



*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*

April 8, 2019

Mr. Josh Noble
Georgia Department of Natural Resources (DNR), CRD
1 Conservation Way, Suite 300
Brunswick, GA 31520

Re: 520 Ribault Lane, Sea Island
05-00585

Dear Mr. Noble:

Pursuant to the request by Mr. Dan Bucey for a zoning certification letter (ZCL3973) regarding the proposed landscaping at 520 Ribault Lane, Sea Island, I offer the following:

According to the plans submitted with the request, the proposed activities are not violative of the Glynn County zoning ordinance. On April 4, 2019, the Glynn County Board of Commissioners established the development setback line 20 feet landward of the ordinary high water mark. The proposed activities are landward of the development setback line, and the uses are allowed in the zoning districts.

Should you have any additional questions, please feel free to contact me at sleif@glynncounty-ga.gov.

Sincerely,

Stefanie Leif, AICP
Planning Manager

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APR 08 2019
GA DNR

(BLOCK 12)

(50' PRIVATE R/W)

NOW OR FORMERLY
SIA PROPCO II, LLC

RIBAULT LANE (30' PRIVATE R/W)

SEA ISLAND
SUBDIVISION NO. 1
(BLOCK 11)

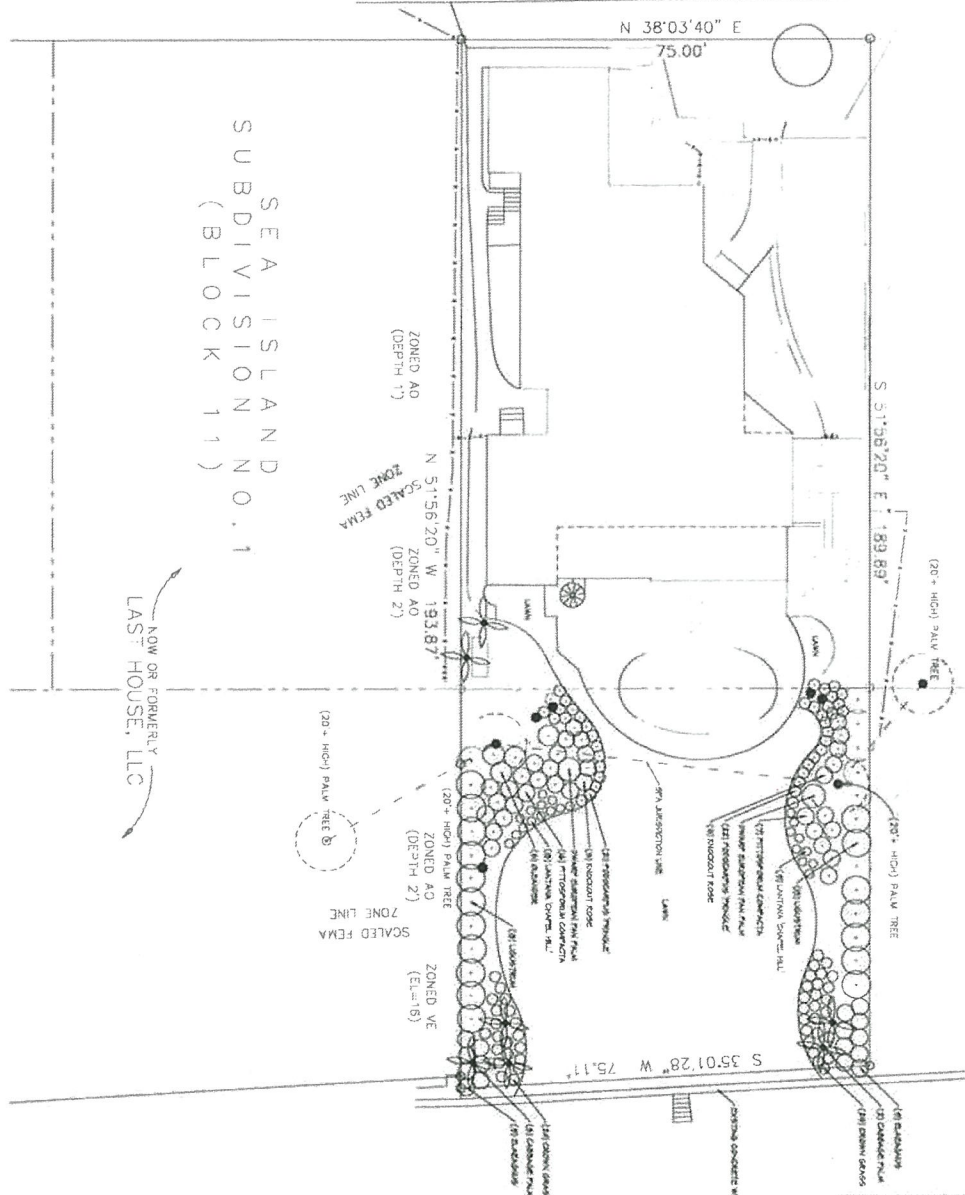
NOW OR FORMERLY
LAST HOUSE, LLC

SITE CALCS

As a	Total Square Footage	Square Footage in GPA Jurisdiction
Topography	356	356
Pool Deck	867	N/A
Lawn Area - Backyard	3654	2910
Planting Beds - Backyard	2003	1333

PLANT LIST

Symbol	Name	Size	Quantity
Co	Cabbage Palm	12-18"	7
OEPE	Olive European Fan Palm	3/8"	2
Ep	Eucalyptus	7/6"	16
MO	Home 'Touch' Palm	3/8"	11
L	Lantana 'Chapel Hill'	10"	22
LL	Lantana	3/8"	25
OLE	Olive tree and white	7/6"	5
HIT	Flax lily	3/8"	23
FIS	Flax lily	3/8"	49
FR	Flax lily	3/8"	49
FD	Flax lily	3/8"	49



Stephanie 4/08/19

Landscape Plan
Knox Residence
Cottage 70 6th Street - Sea Island, Georgia



Rev: 1/16/18
Date: 1/17/19
Scale: 1"=40'-0"
Sheet 1

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08 2019
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COMMUNITY DEVELOPMENT DEPARTMENT
1725 Reynolds Street, Suite 200, Brunswick, GA 31520
Phone: 912-554-7428/Fax: 1-888-252-3726

