



A Golden Past.
A Shining Future.

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

ISLANDS PLANNING COMMISSION STAFF REPORT

Meeting Date: July 21, 2020

Application Type	Village Preservation
Case Number	VP4300
Applicant	James A. Bishop, agent, for Sandy Vacation, LLC, owner
Property Address	513 Beachview Drive, 315 15 th Street, 108, 118, 124, 130, and 140 Pier Village Market, 300, 308, and 310 Mallery Street, and 508 Oglethorpe Avenue, St. Simons Island
Parcel ID	04-04653, 04-04652, 04-10230, 04-11659, 04-07017
Area of Property	0.55 acre (combined lots)
Existing Zoning	Village Mixed Use (VMU) and Island Preservation Design Review District (IP) and the applicant is proposing to rezone it to Planned Development District (PD) (case number ZM4299) and Island Preservation Design Review District (IP)
Existing Land Use	Commercial (retail and office) and Residential
Proposed Zoning	Planned Development District (PD) and Island Preservation District (IP)
Proposed Land Use	Art Museum

PROJECT DESCRIPTION:

1. The applicant is requesting design review approval of the demolition of existing buildings (kiosks, commercial building, and a single family dwelling unit) and construction of a new 20,000 SF building at 513 Beachview Drive, 315 15th Street, 108, 118, 124, 130, and 140 Pier Village Market, 300, 308, and 310 Mallery Street, and 508 Oglethorpe Avenue (parcel numbers 04-04653, 04-04652, 04-10230, 04-11659, 04-07017). The new building is proposed as an art museum, including a lecture hall and meeting rooms.
2. The property is currently zoned Village Mixed Use (VMU) and Island Preservation Design Review District (IP) and the applicant is proposing to rezone it to Planned Development District (PD) (case number ZM4299) and Island Preservation Design Review District (IP).

Noticing: A notice was posted on the subject property on July 6, 2020.

SECTION 709.4 PERFORMANCE STANDARDS AND REVIEW CRITERIA

The following standards shall be adhered to in the rehabilitation, alteration of any structure and/or construction of new structures within a design overlay district. All development within the design overlay districts shall be reviewed by the Islands Planning Commission in accordance with the listed guidance standards. The following defects may render an application for design review inappropriate resulting in disapproval and requiring the resubmittal of plans: **(Staff comments in bold)**

- (a) Construction, or remodeling or enlargement of an existing building in a manner inconsistent with the existing building massing (the three-dimensional bulk of a building: height, width, and depth), articulation (the pattern of the building base, middle and top, created by variations in detailing, color and materials or stepping back or extending forward a portion of the facade) and fenestration (the arrangement, proportioning, and design of windows and doors in a building) in the immediate area; or
- (b) An absence of unity or coherence in composition which is in opposition to the character of the present structure in the case of repair; or
- (c) Violent contrasts of materials or intense colors not representative of the existing buildings in the immediate area; or
- (d) A multiplicity or incongruity of details resulting in a disturbing appearance. (O-2009-08, 11/19/2009)

Staff Comment:

This application is a two part request. The applicant provided a Narrative (attachment #5) that provides details on the requests:

- 1. Request for design review approval of the demolition of the Pier Village Market kiosks, a commercial building, and a single family dwelling unit, and;**
- 2. Request for design review approval to construct a new two-story museum building.**

Request #1: Demolition

- **Pier Village Market kiosks: Approximately 20 years old and not architecturally or historically significant. The plans for the new structure do not include incorporation of the kiosks.**
- **Commercial Building along Beachview Drive (308 Mallery): Approximately 30 years old. Not architecturally or historically significant and due to alternate plans as well as floodplain standards, the applicant does not plan to re-use or re-purpose this building.**
- **Single Family Dwelling Unit (513 Beachview Drive): Original structure approximately 95 years old with significant alterations approximately 25 years ago. The plans do not include incorporation of this house with the new development.**

Request #2: New 20,000 SF Art Museum

- **The proposed privately-funded art museum is primarily Greek Revival style with influences of the St. Simons Lighthouse and Keepers Cottage architect, Charles B. Cluskey. The primary entrance will be from Mallery Street and the length of the side elevation will be along Beachview and Oglethorpe. An open space is proposed along 15th Street between Beachview and Oglethorpe.**
- **Exterior materials include a stucco siding in “Honey Bees” yellow; “White Dove” for the front columns and trim, shutters in “Hunter Green,” brick base, and the roof will either be standing seam metal or asphalt shingles**
- **The applicant has provided a tree plan including tree removal and tree protection**
- **The applicant has provided a landscape plan. Of note is the applicant would like to apply for a right-of-way (ROW) encroachment permit in the future to allow landscaping and beautification of the rights-of-way. The ROW permit would be considered by the Board of Commissioners.**

ACTIONS:

The Islands Planning Commission may:

- 1) Approve an application with or without such changes and modifications in the specifications and plans or subject to such conditions as would reasonably be required to ensure that the purpose and intent of design review district regulations are met;
- 2) If the Islands Planning Commission needs additional information in order to review an application, make findings of fact or to make a recommendation, then the Islands Planning Commission may defer action on the application for no longer than the next regularly scheduled meeting. Without the applicant's concurrence, the Islands Planning Commission may continue the initial review only once to provide guidance to the applicant regarding revisions to the proposed project;
- 3) Deny the application. No building permit shall be issued for the activities described in the application if the application is denied by the Islands Planning Commission;

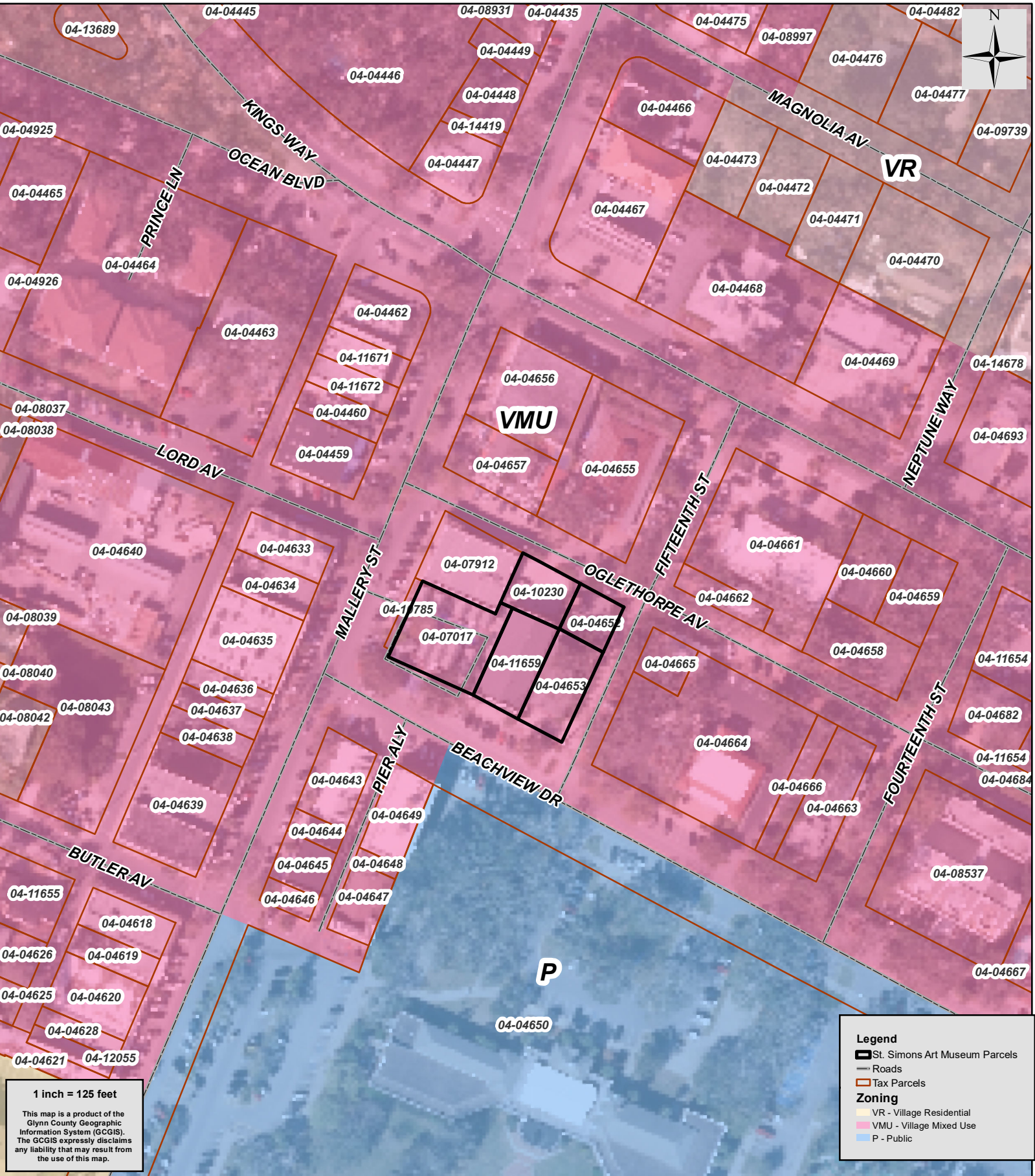
POSSIBLE MOTIONS:

- 1) I move to approve application VP4300 contingent upon the rezone approval (case number ZM4299);
- 2) I move to defer application VP4300 until the next regularly scheduled Islands Planning Commission meeting and provide the following guidance to the applicant regarding revisions to the proposed project ...;
- 3) I move to deny application VP4300 based on failure to comply with Section 709.

