



COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY • BRUNSWICK, GA 31520 • 912.264.7218
COASTALGADNR.ORG

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

Public Notice
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City of Tybee Island
Dune Restoration and
Improvements to an Existing Pedestrian Promenade
Atlantic Ocean, Tybee Island, Chatham County

This serves as notification from the Shore Protection Committee and the Georgia Department of Natural Resources of a request from the City of Tybee Island for a Shore Protection Act (SPA) Permit under O.C.G.A. 12-5-230 et. seq. for dune restoration and improvements to an existing pedestrian promenade associated with The Strand parking lot on Tybee Island, Chatham County, Georgia.

The proposed project area includes the area of beach landward of the Ordinary High Water Mark (OHWM) immediately south of the Walter Parker Pier and Pavilion to south of 19th Street extending landward to the existing parking lot. The entire project area is approximately 492,285 square feet (11 acres). Approximately 340,930 square feet (7.5 acres or 68%) of the project area is currently dry sand beach and vegetated dunes. The remainder of the project area is comprised of a parking lot and pedestrian promenade, pedestrian amenities and four (4) dune crossovers. Existing impacts total approximately 151,355 square feet (3.5 acres or 32 % of the project area).

The applicant conducted unauthorized dune restoration along the beach within the proposed project area after Hurricane Irma in September 2017. The applicant and the Georgia Department of Natural Resources' Coastal Resources Division executed a Consent Order on November 15, 2017. As agreed in the Consent Order, the applicant is proposing dune restoration on the beach where over wash from storm surge associated with both Hurricane Irma and Hurricane Matthew occurred. Impacts from the storms negatively impacted the dynamic dune field as well as flooded real property landward of the breached sand dunes. In addition to the dune restoration, the applicant is proposing improvements to the pedestrian areas landward of the beach.

The applicant's dune restoration consists of placing approximately 20,000 cubic yards of beach quality sand obtained from an upland source in three (3) identified areas on the beach, planting native vegetation, installing sand fencing, and modifying two existing vehicular access routes within the project area.

Project Area 1 was completely washed over during recent storm events. Approximately 43,475 square feet of beach front will have approximately 11,000 cubic yards of sand added and sculpted into a dune field that would average approximately 8ft. in height.

Project Area 2 experienced severe erosion and scarping, as well as a washout at 18th Street during recent storm events. Approximately 27,870 square feet of beach will have approximately 5,000 cubic yards of sand added and sculpted into a dune field that would average approximately 6ft. in height.

Project Area 3 also experienced erosion and scarping during recent storm events. Approximately 1,500 square feet of beach will have approximately 4,000 cubic yards of sand added and sculpted into a dune field that would average approximately 4ft. in height.

In an effort to help stabilize the restored sand dunes along the entire project area, the applicant is proposing the installation of salt tolerant, native dunescape plants, temporary irrigation and sand fencing that would be strategically located throughout the project area seaward and landward of the new dune field.

In addition to creating a new dune field with continuous vegetated sand dunes averaging 4ft. to 8ft. in height, the applicant is proposing to permanently close the existing vehicular access at 18th Street and improve the existing vehicular access at 19th Street. Public access at 18th Street will be retained for pedestrian use to the beach only. The improved vehicular access point at 19th Street will consist of subsurface stabilization that would be comprised of a series of *Permashield* sand bags filled with beach quality sand obtained from an upland source. The subsurface stabilized vehicular access will be constructed in a manner that will prevent storm surge penetration that causes residential flooding, while providing City of Tybee Island emergency vehicles, police vehicles, marine rescue vehicles and authorized City of Tybee Island personnel reliable ingress and egress to the dry sand beach at all tidal stages.

The proposed improvements to the existing pedestrian promenade include improvements to the hardscape areas landward of the beach in order to enhance pedestrian opportunities while creating a more naturalized area for passive activities. Existing public amenities such as parking, seating, showers and restrooms will remain. New hardscape associated with the promenade would total approximately 1,650 square feet of additional impervious surface. The additional impacts are proposed to create outdoor seating areas adjacent to the promenade. The creation of outdoor shower areas, serviced by a shallow well will impact approximately 400 square feet. Drainage from the public shower facilities will be directed to existing rain gardens. Bike rack stations will also be installed within existing impacted areas. All existing lights will be replaced with turtle friendly lighting.