March 14, 2019

Mr. Josh Noble
Georgia Department of Natural Resources (DNR), CRD
1 Conservation Way, Suite 300
Brunswick, GA 31520

Re: 520 Ribault Lane, Sea Island
05-00585

Dear Mr. Noble:

Pursuant to the request by Mr. Dan Bucey for a zoning certification letter (ZCL3973) regarding the proposed landscaping at 520 Ribault Lane, Sea Island, I offer the following:

According to the plans submitted with the request, the proposed activities appear to be landward of the development setback line, which would be established by the Glynn County Board of Commissioners. Pursuant to Glynn County Zoning Ordinance Section 727.5, "Beach and Dune Protection District," the development setback line for this property may be 20 feet landward of the ordinary high water mark. Once the Board of Commissioners establishes this setback line, I can sign off on the plans if the proposed work consists of permitted uses landward of the approved 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

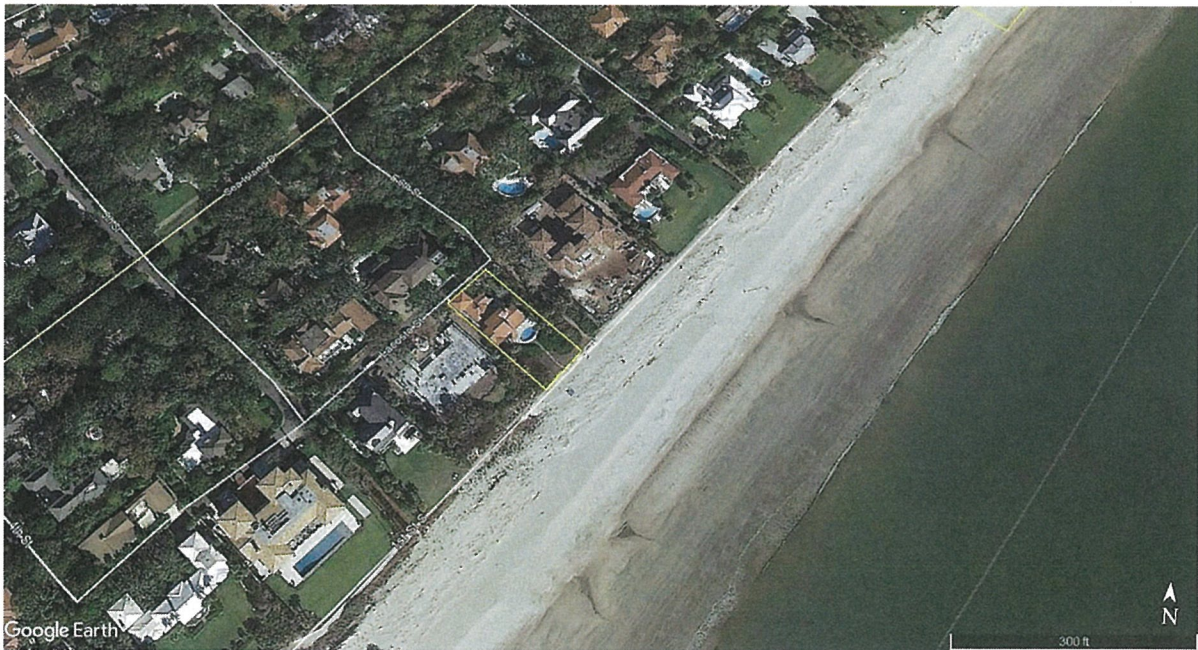
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March 5, 2019

Shore Protection Act Permit Application
O.C.G.A. § 12-5-230

For:
Cottage 70
520 Ribault Lane
Sea Island, Georgia

Applicant:
Judy B. Whiddon & Ruth A. Knox
Co-executrices
of the Estate of Boone A. Knox



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**Shore Protection Act Application
Cottage 70, 520 Ribault Lane
Sea Island, Georgia**

1.0 Introduction:

Judy B. Whiddon and Ruth A. Knox, as co-executrices of the Estate of Boone A. Knox, propose to undertake land alteration activities within Shore Protection Act (SPA) jurisdiction at 520 Ribault Lane, on Sea Island, Glynn County, Georgia (latitude 31.182127°, longitude - 81.345039°). The activities proposed within SPA jurisdiction consist of landscaping improvements and are depicted on the proposed site plan titled *Landscape Plan, Knox Residence, Cottage 70, 6th Street, Sea Island, Georgia*, dated January 11, 2018 and revised January 16, 2018 (Attachment G).

2.0 Existing Conditions:

The subject property is located south of an adjacent to East 6th Street on the Atlantic Ocean (Attachment F, Vicinity Map). The SPA jurisdiction line was verified by the Coastal Resources Division (CRD) staff on June 19, 2018 and is depicted on the survey produced by Shupe Surveying Company, P.C. titled *Survey For: Boone A. Knox, Lot 124, Block '11', Sea Island Subdivision No. 1 & Additional Property*, dated June 4, 2018, (Attachment H).

The subject lot total area is 14,391 ft², of which 4,345 ft² lies within the jurisdiction of the SPA. An existing house and pool is located on the lot landward of jurisdiction. The area within jurisdiction consists of lawn and landscaping. An existing concrete wall located immediately east of the subject lot separates the subject property from the dynamic dunes and beach of Sea Island.

Due to damage to the landscaping caused by Hurricane Matthew and Hurricane Irma, the applicant commenced removal of the damaged vegetation in early 2018, which at the time was located on property owned by SIA PROPCO I, LLC. The applicant was not aware that authorization was required to repair hurricane-related damage, and did not notify the Coastal Resources Division within the required time frame allowed under the post-hurricane emergency procedures. The applicant has since purchased the additional land from SIA PROPCO I, LLC, and is hereby requesting authorization to complete the landscaping restoration in accordance with the attached plan.

3.0 Project Description

The applicant proposes to restore the landscaping through the installation of 2,910 ft² of lawn and 1,435 ft² of planting beds. A final landscape plan will be submitted to CRD staff for approval prior to installation. The amount of alteration within jurisdiction for each component of the project is summarized in Table 1.

No hardscapes or buildings are associated with the proposed plan. The entire area within jurisdiction would remain in its natural or improved state.