ATTACHMENTS TO THIS AGENDA ITEM:

1. Staff Report
2. Zoning/Aerial Map
3. Application
4. Narrative provide by the Applicant
5. Elevations
6. Plans: Site Plan and Tree Plan

**Aerial Photo/Zoning Map
ZM4299 and VP4300
St. Simons Art Museum
04-04653, 04-04652, 04-10230,
04-11659, & 04-07017**



1 inch = 125 feet

This map is a product of the
Glynn County Geographic
Information System (GCGIS).
The GCGIS expressly disclaims
any liability that may result from
the use of this map.

Legend

- St. Simons Art Museum Parcels
- Roads
- Tax Parcels
- Zoning**
- VR - Village Residential
- VMU - Village Mixed Use
- P - Public



GLYNN COUNTY COMMUNITY DEVELOPMENT
REVIEW HISTORY for VP4300 St. Simons Art Museum
as of 07/12/2020 3:20 pm

Review	#	Assigned To	Result	Result By	Completed
22781 Planners Pre-Review	1	Keller	Compliant	Keller	02/25/2020
22971 Resubmit	1	Keller	Compliant	Keller	03/18/2020
23686 Resubmit	2	Leif	Compliant	Leif	06/25/2020
22803 Engineering ·can not reduce buffer requirements (section 613 buffers) ·site must meet requirements for on site parking ·is the easement shown a Ga Power easement ·show the limits of dirt, gravel and pavement for the surrounding roads ·roadway improvements will be required	1	Culbreath	Compliant With Comments	Culbreath	03/18/2020
22804 Fire Department	1		Not Applicable		03/12/2020
22807 GIS Address Due to planned improvements on this property, it has been assigned a new address. Please use 300 Mallery St for any future permits.	1	Broomell	Compliant With Comments	Broomell	02/26/2020
22808 GIS Mapping	1	Proper	Not Applicable	Proper	02/26/2020
22802 JWSC	1	Cornely	Compliant	Cornely	03/09/2020
22805 Planning and Zoning NC in order to input resubmittal.	1	Leif	Compliant	Keller	03/18/2020
22972 Planning and Zoning	2	Leif	Compliant	Leif	03/30/2020
22842 Review for the trees 1 - All Plantings and removals within the R/W are prohibited. A special review and approval process is required to allow private use of R/W. The sycamore and 2 unidentified removals on page L1, 3 additional live oaks plantings and any vertical landscape planting as indicated on the drawings that are within the R/W should be included in a single request for review. Coordinate with Glynn Co. Engineering ____ 2 - Reduce planting within the structural root zones of all trees in lieu of mulch surface treatment. Add note that air spade is to be used to excavate all plantings within the structural root zones of retained / preserved trees. 3 - Include open soil calculations for each tree or area of multiple tree plantings. 4 - Will trimming / pruning be required to any preserved tree in order to accommodate proposed construction? If so, identify and include with plan for review and approval. 5 - Include photos of trees to be removed and preserved as explained in section (a)1)c of tree ordinance (section 624.7). 6 - No planting or obstructions between 30" and 10' within 25' of two intersecting R/W's per zoning ordinance 615. 7 - Eliminate one parking space of the three indicated on Fifteenth so that remaining spaces total paving section is located outside of and between the two preserved trees structural root zones	1	Flowers	NOT Compliant	Flowers	03/10/2020

	Review	#	Assigned To	Result	Result By	Completed
	(See attached tree review)					
23687	Review for the trees	2	Flowers	Compliant With Comments	Flowers	07/11/2020
	Trees to be preserved are to be marked and an on-site pre-construction meeting is required prior beginning site work of this development to discuss tree preservation and protection details. Once development of this project is underway, the details outlined in this tree plan and those determined and discussed at pre-construction meeting will be strictly enforced and any deviation from the approved tree plan and protection measures stated within will result in an immediate stop work order and further enforcement actions and penalties.					
22806	Traffic	1	Vicent	Not Applicable	Vicent	03/02/2020

Number of Reviews **13**



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

VP

Village Preservation District Conservation Application

Address of Project: 513 Beachv'w Dr & 315 Fifteenth St; 108 Pier Village Mkt; 308 Mallory St & 508 Oglethorpe

Parcel ID : SEE ATTACHED Zoning: SEE ATTACHED Size of Lot: 0.55 acres Square Footage

This application is for:

☐

New sign(s)

☒

New Construction

☐

Remodeling/Alteration

☒

Demolition

Briefly Describe Purpose of Project: Consolidate 3 parcels, demolish the existing buildings thereon, and construct one 20,000 square foot building as a public art collection museum with lecture hall and meeting spaces.

Owner(s) Name(s): 1) SANDY VACATION, LLC 2) Address: c/o 465 Sea Island Road St. Simons Island, GA 31522 Phone#: 1) 264.2390 2) 222.6848 Email: jbishop@bishopfirm.com	Developer/Architect Name: WIREGRASS STUDIO ARCHITECTS Address: 1208 Newcastle Street Brunswick, GA 31520 Phone#: 264.4788 Email: nate@wiregrassstudio.com
Authorized Agent: If Owner desires an Agent, then attach executed Agent Authorization Form. Name: James A. Bishop Address: 465 Sea Island Road St. Simons Island, GA 31522 Phone#: 912.264.2390 Email: jbishop@bishopfirm.com	Other than Owner(s) address communications to: Name: Address: Phone#: Email:
Signature(s):  February 24, 2020 Owner/Authorized Agent Date	
Planning and Zoning Received from _____ this Village Preservation District Application. This Application will be heard by the Glynn County Planning Commission at their Public Hearing on _____, if all submittal requirements have been met. Owner or Agent must be present at the hearing. Glynn County Planning and Zoning Date	

Community Development Home Page





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AA

Agent Authorization Form

(Required if Applicant is other than property owner or is represented by an Agent)

Ownership Certification

State Of Georgia,
County Of Glynn County Georgia

I, the undersigned, do hereby certify that I am the owner of the property affected by the proposed application to the Glynn County Planning Commission (application file number 12/18/2018; 8/12/2019) by virtue of a deed dated 9/17/2019 on file in the Office of the Clerk of the Superior Court of Glynn County in Deed Book 3977 Page 142; Book 4074, Page 54
Book 4089, Page 1

SANDY VACATION, LLC, A GA LLC

Owner's Name

Other Owner's Name

By:

Owner's Signature

Date

Other Owner's Signature

Date

Authorized Signatory 2/20/20

Agent Authorization

I/We, the undersigned owner(s) of property involved in this application, do hereby authorize James A. Bishop, Esq. to act as Agent in submitting and representing the above identified application in my/our behalf.

SANDY VACATION, LLC

By:

Owner's Signature

Other Owner's Signature

Authorized Signatory 2/20/20

I accept this authorization to act as Agent on behalf of the above owner(s).

James A. Bishop

Authorized Agent's Name

Authorized Agent's Signature

Date

2-20-2020

Glynn County Community Development



**ATTACHMENT TO VILLAGE PRESERVATION DISTRICT CONSERVATION
APPLICATION BY SANDY VACATION, LLC**

PARCEL ID NUMBERS

04-04652 & 04-04653; 04-07017; 04-08055, 04-08056, 04-08057, 04-08060, 04-08061, 04-08062, 04-08063, 04-08058, 04-08059 & 04-10230

ZONING

EXISTING: Section 709 Island Preservation District, an overlay district & Village Mixed Use

PROPOSED: Planned Development Text and Village Preservation

NARRATIVE: ST. SIMONS ART MUSEUM

PROJECT OVERVIEW:

The attached application “St Simons Art Museum” proposes a privately funded art museum open to the public for the benefit of the citizens of Glynn County. Located in the St. Simons Pier Village, the museum will share a private collection of American Art representing a survey of historic periods and regions including the Revolutionary War, Civil War, the expansion of the Eastern U.S. into the American West, the Georgia Coast, St. Simons Island and the local Gullah Geechee culture. The 20,000 square foot, two story museum will offer display galleries, a lecture hall, an exterior courtyard and significant landscaping appropriate with its use and special Village setting. Open to the public daily, it will be available for group and school tours, lectures and educational programs, as well as private events.

ARCHITECTURAL DESIGN INFLUENCES:

The architectural design of the art museum borrows heavily from the Greek Revival Style, historically associated with museums and other civic buildings in the United States. Of significant relevance, is the influence on the design of historic architect, Charles B. Cluskey, whose celebrated work, the St. Simons Lighthouse and Keepers Cottage, has become an established signature image for St. Simons Island. It should be noted also that Cluskey’s Old Governor’s Mansion in Milledgeville and the Old Medical College in Augusta are considered not only some of the finest examples of Greek Revival Architecture in Georgia but also in the Nation.

EXTERIOR FINISHES:

For representations of proposed exterior finishes please see the Conceptual Drawings attached to the Rezoning Application submitted on 2/24/20 by Sandy Vacation, LLC, the Applicant.