As proposed, the total jurisdictional impacts of the existing and proposed hardscape would be approximately 153,405 square feet (31%). Approximately, 340,930 square feet (69%) of the State's jurisdictional area will be retained or improved to a more natural vegetated and topographic state.

The applicant is requesting a waiver of OCGA § 12-5-244 (a). This section of the law affords any person who is aggrieved or adversely affected by any order or action of the committee the opportunity to petition within 30 days after the issuance of such order or taking of such action, the right to a hearing before an administrative law judge appointed by the board. The waiver would afford the applicant time to execute the dune restoration and native vegetation installation components of the project prior to turtle nesting season (May 1st through October 31st) and Atlantic hurricane season (June 1st to November 30th). By allowing the applicant to commence with work immediately, the dune restoration has the potential to enhance the dynamic dune field and the functioning of the sand-sharing system while increasing nesting habitat and storm surge protection.

It is the responsibility of the applicant to demonstrate that the project is not contrary to the public interest and that no feasible alternative sites exist. In passing upon the application for permit, the permit issuing authority shall consider the public interest which for 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; (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; and (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.

A detailed public notice with drawings has been distributed and is available by visiting the Department of Natural Resources website: CoastalGaDNR.org under “Marsh & Shore Permits”.

Please provide this office with substantive, site-specific comments as to why the proposed work should or should not proceed. Comments and questions concerning this proposed project should be submitted in writing by the close of business on March 17, 2018 to Deb Barreiro, Department of Natural Resources, 185 Richard Davis Drive, Suite 104, Richmond Hill, Georgia 31324.

City of Tybee Island

Approximate project limits



Southern Limit of Tybee SPA Project Area

Northern Limit of Tybee SPA Project Area

Legend

- Feature 1
- Limit of Tybee SPA Project Area
- Path Measure

1000 ft



DEFINITION OF SCOPE, IMPACT AREA & JUSTIFICATION



We propose to use the current 18th Street crossover to bring sand onto the beach, placing it from approximately just south of the 1/2 Street crossover to 19th Street. We estimate using dump trucks and front end loaders to place the sand along the length of the project, extending approximately 75' seaward from the most seaward point of the DNR jurisdiction line.

The outlined area denotes the approximate loss of the seaward dune field from Oct. 2016 (date of Google Earth image). The length is approximately 1800 linear feet extending from just south of the Pier at 16th Street to approximately 30 yards south of 19th Street and varying from 30' to 50' in width. The height of the dunes varies from approximately 1' to 6'.

- APPROXIMATE SPA JURISDICTION LINE
- APPROXIMATE PROJECT LIMIT: +/- 497,285 SF (=11 ACRES)
- APPROXIMATE PERVIOUS SURFACE (BEACH & DUNES): 340,930 SF (=7.5 ACRES, 68% OF TOTAL AREA)
- APPROXIMATE IMPERVIOUS SURFACE (PARKING LOT & PAVILION): 151,355 SF (=3.5 ACRES, 32% OF TOTAL AREA)



DESIGN SOLUTION - DUNE RESTORATION PLAN



DUNE RESTORATION & MAINTENANCE:

DUNE 1: 43,475 SF @ 8' AVERAGE HEIGHT = +/- 22,000 TONS (+/- 11,000 CUYDS) OF SAND

DUNE 2: 27,870 SF @ 6' AVERAGE HEIGHT = +/- 10,000 TONS (+/- 5,000 CUYDS) OF SAND

DUNE 3: 1,500 SF @ 4' AVERAGE HEIGHT = +/- 8,000 TONS (+/- 4,000 CUYDS) OF SAND

SAND RETENTION SYSTEM: +/- 3,800 LF

PLANTING AND IRRIGATION (SAND STABILIZATION): +/- 190,000 SF

SUBSURFACE STABILIZATION (VEHICULAR ACCESS):

(1) PERMASHIELD SYSTEM - 6' HT X 70 LF
CROSSOVER DUNE: 84' DEEP X 70' WIDE @ 7' MAX HEIGHT = 158 TONS (78 CUYDS) OF SAND

EQUIPMENT:

- BULLDOZERS
- DUMP TRUCKS
- BACKHOE LOADER
- SKID-STEER LOADER
- CEMENT TRUCKS (CROSSOVER)
- HAND SHOVELS
- RUBBER TIRE LOADERS
- VIBRATORY SMOOTH DRUM ROLLER