Table 1: SPA Activity Summary Table

PROPOSED ACTIVITY	AREA (SQUARE FEET)
Lawn	2,910
Planting Beds	1,435
Total	4,345

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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;

There are no dunes located on the subject property. An existing concrete wall separates the property from the dynamic dune field and beach area along this portion of Sea Island. All activities are located within previously landscaped areas, and no structures are proposed.

(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;

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 Mr. Jeff Homans, Georgia Registered Landscape Architect No. 1284, dated February , 2019 certifying the design is included in 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;

100% of the SPA jurisdictional area will be maintained in an improved vegetative and topographic condition. Any impacts associated with 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 landscaping activities are located within previously landscaped areas landward of an existing concrete wall. There are no activities proposed 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 proposed landscaping activities are located within previously landscaped areas landward of an existing concrete wall. There are no activities proposed 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.

(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 or land alterations 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 or land alterations are proposed for this project on beaches, sand dunes, or submerged lands.

(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 engineering activities or land alterations are proposed for this project on beaches, sand dunes, or submerged lands.

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 concrete wall, where no dunes or sand-sharing system is present. 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 Deed of Gift conveying the subject property from Boone A. Knox to George Ann Knox on December 26, 2001, filed and recorded on December 27, 2001 at the office of the Clerk of Superior Court of Glynn County, Georgia, is included as Attachment B. Also attached is the warranty deed from SIA PROPCO I, LLC conveying additional property to Judy B. Whiddon and Ruth A. Knox as co-executrices of the Estate of Boone A. Knox also filed and recorded on November 15, 2018 at the office of the Clerk of Superior Court of Glynn County, Georgia.

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 in Attachment C.

10.0 Zoning Certification

Zoning certification from Glynn County Planning & Development has been applied for. A copy of the request is included as Attachment D.

11.0 Hurricane Certification

The project will comply with the most current applicable hurricane standards. A letter from Mr. Jeff Homans, Georgia Registered Landscape Architect No. 1284, dated February , 2019 certifying the design is included in Attachment E.

12.0 Permit Drawings

The proposed activities within jurisdiction are depicted on the drawings produced by Land Design Associates, Inc. titled *Landscape Plan, Knox Residence, Cottage 70, 6th Street, Sea Island, Georgia*, dated January 11, 2018 and revised January 16, 2018 (Attachment G).

13.0 Application Fee

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

Attachment G:
Site Plan

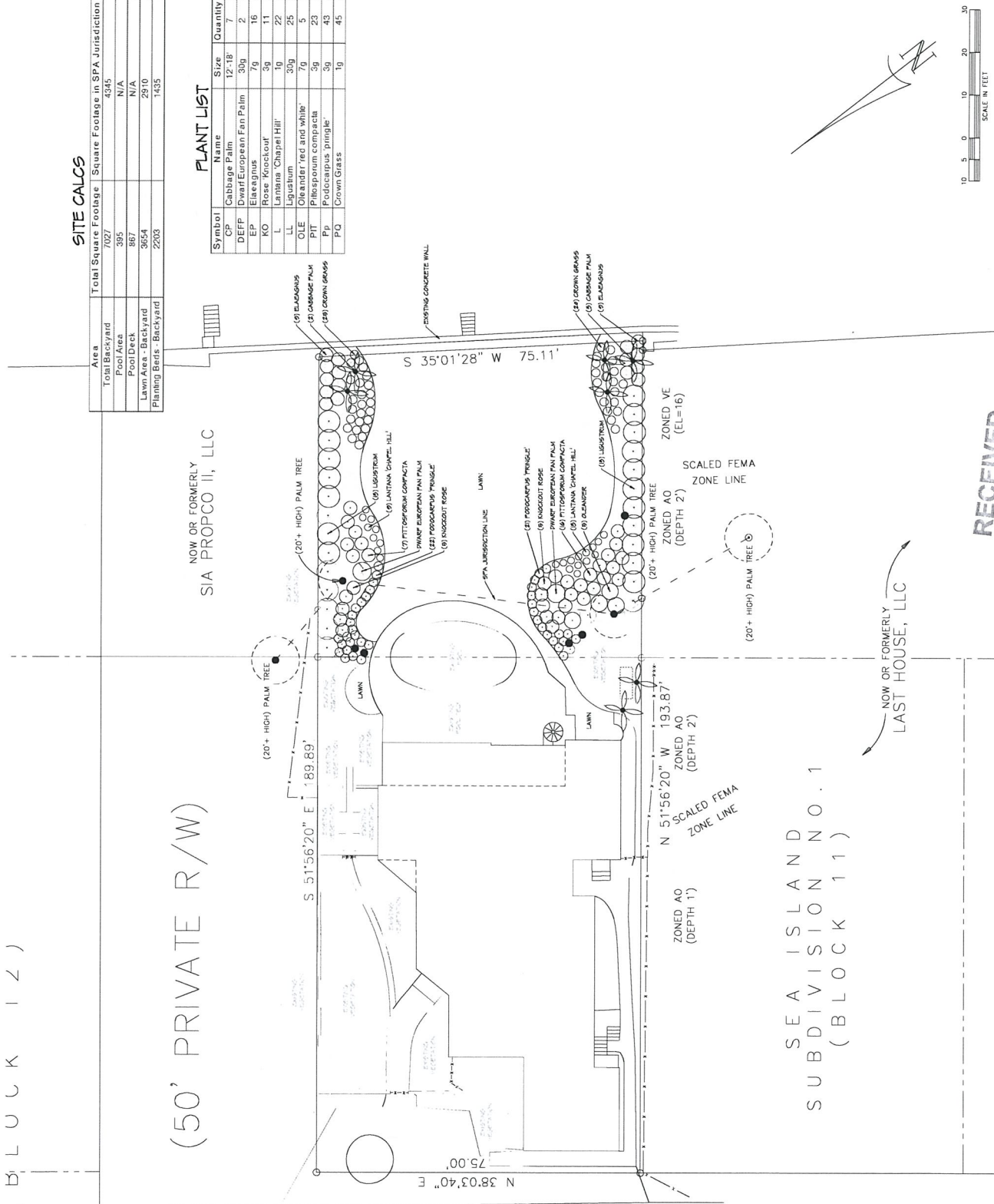
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MAR 05 2013
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(B L O C K 1 2)