DEMOLITION OF EXISTING BUILDINGS:

The new museum program calls for 20,000sf of space, meeting current life safety codes, FEMA requirements, and specialized air conditioning, security, lighting and other systems appropriate for a modern museum housing an important art collection. The existing buildings on site cannot be reasonably adapted to meet the special needs of a museum nor comply with applicable building codes.

Kiosks (108-140 Pier Market Village) Built Circa 1999

- Not architecturally or historically significant;

- Not reasonably adaptable for new use.

Commercial Building (308 Mallery Street - fronting Beachview Dr.) Built circa 1990

- Not architecturally or historically significant;
- Not reasonably adaptable for new use.

Note: Significant time and resources have been spent considering ways to incorporate the existing building as part of the new museum. The building is suitable for office use and ground floor retail, but does not meet the requirements for museum use, and would require very expensive, cost prohibitive measures to adapt, including:

- Ground floor is currently at 8.4'MSL; Glynn County requirement at this location is +10.00MSL. Flood Proofing has been considered, and American Lowe has provided a price of \$50,000 to lift the building so that the ground floor could be raised (this cost does not include cost of new foundation work or new raised floor.)
- Second Floor framing must meet 100lb live load for assembly, currently just meets 50lb live load (office). Additional structural issues include insufficient bearing/connections and excessive deflection. The Second floor framing would need to be replaced entirely.
- The engineering firm of GPRS was hired to perform a Ground Penetration Radar study of the slab and CMU walls and found that the existing column bearing on slab is inadequate for assembly requirements. Per our consulting structural Engineer, Anthony Rentz, PE: *"The columns will need to be removed. They could potentially be re-used, but their support must be retrofitted. New footings, the design of which is based on load path analysis of the new interior structure, shall need to be installed to serve the "point load" locations of the columns. This will involve removing columns, bracing the girder (if to be salvaged), and installation of the focused, isolated, concrete footing."*

Rental House (513 Beachview Dr.) Built circa 1926, heavily altered 1994-95

- Not architecturally or historically significant due to alterations; (The original structure has undergone significant renovations and additions. It is currently divided into multiple rental units. Its architectural character has been severely compromised by new tabby siding, replacement of windows and the domineering second floor addition.)
- Not reasonably adaptable for new use (structurally and functionally inappropriate for use as an assembly space).

Note: American-Lowe building movers was contacted to evaluate the feasibility of relocating the structure. However, due to the proximity of adjacent trees coupled with constraints presented by off-site conditions with the Village area, transport was deemed very difficult, if not infeasible.

SITE DEVELOPMENT:

Consistent with other museum settings, the proposed St. Simons Art Museum will reserve and develop considerable greens space and will add significant plantings while providing additional off-street parking and other site features.

Off-street Parking

- The quantity of off-street parking shall be provided by crediting the parking within the regime of public right of way parking of common use in the Village area currently serving the existing uses on site;
- In addition, the required parking for the proposed museum uses (space open to the public for art display and space reserved for lectures and social events) shall be provided on the basis of: one space per 400 SF of space open to the public and one space per 70 SF of lecture or event space. These ratios were developed through research of building codes applicable to nearby coastal communities such as Savannah and Charleston;
- To provide ample capacity for museum staff, 10 spaces will be provided on site.

Site Development and Landscaping

- The main entry to the museum will be setback from the property line along Mallory Street to allow space for planting to soften and enframe the new museum, providing a green relief along Mallory Street.
- The rear yard along 15th Street will be appointed with a masonry terrace and multi-use lawn.
- Tree preservation and replacement will meet or exceed the St. Simons Island Tree Canopy Preservation ordinance (including special care specifications and supervision provided by a licensed arborist relative to existing oaks on site and adjacent street trees, subject to authorization by Glynn County).
- The finished landscape will be exemplary and complementary to the Village's unique setting.



2 CONCEPTUAL SOUTH ELEVATION - BEACHVIEW DRIVE
SCALE: 1/16" = 1'-0"

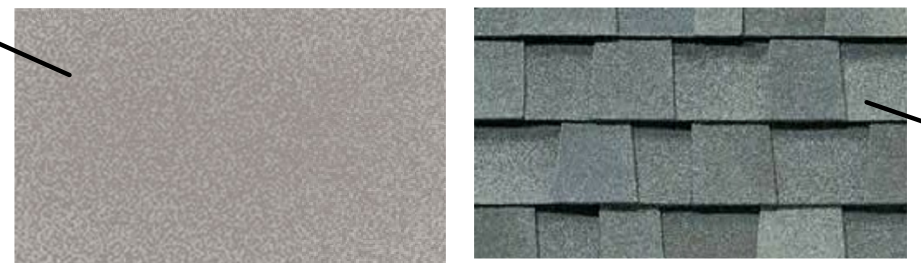


3 CONCEPTUAL EAST ELEVATION - 15TH STREET
SCALE: 1/16" = 1'-0"

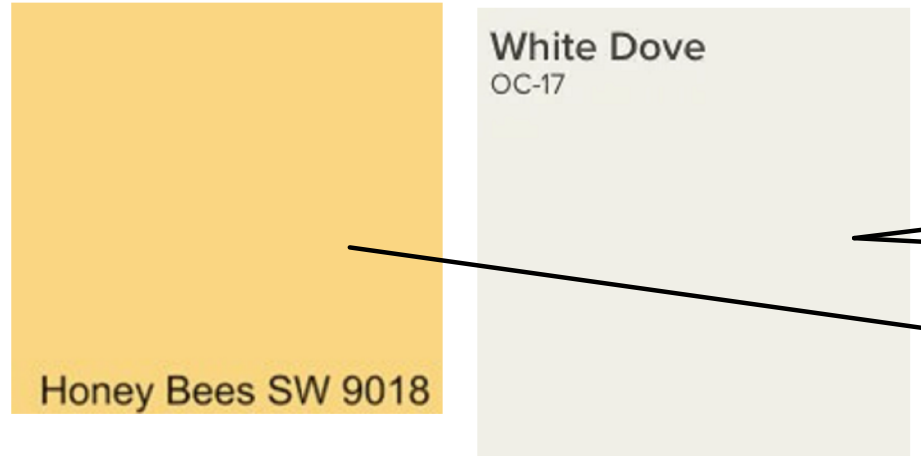


4 CONCEPTUAL NORTH ELEVATION - OGLETHORPE AVENUE
SCALE: 1/16" = 1'-0"

CONCEPTUAL EXTERIOR FINISHES



- ROOF FIRST CHOICE: STANDING SEAM METAL ROOF; SHEFFIELD METALS 24G PRE-WEATHERED GALVALUME
- ROOF SECOND CHOICE: ARCHITECTURAL ASPHALT SHINGLE, TAMKO HERITAGE OXFORD GREY



- EXTERIOR WALLS: ELASTOMERIC PAINT OVER STUCCO, COLOR: SHERWIN WILLIAMS 9018 HONEY BEES
- COLUMNS, ENTABLATURE, TRIM, SOFFITS, PORCH CEILING: PAINTED WOOD OR PVC, COLOR: BENJAMINE MOORE OC-17 WHITE DOVE

