricane Certification
- G. Property Tax Map
- H. Adjoining Property Owners List
- I. Project Drawings - A-1 Cover Sheet, A-2 Site Plan and A-3 Crossover Structure Details
- J. Beach Access Routes – United States Access Board
- K. Zoning Certification – to be submitted at a later date

INTRODUCTION:

The Inn at Lake City, Inc. proposes to undertake activities within the Shore Protection Act (SPA) jurisdiction at 201 Arnold Road, St. Simons Island, Georgia in Glynn County. The proposed modifications within the SPA jurisdiction include the following:

- Construction of a new ADA compliant crossover, ramp, and stair structure
- Abandon existing crossover structure
- Construction of brick paver, concrete and pool paver walkways within the jurisdiction
- Construction of a new spa adjacent to the existing pool with equipment

EXISTING SITE CONDITIONS:

The DNR jurisdictional area within the project area is 40,105 sq.ft. (.92 acres). The Northeast property line borders the Atlantic Ocean with an existing rock revetment and concrete seawall. The existing public beach crossover structure associated with this project is located at the end of a public access easement across property owned by the applicant. The 6-foot wide access easement connects the Arnold Road Right of Way to the beach. The existing crossover structure does not comply with the Americans with Disabilities Act (ADA) regulations. Also located within the jurisdiction at the site are asphalt, stone and concrete walkways, landscaping, lawn areas, swimming pools, pergola structures, a grill hut and existing fencing. The SPA jurisdiction line was demarcated by the Coastal Resources Division and verified by letter on April 26, 2019; see attached verification letter and survey (*Attachment C*).

PROJECT DESCRIPTION:

The applicant proposes to abandon the existing crossover structure and construct a new crossover structure approximately 28 feet north of the existing location. The new crossover structure would provide an ADA accessible walkway, ramp and stairway to the beach that would bring the access into compliance with ADA regulations and the Beach Access Routes – United States Access Board (*Attachment J*). The proposed location of the new crossover structure will align the access with the existing public access walkway. The rock revetment will be modified as needed to allow for the new crossover structure. Existing armor stone in the location of the new crossover walkway will be relocated to cover the existing crossover walkway and stair. The railing located at the existing crossover structure will be removed.

In addition to the new crossover structure the applicant is proposing to add 275 sq.ft. of new concrete, brick and pool paver walkways within the jurisdiction. A new spa is also proposed in the location of the existing children's sandbox play area. The hardscape impacts within the jurisdiction will total 22,560 sq.ft (56%) when the project is completed.

As proposed 17,545 sq.ft. (44%) of the jurisdictional area would remain in a natural or improved topographic and vegetative condition consisting of existing landscape areas and lawn.

ALTERNATIVES:

The applicant considered leaving the exiting crossover structure in place as an alternate to constructing a new crossover. Due to the fact that the existing crossover structure is not ADA compliant, it was decided that a new ADA compliant crossover structure would better serve the public and the proposed new location provides a more direct access from the public access walkway.

LANDFILL/HAZARDOUS WASTE:

According to a study of the Hazardous Site Index for Georgia, the subject property is not located over a landfill or hazardous waste site and is suitable for the proposed project.

PUBLIC INTEREST STATEMENTS:

- a. 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.

Response: The proposed project will not harm or alter the dynamic dune field, submerged lands, or function of the sand-sharing system. The project is located on an existing site that is surrounded by existing development and a rock revetment. A dynamic dune field does not exist at the site.

- b. 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.

Response: Granting of this permit and the execution of the proposed work is not expected to interfere with the conservation of marine life, wildlife, or other resources. The project is located on an existing site that lacks habitat for marine life and wildlife.

- c. Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with access by and recreational use and enjoyment of public properties impacted by the project.

Response: Granting of this permit and the execution of the proposed work will not interfere with access, recreational use and the enjoyment of public properties that are adjacent to the property. The existing public beach access walkway and crossover structure will remain open during the duration of the construction period. The existing crossover structure will not be covered with armor stone until the new crossover structure is complete and open for use by the public.

WARRANTY DEED:

The warranty deed for the subject property is included at *Attachment D*.

VICINITY MAP:

A location map of the subject property and written directions to the site are included on *Sheet A-1* of the project drawings, see *Attachment I*.

ADJOINING PROPERTY OWNERS:

The adjoining property owners list is included at *Attachment H*.

ZONING CERTIFICATION:

Zoning certification from Glynn County has been requested and will be submitted at a later date.

HURRICANE CERTIFICATION:

A letter certifying that the project has been designed and will be constructed in accordance with hurricane resistant standards is included as *Attachment F*.

PERMIT DRAWINGS:

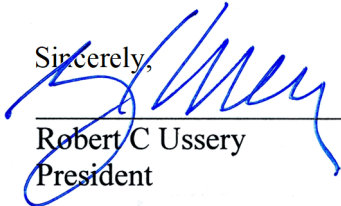
Drawings titled *COVER SHEET A-1*, *SITE PLAN A-2*, and *CROSSOVER DETAILS A-3* are included at *Attachment I*.

APPLICATION FEE:

A check for the application fee of \$100.00 was submitted upon delivery of the application.

Please feel free to call if you have any questions about our submittal.

Sincerely,



Robert C Ussery
President

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URA : smg