(50' PRIVATE R/W)

RIBAULT LANE (30' PRIVATE R/W)

SEA ISLAND
SUBDIVISION NO. 1
(BLOCK 11)



SITE CALCS

Area	Total Square Footage	Square Footage in SPA Jurisdiction
Total Backyard	7027	4345
Pool Area	395	N/A
Pool Deck	867	N/A
Lawn Area - Backyard	3654	2810
Planting Beds - Backyard	2203	1435

PLANT LIST

Symbol	Name	Size	Quantity
CP	Cabbage Palm	12'-18"	7
DEFP	Dwarf European Fan Palm	30g	2
EP	Elaeagnus	7g	16
KO	Rose Knockout	3g	11
L	Lantana Chapel Hill	1g	22
LL	Ligularum	30g	25
OLE	Oleander Red and White	7g	5
PIT	Pittosporum compacta	3g	23
PP	Podocarpus Pringle	3g	43
PO	Crown Grass	1g	45

LAND DESIGN
ASSOCIATES, INC.

LANDSCAPE
ARCHITECTURE
DESIGN/BUILD
PLANNING

2740 WILSON BLVD. #400
ST. LOUIS, MISSOURI 63103
314.433.1111
landdesignassoc.com

Landscape Plan
Knox Residence
Cottage 70 6th Street - Sea Island, Georgia

Rev: 1/16/18
Date: 1/11/18
Scale: 1"=10'-0"
Sheet 7



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LAND DESIGN ASSOCIATES, INC.

228 Redfern Village #203
St. Simons Island, GA 31522
912.571.1137
LandDesignAssociates@gmail.com

February 26, 2019

**Ms. JORDAN DODSON
GEORGIA DEPARTMENT OF NATURAL RESOURCES
COASTAL RESOURCES DIVISION
ONE CONSERVATION WAY, SUITE 300
BRUNSWICK, GA 31520**

**RE: CERTIFICATION THAT PROPOSED IMPROVEMENTS AT THE KNOX RESIDENCE COMPLY
WITH MOST CURRENT APPLICABLE HURRICANE STANDARDS**

Dear Jordan,

This letter is provided to certify that all improvements, as depicted on the plans dated January 16, 2019 entitled, 'LANDSCAPE PLAN - KNOX RESIDENCE' which is located within the Shore Protection Act Jurisdiction, comply with the most current, applicable hurricane standards.

Sincerely,



**Jeff Homans
Landscape Architect
Land Design Associates, Inc.**

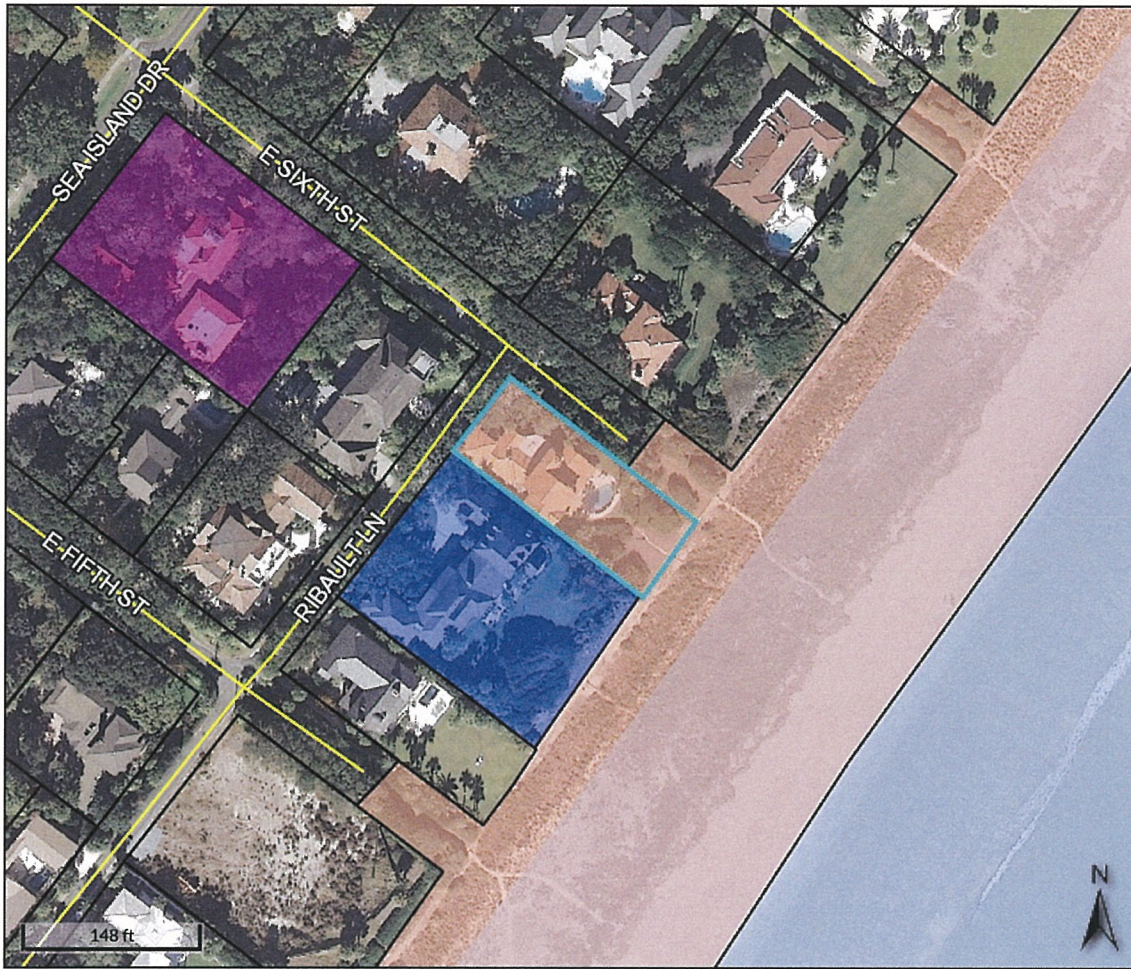
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Attachment F:
Vicinity Map