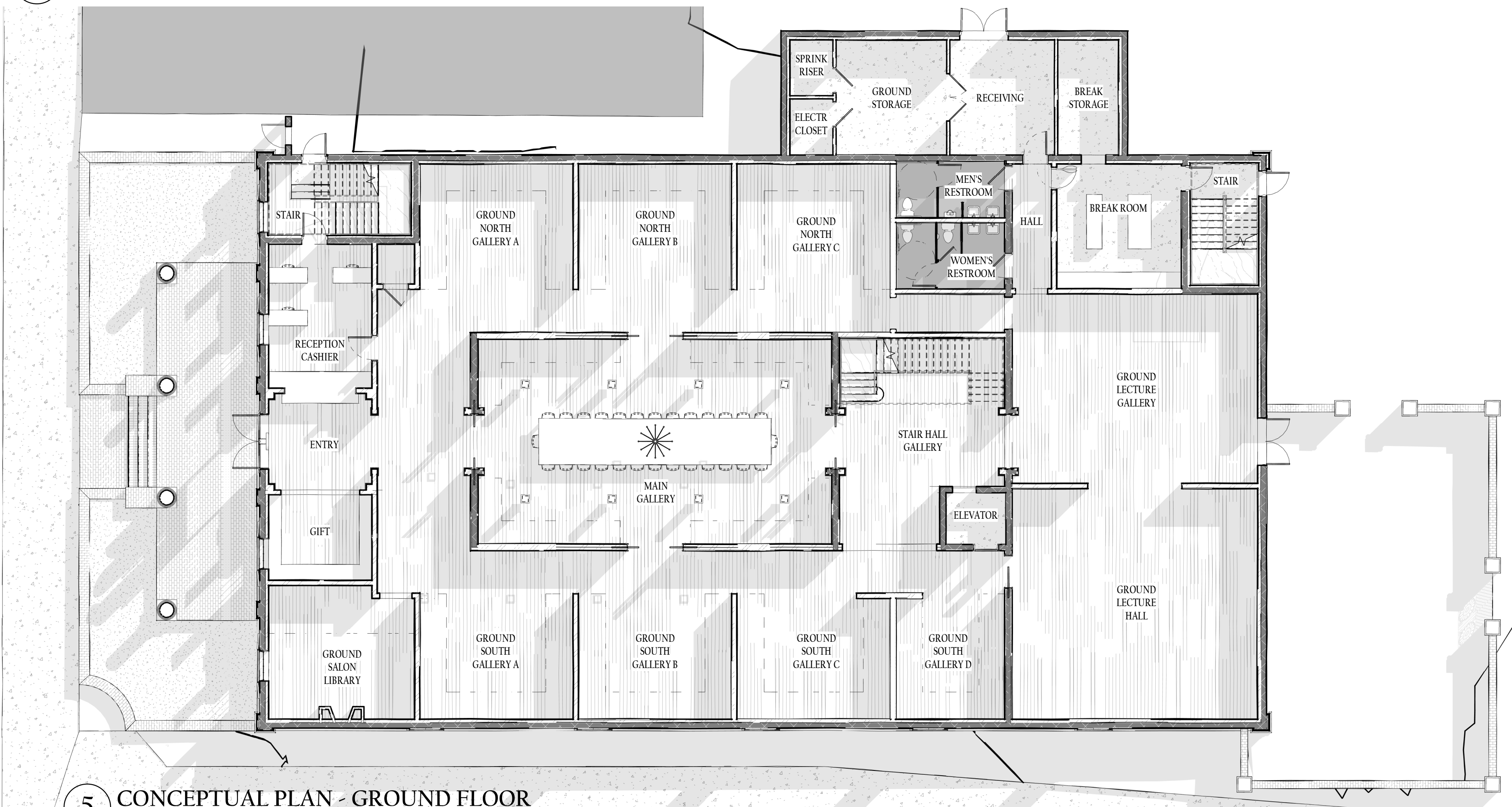


- SHUTTERS: PAINTED WOOD OR PVC, COLOR: SHERWIN WILLIAMS 2041-10 HUNTER GREEN
- BRICK BASE, PORCH, GARDEN WALLS: CHEROKEE BRICK OLD SAVANNAH, TUMBLED, WITH CEMEX ANTIQUE BUFF 1326 MORTAR

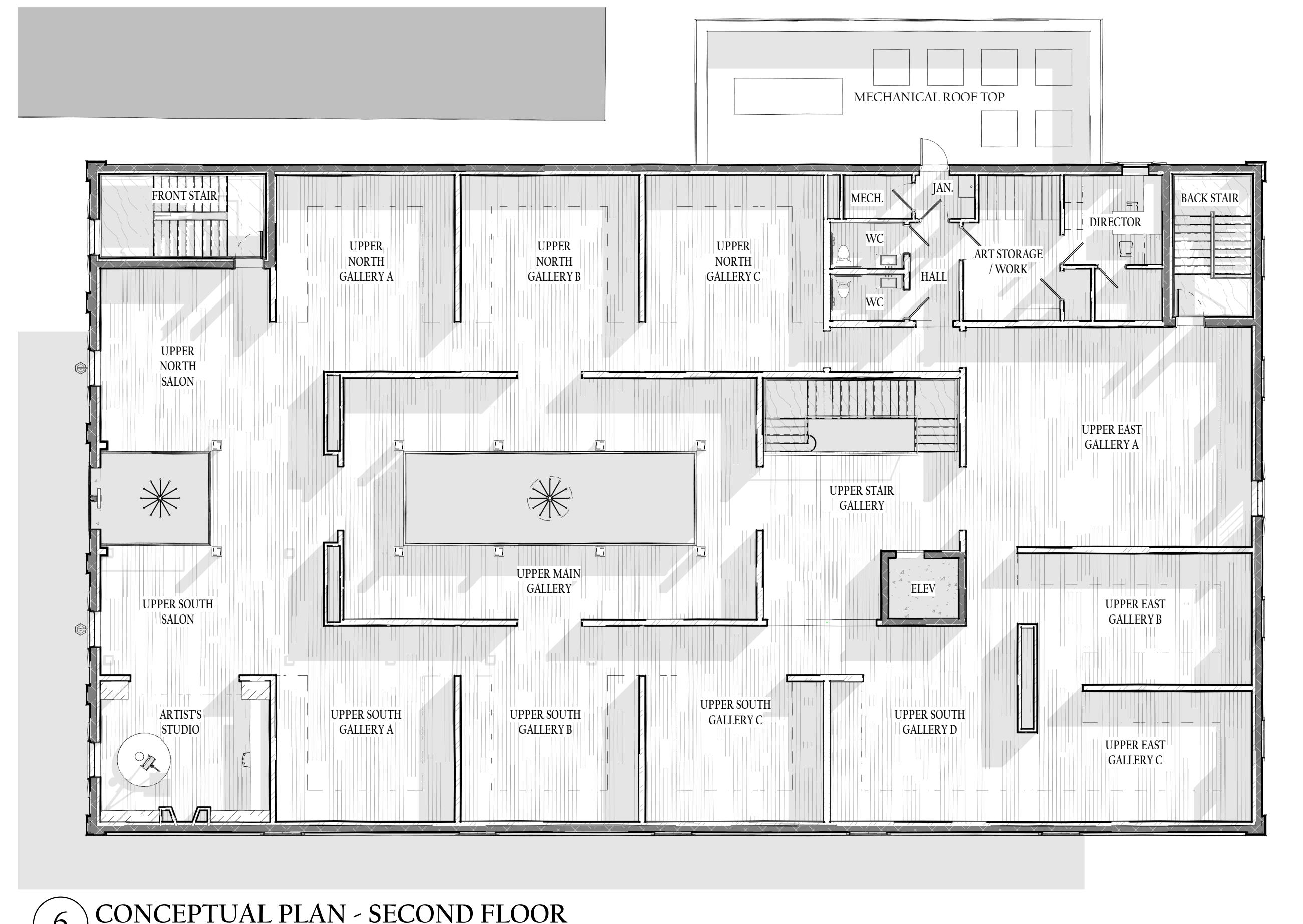
- WINDOWS: DOUBLE-HUNG CLAD WOOD WINDOWS, ANDERSEN A-SERIES OR EQUIVALENT, COLOR: WHITE
- FRONT DOOR: MAHOGANY FRENCH DOORS, STAINED 'DARK WALNUT'



1 CONCEPTUAL WEST ELEVATION - MALLERY STREET
SCALE: 1/8" = 1'-0"



5 CONCEPTUAL PLAN - GROUND FLOOR
SCALE: 3/32" = 1'-0"



6 CONCEPTUAL PLAN - SECOND FLOOR
SCALE: 3/32" = 1'-0"

SITE
PLANS

ST. SIMONS ART MUSEUM

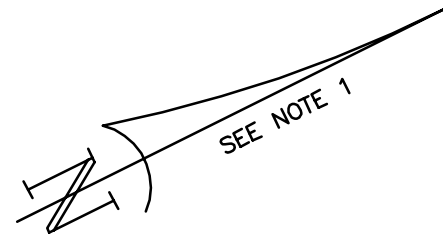
PREPARED FOR:
THE BISHOP LAW FIRM
465 SEA ISLAND ROAD
ST. SIMONS ISLAND, GA 31522



LAT: 31.135951
LONG: -81.395698

VICINITY MAP		NTS
ST. SIMONS ISLAND, GA		
ST. SIMONS ART MUSEUM		
OWNER SANDY VACATION, LLC CONTACT JIM BISHOP EMAIL JBISHOP@BISHOPLAWFIRM.COM		
#	REVISIONS	
1	2020-06-19: REVISED PER GLYNN COUNTY COMMENTS	
2020-02-25: ORIGINAL ISSUE DATE		RCE PROJECT NUMBER: 19178
CONTENTS		
SHEET		DATE
1	COVER	02-21-20
C1	SURVEY	02-21-20
C2	SURVEY	02-21-20
C3	BUILDING HEIGHT SURVEY	02-21-20
C4	DEMOLITION PLAN	02-21-20
C5	SITE PLAN	06-20-20
C6	GRADING PLAN	06-20-20
C7	LIGHTING PLAN	06-20-20
A1	FLOOR PLAN AND ELEVATIONS	02-21-20
L1	TREE PROTECTION PLAN	06-20-20
L2	LANDSCAPE PLAN	06-20-20
L3	IRRIGATION PLAN	06-20-20
COVER		





SEE SHEET 2 OF 2

BEACHVIEW DRIVE (VARYING PUBLIC R/W)

LEGEND:

- CIRF CAPPED IRON REBAR FOUND (SSC PC, LSF 317)
IRF IRON REBAR FOUND
LTF LEAD & TACK FOUND
P.O.B. POINT OF BEGINNING
F.F.E. FINISH FLOOR ELEVATION
FIRE HYDRANT
WATER VALVE
WATER METER
GRATE INLET
STORM DRAIN MANHOLE
SEWER CLEAN-OUT
SANITARY SEWER MANHOLE
ELECTRICAL BOX
LAMP POST
CABLE TV BOX
GAS METER
SIGN
SPOT ELEVATION
WOOD POST
STREET ADDRESS
CONCRETE
BUILDING
ASPHALT
DIRT
BRICK PAVERS
FENCE
8" W 8" WATER LINE
SS SANITARY SEWER LINE
TREE DRIP LINE

TREE LEGEND:

- INDICATES TREE (DOES NOT REPRESENT DRIP LINE)
ELEVATION AT BASE
APPROXIMATE CENTER OF TREE
TREE SIZE & SPECIES
PALM = PALM TREE
OAK = OAK TREE
SYC = SYCAMORE TREE
MAG = MAGNOLIA TREE
CED = CEDAR TREE
MRT = MYRTLE TREE