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Overview



Legend

-  Parcels
- Yearly Sales
 -  2015
 -  2016
 -  2017
 -  2018
 -  2019
 -  Roads

Parcel ID	05-00585	Owner	KNOX BOONE A	Last 2 Sales			
Class Code	Residential		% JUDY WHIDDON	Date	Price	Reason	Qual
Taxing District	05-Sea Island		P O BOX 26	11/2/2018	0	ADD'L LAND	U
	SEA ISLAND		THOMSON, GA 30824	12/26/2001	0	n/a	U
Acres	0.33	Physical Address	520 RIBAUT LN				
		Market Value	\$2745000				

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

MARK WILLIAMS
COMMISSIONER

DOUG HAYMANS
DIRECTOR

July 18, 2018

Robert N. Shupe, LS
Shupe Surveying Company, P. C.
3837 Darien Highway
Brunswick, Georgia 31525

RE: Shore Protection Act (SPA), Jurisdictional Determination Verification, 520 Ribault Lane, Lot 124, Block '11', Sea Island Subdivision No. 1 and Additional Property, Sea Island, Glynn County, Georgia

Dear Mr. Shupe:

Our office has received the survey and plat, dated June 4, 2018, prepared by Shupe Surveying Company, P.C. No. 2224 entitled, "*Boundary Survey of: Lots 124, Block '11', Sea Island Subdivision No. 1 & Additional Property (G.M.D. 25, Sea Island, Glynn County, Georgia)*" for Boone A. Knox. Based on my site inspection, on June 19, 2018, this plat and survey accurately depict the Ordinary High Water Mark and the Jurisdictional Line under the authority of the Shore Protection Act O.C.G.A. § 12-5-230 et seq.

The Shore Protection Act O.C.G.A. § 12-5-230 et seq. delineation of the parcel is subject to change due to environmental conditions and legislative enactments. This jurisdiction line is valid for one year from the date of delineation. It will normally expire June 19, 2019, 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 this 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 questions, please contact me at (912) 262-3109.

Sincerely,

Jordan Dodson
Coastal Permit Coordinator
Marsh & Shore Management Program

Enclosure: *Boundary Survey of: Lots 124, Block '11', Sea Island Subdivision No. 1 & Additional Property (G.M.D. 25, Sea Island, Glynn County, Georgia)*

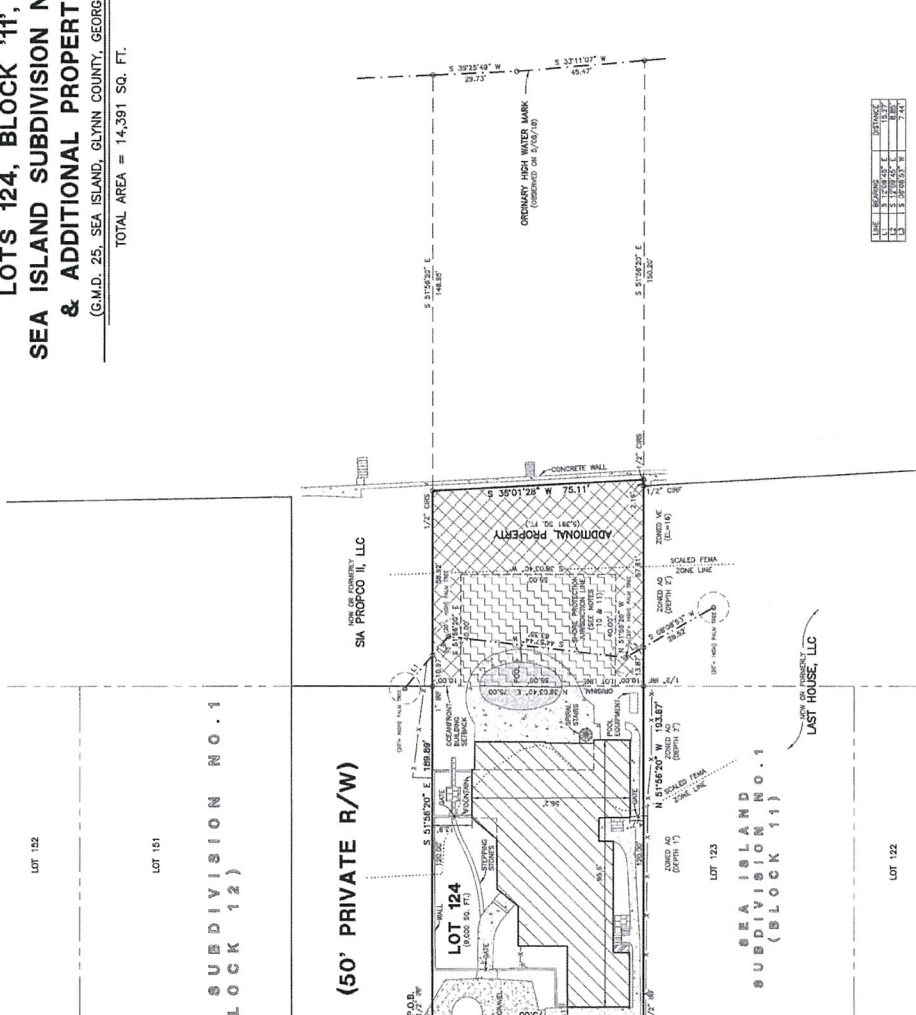
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**BOUNDARY SURVEY OF:
LOTS 124, BLOCK '11',
SEA ISLAND SUBDIVISION NO. 1
& ADDITIONAL PROPERTY**
(G.M.D., 25, SEA ISLAND, GLYNN COUNTY, GEORGIA)

TOTAL AREA = 14,391 SQ. FT.

A T L A N T I C
O C E A N



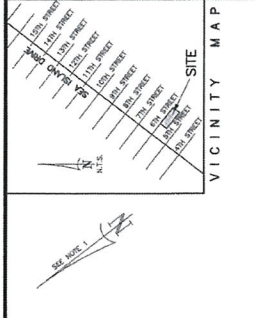
Lot	Area (Sq. Ft.)	Perimeter (Feet)
124	1,153.97	716.37
123	1,153.97	716.37
126	1,153.97	716.37

SURVEYORS CERTIFICATION

THIS PLAN IS A REPRESENTATION OF AN EXISTING PARCEL, OR PARCELS OF LAND, AND DOES NOT GUARANTEE THE ACCURACY OF ANY OF THE MEASUREMENTS, BEARINGS, OR DISTANCES SHOWN THEREON. THE SURVEYOR'S RESPONSIBILITY IS TO OBTAIN THE BEST INFORMATION AVAILABLE TO HIM OR HER AND TO CONDUCT THE SURVEY WITH CARE AND ACCURACY. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF ANY LOCAL ABSTRACTS, MAPS, OR RECORDS OF ANY KIND. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS FOR SURVEYING AS SET FORTH IN G.C.C.A. SECTION 13-2-41. THE SURVEYOR'S LIABILITY IS NOT EXTENDED TO ANY OTHER PURPOSES OR FOR ANY OTHER REASON.

BOONE A. KNOX
6/24/18

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- NOTES:**
- BOUNDARIES SHOWN ON THIS SURVEY ARE BASED UPON THE RECORDED SUBDIVISION PLAN, SEE NOTE 2A.
 - SURVEY REFERENCES:
 - SEA ISLAND SUBDIVISION NO. 1, G.M.D. 25, SEA ISLAND, GLYNN COUNTY, GEORGIA, BLOCK '11', P.O.B. 124, 123, 126.
 - SEA ISLAND SUBDIVISION NO. 1, G.M.D. 25, SEA ISLAND, GLYNN COUNTY, GEORGIA, BLOCK '11', P.O.B. 124, 123, 126.
 - FIELD EQUIPMENT USED FOR THIS PLAN: SOKKISO ZS06A 200M 89.
 - THIS SURVEY WAS BASED ON FIELD WORK COMPLETED ON 6/24/18. SURVEY RESULTS ARE SUBJECT TO THE US NATIONAL SYSTEM OF MENTAL MEASUREMENTS, AND THE US NATIONAL SYSTEM OF MENTAL MEASUREMENTS MAY VARY FROM THE US NATIONAL SYSTEM OF MENTAL MEASUREMENTS, AND THE US NATIONAL SYSTEM OF MENTAL MEASUREMENTS MAY VARY FROM THE US NATIONAL SYSTEM OF MENTAL MEASUREMENTS.
 - THE FIELD DATA UPON WHICH THIS PLAN WAS BASED HAS A RELATIVE ACCURACY OF ±1:10,000. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS FOR SURVEYING AS SET FORTH IN G.C.C.A. SECTION 13-2-41. THE SURVEYOR'S LIABILITY IS NOT EXTENDED TO ANY OTHER PURPOSES OR FOR ANY OTHER REASON.
 - THE BOUNDARY LINES SHOWN ON THIS SURVEY ARE SUBJECT TO THE US NATIONAL SYSTEM OF MENTAL MEASUREMENTS, AND THE US NATIONAL SYSTEM OF MENTAL MEASUREMENTS MAY VARY FROM THE US NATIONAL SYSTEM OF MENTAL MEASUREMENTS, AND THE US NATIONAL SYSTEM OF MENTAL MEASUREMENTS MAY VARY FROM THE US NATIONAL SYSTEM OF MENTAL MEASUREMENTS.
 - THIS PLAN WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS FOR SURVEYING AS SET FORTH IN G.C.C.A. SECTION 13-2-41. THE SURVEYOR'S LIABILITY IS NOT EXTENDED TO ANY OTHER PURPOSES OR FOR ANY OTHER REASON.
 - THE ADDITIONAL PROPERTY SHOWN ON THIS SURVEY IS SUBJECT TO RESTRICTIVE COVENANTS AS DESCRIBED IN THE DEED CONTAINING SAID PROPERTY.
 - ALL LOTS ARE TO BE SURVEYED AS SHOWN ON THE RECORDED SUBDIVISION PLAN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS FOR SURVEYING AS SET FORTH IN G.C.C.A. SECTION 13-2-41. THE SURVEYOR'S LIABILITY IS NOT EXTENDED TO ANY OTHER PURPOSES OR FOR ANY OTHER REASON.
- LEGEND:**
- CONCRETE WALL
 - COPY OF RECORD FOR BEARINGS FOUND
 - CONCRETE
 - WOOD JOCK
 - BRICK FINISH
 - LANDSCAPE IMPROVEMENTS
 - HANDICAPPED WALKING
 - ASPHALT
 - GRVEL
 - UNDERPAVEMENT
 - WALKING
 - POST POINT OF BEGINNING
 - WOOD JOCK
 - BRICK FINISH
 - LANDSCAPE IMPROVEMENTS
 - HANDICAPPED WALKING
 - ASPHALT
 - GRVEL
 - UNDERPAVEMENT
 - WALKING
- SCALE IN FEET**
- 0 10 20 40 60

BOONE A. KNOX

SHUPE SURVEYING COMPANY, P.C.

BRUNSWICK, GEORGIA 31525

917-255-0582

CONFIRMATION OF AUTHORIZATION NO. LSP 371

Attachment C:
Adjacent Property Owners

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Overview



Legend

- Parcels
- Yearly Sales
 - 2015
 - 2016
 - 2017
 - 2018
 - 2019
- Roads

Parcel ID	05-00584	Owner	LAST HOUSE LLC	Last 2 Sales			
Class Code	Residential		3500 RIVERLY RD NW	Date	Price	Reason	Qual
Taxing District	05-Sea Island		ATLANTA, GA 30327	9/23/2016	0	QC	U
	SEA ISLAND	Physical Address	510 RIBAUT LN	9/23/2016	\$8000000	n/a	U
Acres	0.67	Market Value	\$4921400				

Date created: 2/26/2019
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Developed by Schneider
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 MAR 05 2019
 GA DNR



Overview



Legend

-  Parcels
- Yearly Sales
 -  2015
 -  2016
 -  2017
 -  2018
 -  2019
-  Roads

Parcel ID	05-05941	Owner	SIA PROPCO I LLC	Last 2 Sales			
Class Code	Residential		C/O ROBERTS TATES, LLC JAMES L. ROBERTS. IV	Date	Price	Reason	Qual
Taxing District	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
Acres	56.21	Physical Address	n/a				
		Market Value	\$250000				

Date created: 2/26/2019
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Developed by  Schneider
 GEOSPATIAL

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 GA DNR



February 26, 2019

Glynn County Community Development
Planning and Zoning Division
Attn: Ms. Denise Keller
700 Gloucester Street, Suite 202
Brunswick, Georgia 31520

**RE: Estate of Boone A. Knox / 520 Ribault Lane, Sea Island, Glynn County
Parcel No.: 05-00585**

Dear Ms. Keller:

Resource & Land Consultants, on behalf of the Estate of Boone A. Knox, has submitted an application to the Georgia Department of Natural Resources, Coastal Resources Division (CRD) requesting authorization under The Shore Protection Act (SPA) (O.C.G.A. §12-5-230) to conduct activities within SPA jurisdiction at 115 E. Nineteenth Street, on Sea Island, Glynn County, Georgia.