NOTES:

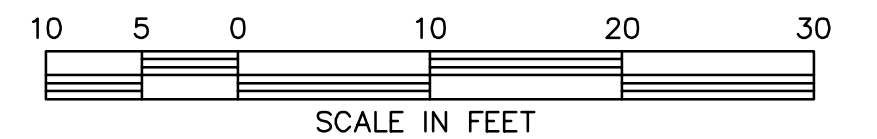
- BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON THE RECORDED SUBDIVISION PLAT, SEE NOTE 2-A.
- SURVEY REFERENCES:
 - PLAT BY JOE BILETZSKOV, GA. P.L.S. # 1672, TITLED "PROPERTY OF THOMAS H. SMOOT, II", DATED 1/13/98, RECORDED IN P.D. 24, FOLIO 290.
 - PLAT BY GARY R. NEVILL, GA. P.L.S. # 2401, TITLED "A PORTION OF LOTS 192 & 193, ST. SIMONS BEACH", DATED 08/29/19, RECORDED IN P.B. 34, PG. 347.
 - PLAT BY GARY R. NEVILL, GA. P.L.S. # 2401, TITLED "LOT 191 & A PORTION OF LOT 192, ST. SIMONS BEACH", DATED 09/29/16, LAST REVISED ON 07/31/17, RECORDED IN P.B. 33, PG. 414.
 - PLAT BY GARY R. NEVILL, GA. P.L.S. # 2401, TITLED "LOT 190, ST. SIMONS BEACH SUBDIVISION", DATED 02/14/08.
- THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GPUBLC.NET/GA/GLYNN/).
- ACCORDING TO F.J.R.M. MAP NO. 13127C, PANEL 0244H, DATED 01/05/18, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE AE WHICH IS IN A SPECIAL FLOOD HAZARD AREA AND ZONE X WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- ZONE AE (EL = 9) - 1% ANNUAL CHANCE FLOOD HAZARDS. BASE FLOOD ELEVATIONS DETERMINED.
- ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
- THIS PROPERTY IS SUBJECT TO AN EASEMENT FROM THOMAS H. SMOOT, II TO GEORGIA POWER COMPANY, DATED 5/22/99, FILED 6/3/99 AND RECORDED AT D.B. 583, PG. 605.
- THIS PROPERTY IS SUBJECT TO EASEMENTS SHOWN IN FAVOR OF VILLAGE MALL CONDOMINIUM SHOWN AT PLAT BOOK 19, PAGE 948 AND PLAT BOOK 24, PAGE 290, GLYNN COUNTY, GEORGIA RECORDS AS AND FURTHER ESTABLISHED IN THAT DECLARATION OF CONDOMINIUM FOR VILLAGE MALL CONDOMINIUM DATED MAY 30, 1984, RECORDED AT DEED BOOK 247, PAGE 466, GLYNN COUNTY, GEORGIA RECORDS, AS MAY BE AMENDED.
- THIS PROPERTY IS ZONED VMU (VILLAGE MIXED USE).
- THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD88 AND WAS ESTABLISHED USING RTK GPS WITH A VRS NETWORK (EGPS SOLUTIONS).

OGLETHORPE

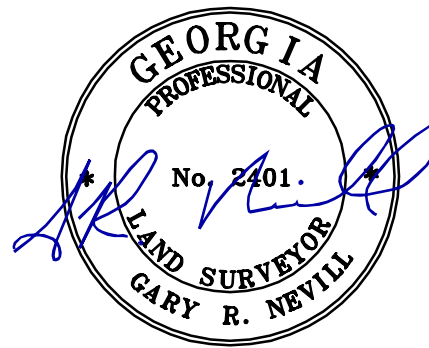
VICINITY MAP

TOPOGRAPHIC AND TREE SURVEY OF:
LOTS 190, 191, AND A PORTION OF LOTS 192 & 193, ST. SIMONS BEACH
(G.M.D. 25, ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA)

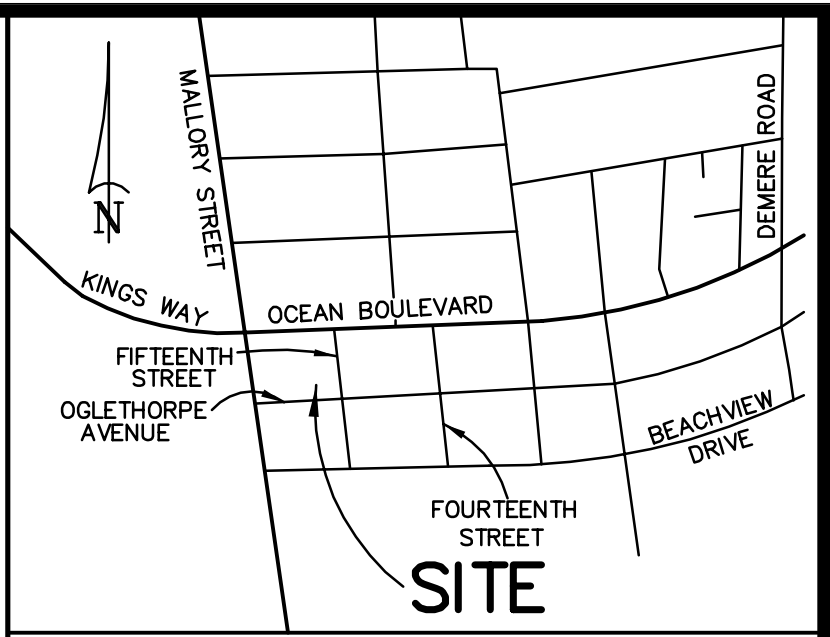
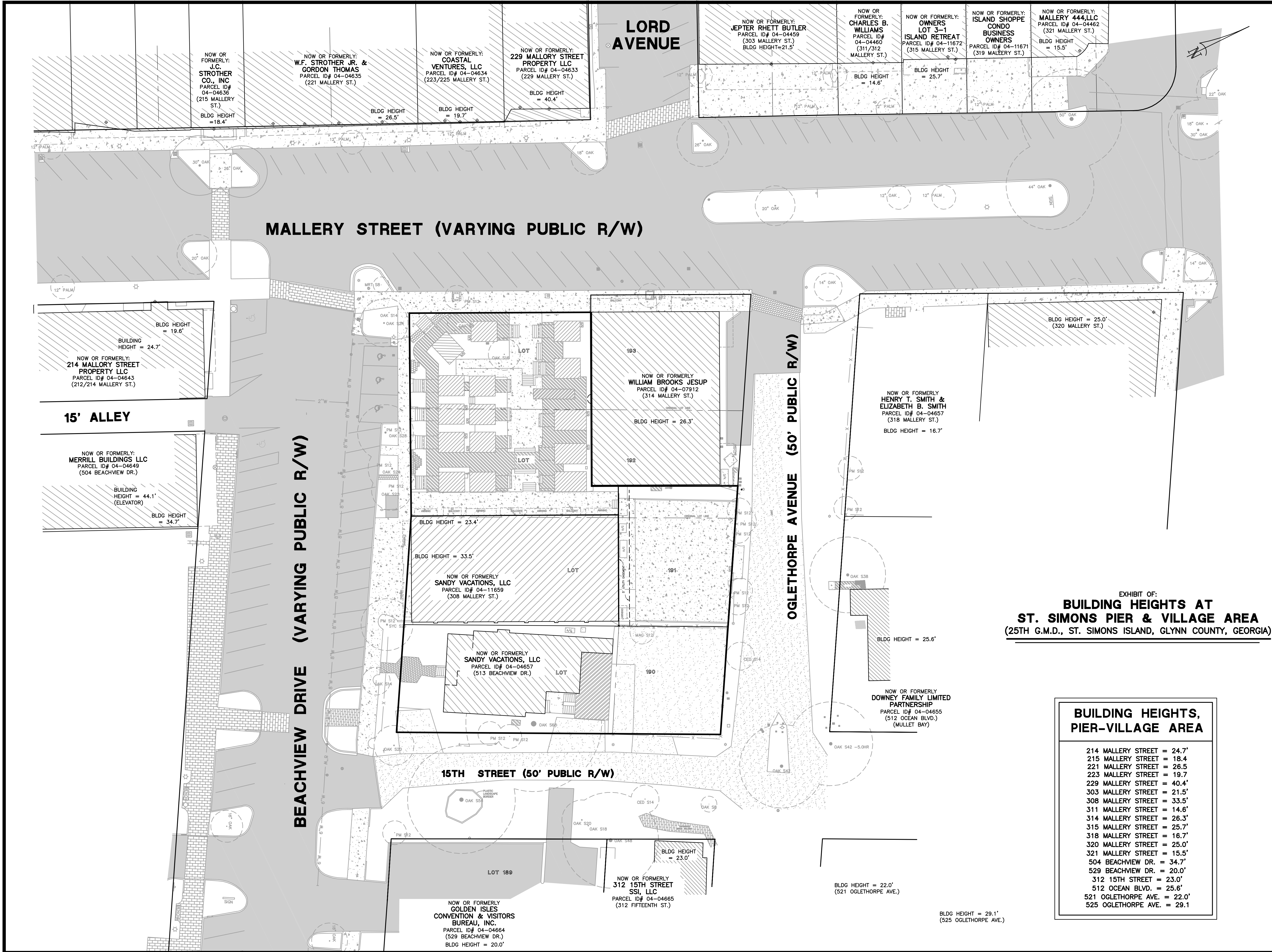
(AREA = 0.550 ACRES)



SURVEY FOR: SANDY VACATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY			
LOTS 190, 191, AND A PORTION OF LOTS 192 & 193, ST. SIMONS BEACH			
JOB # 19355	DWG # 19355-2	DWN BY: JCH	SCALE: 1"= 10'
FIELD WORK COMPLETED: 12/16/19		PLAT COMPLETED: 01/06/20	
			
SHUPE SURVEYING COMPANY, P.C.			
3837 DARIEN HWY. BRUNSWICK, GEORGIA 31525 912-265-0562			
CERTIFICATION OF AUTHORIZATION NO. LSF 317			



1	ADDED TREE DRIP LINES & ADDITIONAL TOPOGRAPHIC INFORMATION	JCH	01/31/20
NO.	REVISION	BY	DATE



VICINITY MAP (NOT TO SCALE)

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NOTE:

BASE MAP/BACKGROUND INFORMATION WAS TAKEN FROM A PLAT BY THIS FIRM TITLED "TOPOGRAPHIC AND TREE SURVEY OF: LOTS 190, 191 AND A PORTION OF LOTS 192 & 193, ST. SIMONS BEACH", DATED 01/06/20, REVISED LAST ON 01/31/20.



G.R.N.
GARY R. NEVILL, GA. P.L.S. # 2401

NO.	REVISION	BY	DATE

EXHIBIT OF:
**BUILDING HEIGHTS
AT ST. SIMONS PIER
& VILLAGE AREA**
25TH G.M.D., ST. SIMONS ISLAND,
GLYNN COUNTY, GEORGIA
PREPARED FOR:
SANDY VACATIONS, LLC



SHUPE SURVEYING COMPANY, P.C.
3837 DARLEN HIGHWAY
BRUNSWICK, GA 31525
912-265-0562
CERTIFICATE OF AUTHORIZATION: LSF317

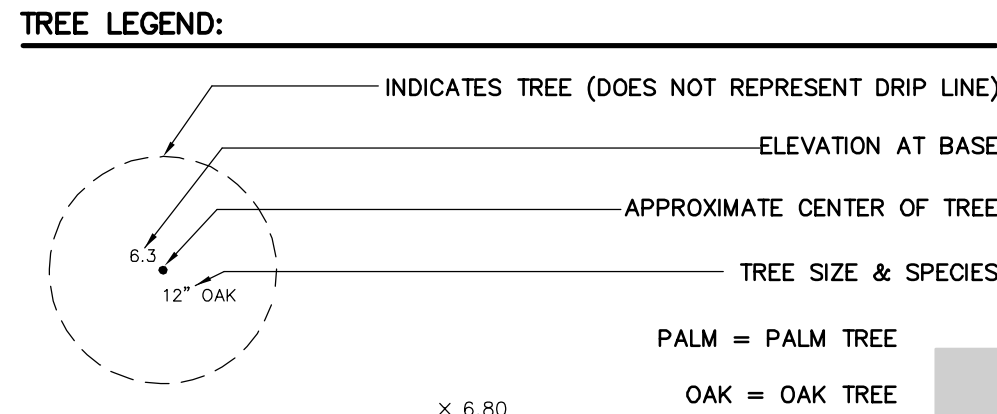


SCALE	1" = 20'	PLAT DATE	02/25/20
FILE	19355	DRAWN BY	JCH
DRAWING	19355-2	CREW CHIEF	RPG

EXHIBIT OF:
**BUILDING HEIGHTS AT
ST. SIMONS PIER & VILLAGE AREA**
(25TH G.M.D., ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA)

**BUILDING HEIGHTS,
PIER-VILLAGE AREA**

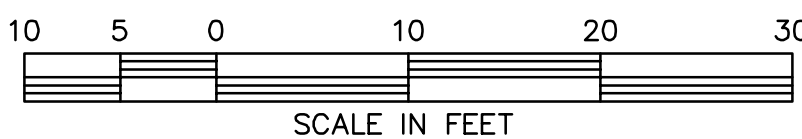
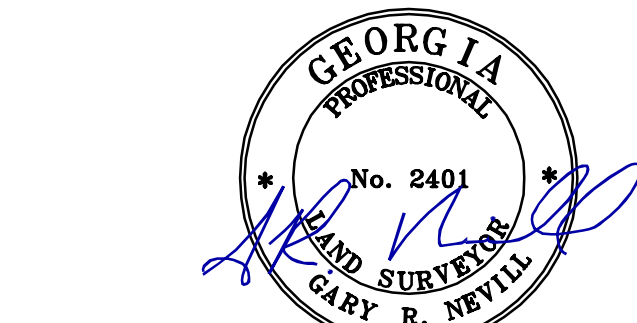
- 214 MALLERY STREET = 24.7'
- 215 MALLERY STREET = 18.4'
- 221 MALLERY STREET = 26.5'
- 223 MALLERY STREET = 19.7'
- 229 MALLERY STREET = 40.4'
- 303 MALLERY STREET = 21.5'
- 308 MALLERY STREET = 33.5'
- 311 MALLERY STREET = 14.6'
- 314 MALLERY STREET = 26.3'
- 315 MALLERY STREET = 25.7'
- 318 MALLERY STREET = 16.7'
- 320 MALLERY STREET = 25.0'
- 321 MALLERY STREET = 15.5'
- 504 BEACHVIEW DR. = 34.7'
- 529 BEACHVIEW DR. = 20.0'
- 312 15TH STREET = 23.0'
- 512 OCEAN BLVD. = 25.6'
- 521 OGLETHORPE AVE. = 22.0'
- 525 OGLETHORPE AVE. = 29.1'



- LEGEND:
- CIRF CAPPED IRON REBAR FOUND (SSC PG. LSF 317)
- IRF IRON REBAR FOUND
- LTF LEAD & TACK FOUND
- P.O.B. POINT OF BEGINNING
- F.F.E. FINISH FLOOR ELEVATION
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GRATE INLET
- STORM DRAIN MANHOLE
- SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- ELECTRICAL BOX
- LAMP POST
- CABLE TV BOX
- GAS METER
- SIGN
- SPOT ELEVATION
- WOOD POST
- STREET ADDRESS
- CONCRETE
- BUILDING
- ASPHALT
- DIRT
- BRICK PAVERS
- FENCE
- 8" WATER LINE
- SANITARY SEWER LINE
- TREE DRIP LINE

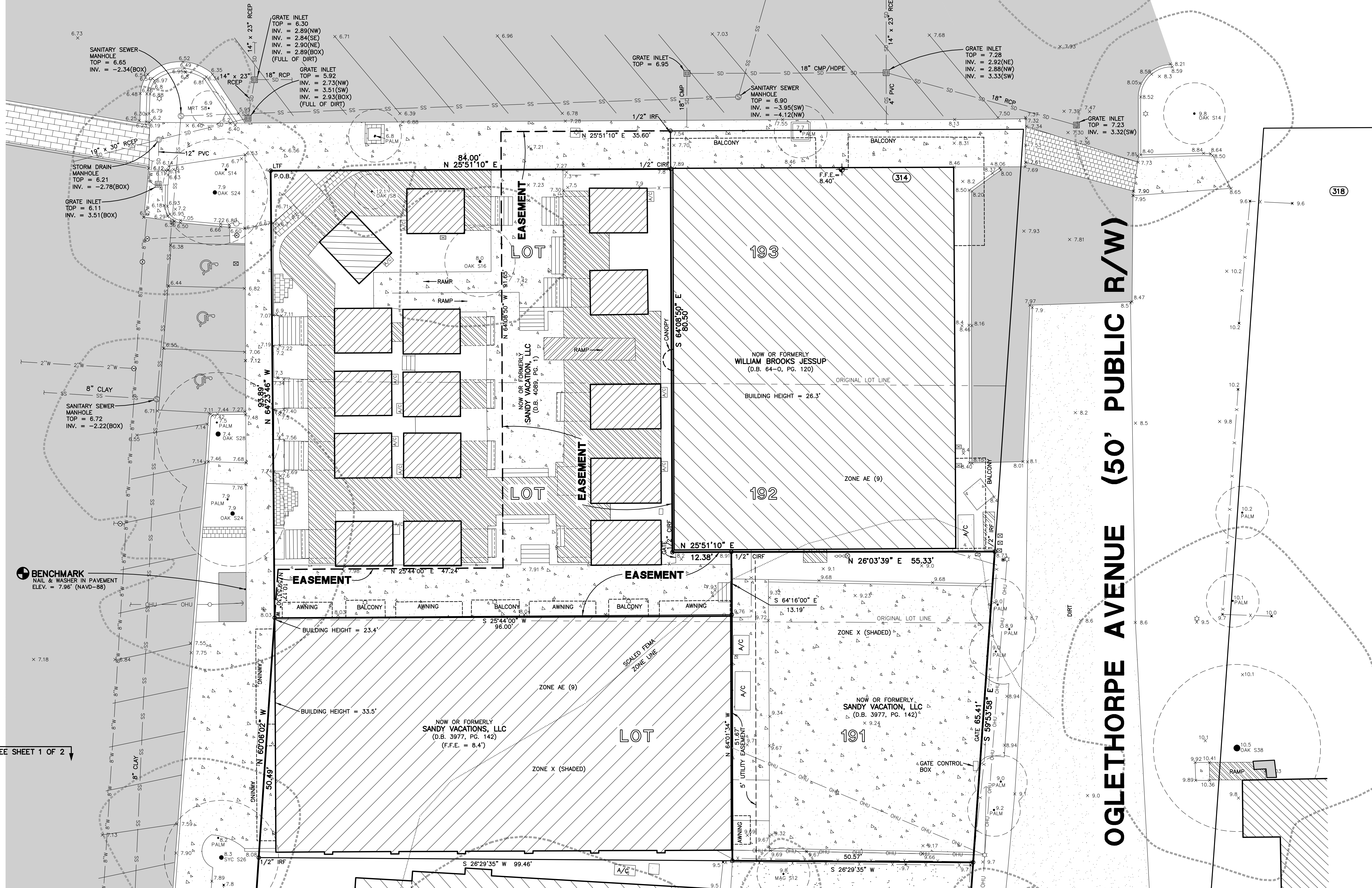
NOW OR FORMERLY
MERRILL BUILDINGS, LLC
(ST. SIMONS TEA COMPANY)
(WHELCH AND McQUIGG)
(SUPERIOR FINANCIAL CORPORATION)
(DR. BAGAROSZI PSYCHOLOGY)
(COMMON WEALTH REALTY)