The applicant is seeking authorization to perform the following activities in SPA jurisdiction:

- Landscaping

Attached is a drawing produced by Land Design Associates, Inc. titled **Landscape Plan, Knox Residence, Cottage 70, 6th Street, Sea Island, Georgia**, dated January 11, 2018, revised January 16, 2019 that depicts the proposed activities on the subject property. In accordance with O.C.G.A. § 12-5-238(11), the applicant must submit a letter from the local zoning authority in which the property is located stating that the proposed activities does not conflict with any zoning laws. In addition, it is the CRD's policy to request that you also initial and date the attached plan so that they can insure that the final permitted facility is consistent with your initial review.

The applicant understands that your preliminary approval of the proposed concept plan does not constitute approval of the project itself or any associated facilities. The applicant further understands that all necessary permits and approvals for activities associated with the development of the subject property will be secured prior to construction.

At your earliest convenience, please provide a letter stating that the applicant's proposal is not in violation of Glynn County zoning laws associated with the project location. We appreciate your timely response to this request. If you should have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,
RESOURCE & LAND CONSULTANTS

Daniel H. Bucey
Principal

Enclosures

RESOURCE + LAND
CONSULTANTS

41 Park of Commerce Way, Ste. 303 / Savannah, Georgia 31405
T 912.443.5896 F 912.443.5898 www.rlandc.com

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Glynn County Community Development Department
1725 Reynolds St., Suite 200
Brunswick, GA 31520
912 554-7428
www.glynncounty.org

ZCL

Zoning Certification Request

Letter to be addressed to:

Mr. Josh Noble GA DNR, CRD

1 Conservation Way, Suite 300

Brunswick, GA. 31520

Location of property:

(Needs to be accompanied by a plat, survey, or tax map identifying the property.)

Address 520 Ribault Lane, Sea Island, Georgia

Parcel ID (s) 05-00585

Purpose of letter (provide a brief explanation of the request):

Shore Protection Act certification, O. C. G. A. § 12-5-238(11)

Please refer to attached letter dated February 26, 2019

Contact information for person making the request:

Name Dan Bucey, RLC, LLC.

Daytime Phone (912) 443-5896

This request has a \$50.00 fee.

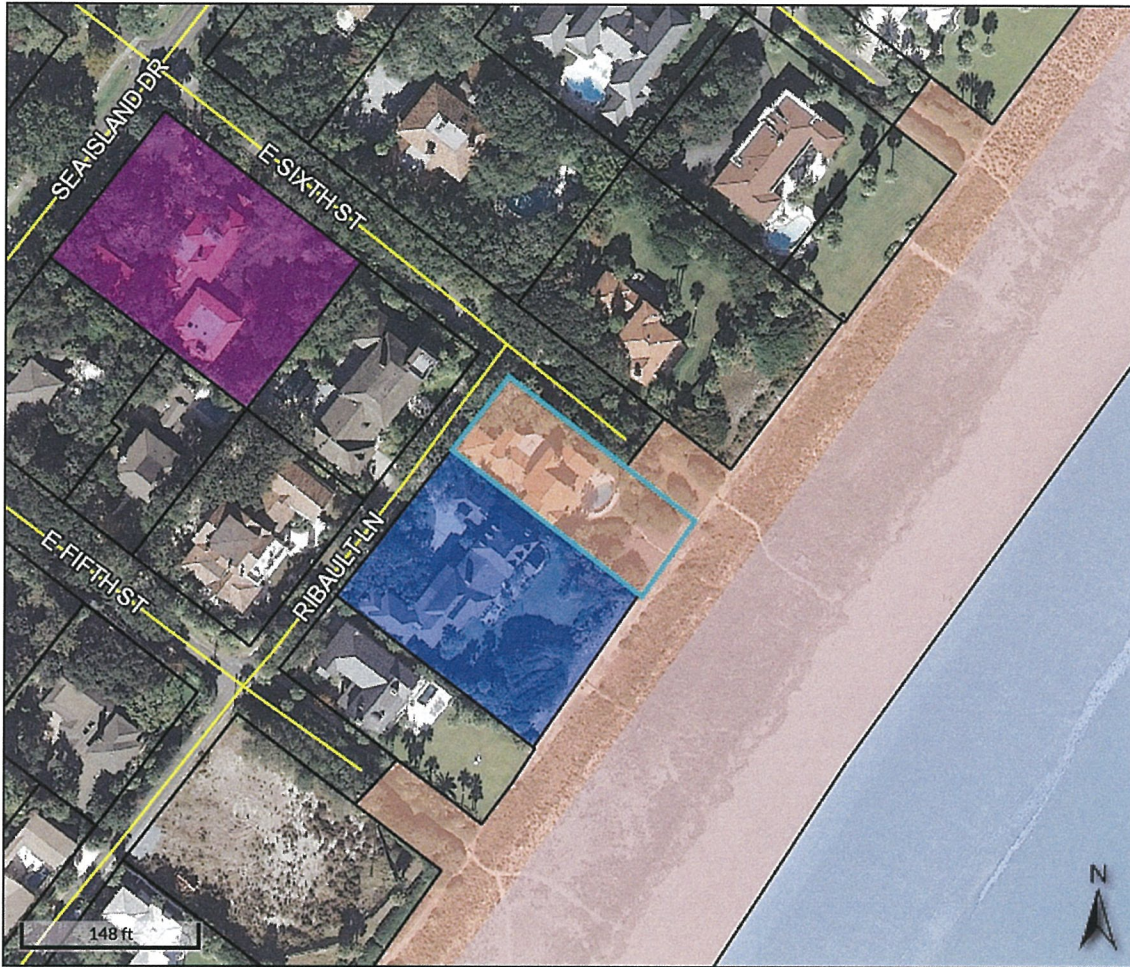
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Overview