BUILDING HEIGHT = 34.7'



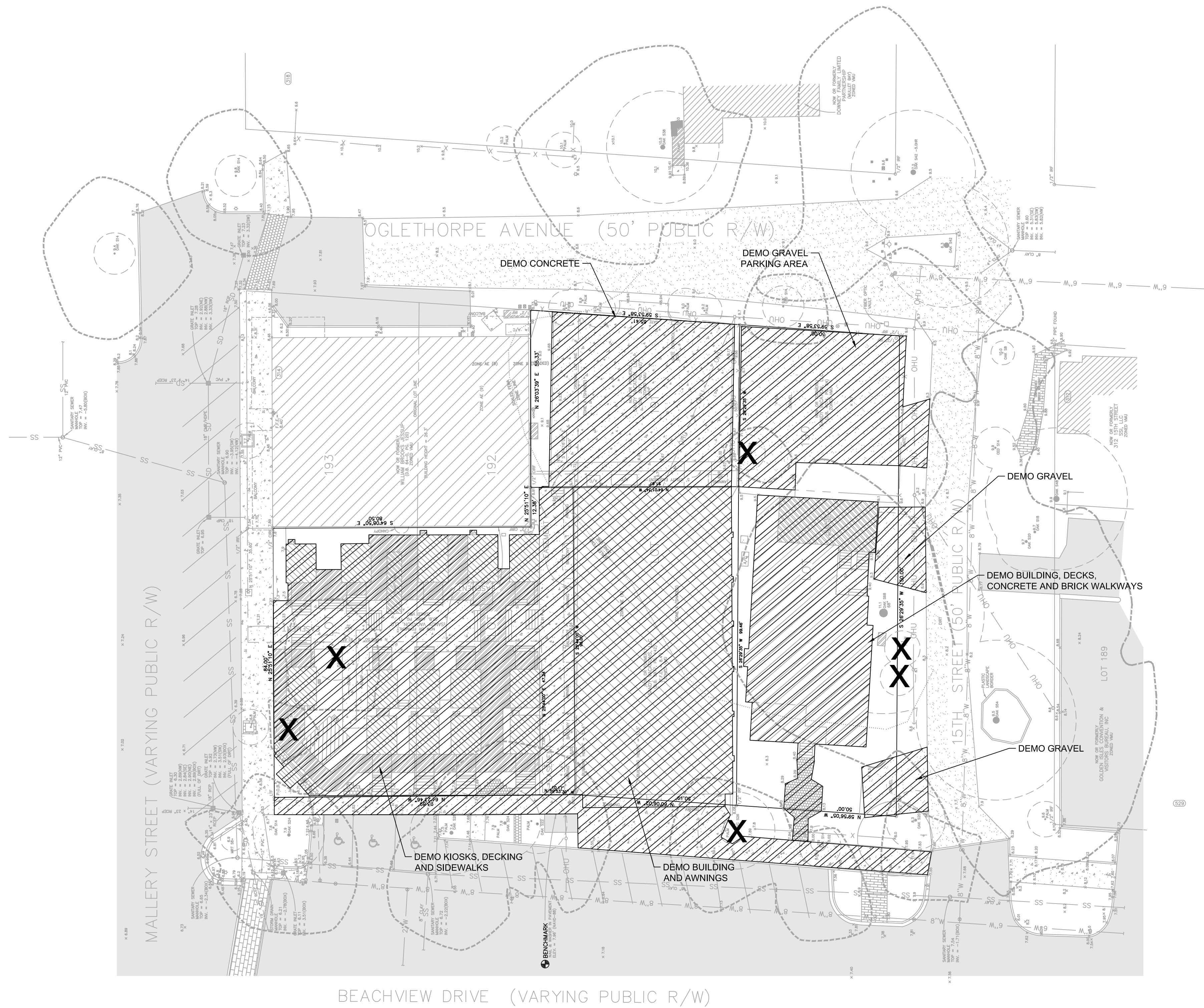
NO.	ADDED TREE DRIP LINES & ADDITIONAL TOPOGRAPHIC INFORMATION	JCH	01/31/20
NO.	REVISION	BY	DATE

MALLERY STREET (VARYING PUBLIC R/W)



SEE SHEET 1 OF 2

OGLETHORPE AVENUE (50' PUBLIC R/W)



LEGEND

- DEMO AREA
- TREE TO BE REMOVED
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BUILDING
- PROPERTY LINE
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING STORM PIPE
- EXISTING FENCE
- EXISTING TREE

NOTE:
1. ANY IMPROVEMENTS IN THE RIGHT OF WAY ARE SUBJECT TO A SEPARATE GLYNN COUNTY RIGHT OF WAY PERMIT.

811
Know what's below.
Call before you dig.

0' 20' 40'
SCALE:
1" = 20'

ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

REVISIONS

NO.	DESCRIPTION	DATE

ROBERTS CIVIL ENGINEERING, LLC
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX

GEORGIA
REGISTERED PROFESSIONAL
No. 034205
MATTHEW ROBERTS
06-19-2020

DEMOLITION PLAN
ST. SIMONS ART MUSEUM
ST. SIMONS ISLAND, GA
PREPARED FOR:
THE BISHOP LAW FIRM

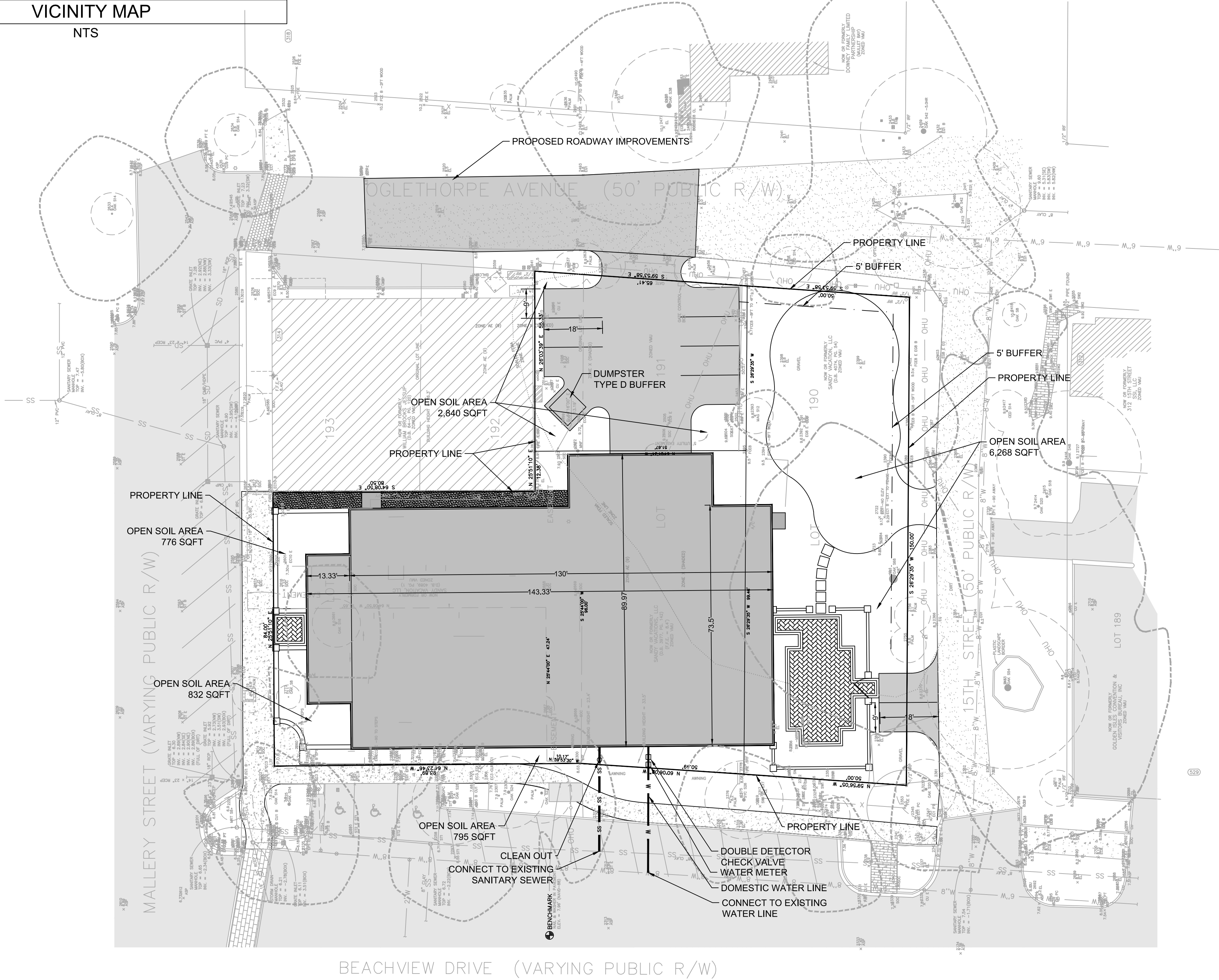
DATE: 2020-06-19
PROJECT NUMBER: 19178
DRAWN BY: BLH
CHECKED BY: JDR
SCALE: 1"=20' (FOR 24"x36" PLOT)