Legend

-  Parcels
- Yearly Sales**
-  2015
-  2016
-  2017
-  2018
-  2019
-  Roads

Parcel ID	05-00585	Owner	KNOX BOONEA	Last 2 Sales			
Class Code	Residential		% JUDY WHIDDON	Date	Price	Reason	Qual
Taxing District	05-Sea Island		P O BOX 26	11/2/2018	0	ADD'L LAND	U
	SEA ISLAND		THOMSON, GA 30824	12/26/2001	0	n/a	U
Acres	0.33	Physical Address	520 RIBAUT LN				
		Market Value	\$2745000				

Date created: 2/26/2019
 Last Data Uploaded: 2/23/2019 4:12:25 AM

Developed by  Schneider
 GEOSPATIAL

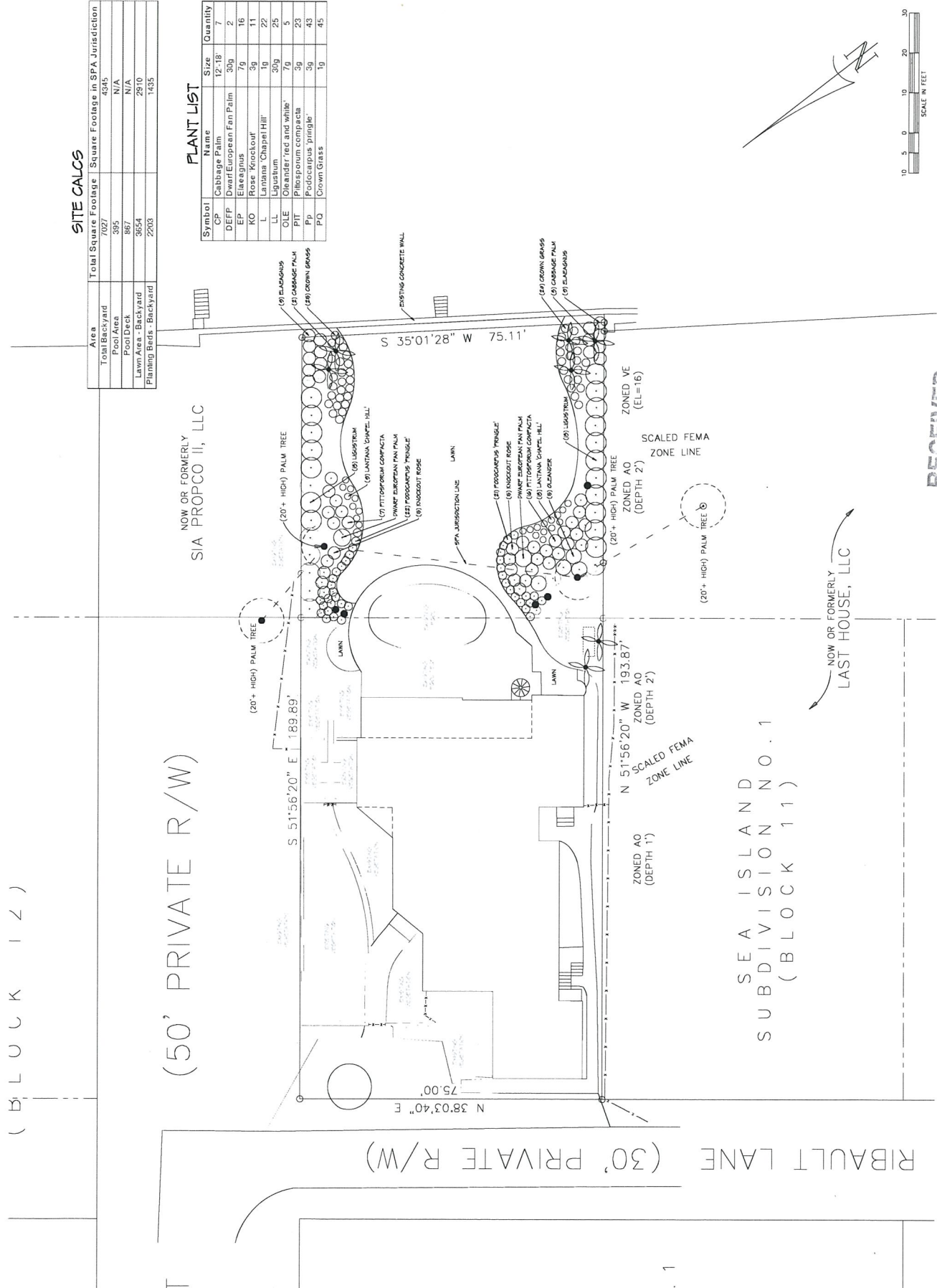
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(B L O C K 1 1)

(50' PRIVATE R/W)

RIBAULT LANE (30' PRIVATE R/W)

SEA ISLAND
SUBDIVISION NO. 1
(BLOCK 11)



SITE CALCS

Area	Total Square Footage	Square Footage in SPA Jurisdiction
Total Backyard	7027	4545
Pool Area	395	N/A
Pool Deck	867	N/A
Lawn Area - Backyard	3654	2910
Planting Beds - Backyard	2203	1435

PLANT LIST

Symbol	Name	Size	Quantity
CP	Cabbage Palm	12-18"	7
DEFF	Dwarf European Fan Palm	30g	2
EP	Elaeagnus	7g	16
KO	Rose Knockout	3g	11
L	Lantana Chapel Hill	1g	22
LL	Ligularium	30g	25
OLE	Oleander 'red and white'	7g	5
PIT	Pittosporum compacta	3g	23
PP	Podocarpus pringle	3g	43
PQ	Crown Grass	1g	45

LAND DESIGN
ASSOCIATES, INC.

LANDSCAPE
ARCHITECTURE
DESIGN/BUILD
PLANNING

2940 RIVERCHASE PLACE #609
N. LEXINGTON, GA 31759

312.761.1200
info@landdesign.com

Landscape Plan
Knox Residence
Cottage 70 6th Street - Sea Island, Georgia

Rev: 1/16/18
Date: 1/11/18
Scale: 1"=10'-0"
Sheet 1



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