C4
SHEET:



VICINITY MAP

NTS



GENERAL NOTES

1. INTENDED USE:
THE PROPOSED DEVELOPMENT WILL CONSIST OF A NEW 2-STORY MUSEUM
2. OWNER / DEVELOPER
SANDY VACATION LLC.
555 17th STREET
DENVER, CO 80202
3. PARKING REQUIREMENTS:

EXISTING USE PARKING REQUIREMENTS			
USE	AREA	PARKING RATION	PARKING SPACES
KIOSKS	5,928 SQFT	1:200	30
OFFICE/RETAIL 1ST FLOOR	4,706 SQFT	1:200	24
OFFICE/RETAIL 2ND FLOOR	4,706 SQFT	1:200	24
			Total 77

REQUIRED MUSEUM PARKING			
USE	AREA	PARKING RATION	PARKING SPACES
MEETING SPACE	953 SQFT	1:70	14
MUSEUM PUBLIC AREA	11,182 SQFT	1:400	28
			Total 42

THIS PROPOSED PROJECT REDUCES THE OVERALL PARKING DEMAND COMPARED TO EXISTING USE, THEREFORE, THE PARKING REQUIREMENTS HAVE BEEN MET BY REDUCTION IN REQUIRED PARKING.

4. SITE COVERAGE:
TOTAL AREA: 23,941 SQFT. (0.55 AC) 100%
TOTAL IMPERVIOUS: 15,831 SQFT. (0.36 AC) 66.13%
TOTAL PERVIOUS: 8,110 SQFT. (0.19 AC) 33.87%
SITE COVERAGE ALLOWED: N/A
ZONING: EXISTING VMU, PROPOSED PD, IP

PARCEL: 04-07017 ZONED EXISTING VMU, PROPOSED PD, IP 0.18 AC
108 PIER VILLAGE MARKET
ST. SIMONS ISLAND, GA 31522

PARCEL: 04-11659 ZONED EXISTING VMU, PROPOSED PD, IP 0.11 AC
308 MALLERY ST
ST. SIMONS ISLAND, GA 31522

PARCEL: 04-04653 ZONED EXISTING VMU, PROPOSED PD, IP 0.11 AC
513 BEACHVIEW DR
ST. SIMONS ISLAND, GA 31522

PARCEL: 04-04652 ZONED EXISTING VMU, PROPOSED PD, IP 0.06 AC
315 FIFTEENTH ST
ST. SIMONS ISLAND, GA 31522

PARCEL: 04-10230 ZONED EXISTING VMU, PROPOSED PD, IP 0.08 AC
508 OGLETHORPE AV
ST. SIMONS ISLAND, GA 31522

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BUILDING
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM PIPE
- PROPERTY LINE
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING STORM PIPE
- EXISTING FENCE
- EXISTING TREE



Know what's below.
Call before you dig.

0' 20' 40'

SCALE:
1" = 20'



REVISIONS

2020-06-19: REVISED PER GLYNN COUNTY COMMENTS

ROBERTS CIVIL ENGINEERING, LLC
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



ROBERTS
CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

SITE PLAN

ST. SIMONS ART MUSEUM
ST. SIMONS ISLAND, GA

PREPARED FOR:
THE BISHOP LAW FIRM

DATE: 2020-06-19

PROJECT NUMBER: 19178

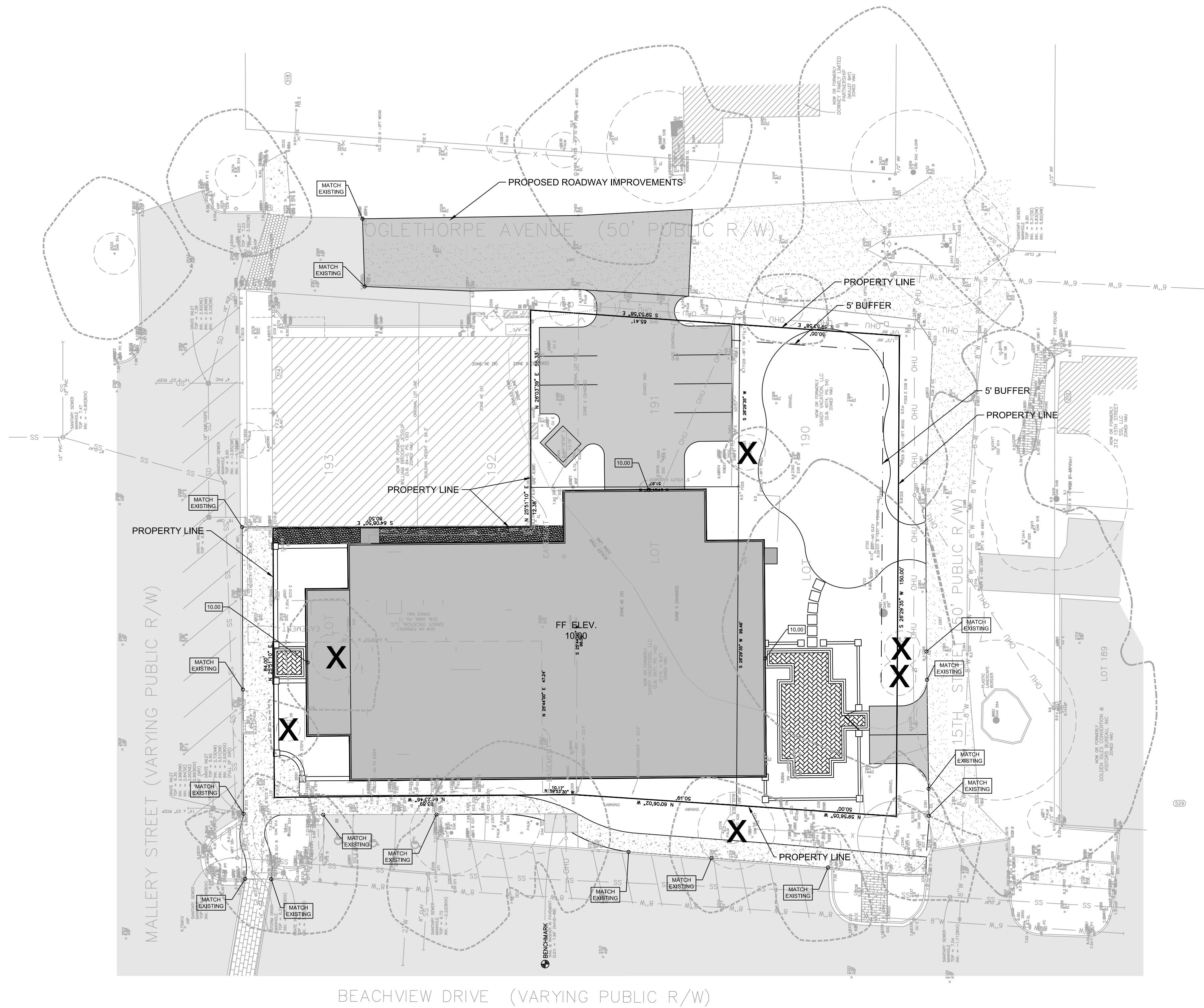
DRAWN BY: BLH

CHECKED BY: JDR

SCALE: 1"=20' (FOR 24"x36" PLT)

C5

SHEET:



0' 20' 40'
SCALE:
1" = 20'

- LEGEND**
- PROPOSED SPOT ELEVATION
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED BUILDING
 - EXISTING CONCRETE
 - EXISTING ASPHALT PAVEMENT
 - EXISTING BUILDING
 - PROPERTY LINE
 - EXISTING WATER MAIN
 - EXISTING SEWER LINE
 - EXISTING STORM PIPE
 - EXISTING FENCE
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED



REVISIONS

NO.	DATE	REVISION
1	2020-06-19	REVISED PER GLYNN COUNTY COMMENTS

ROBERTS CIVIL ENGINEERING, LLC
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0399 FAX

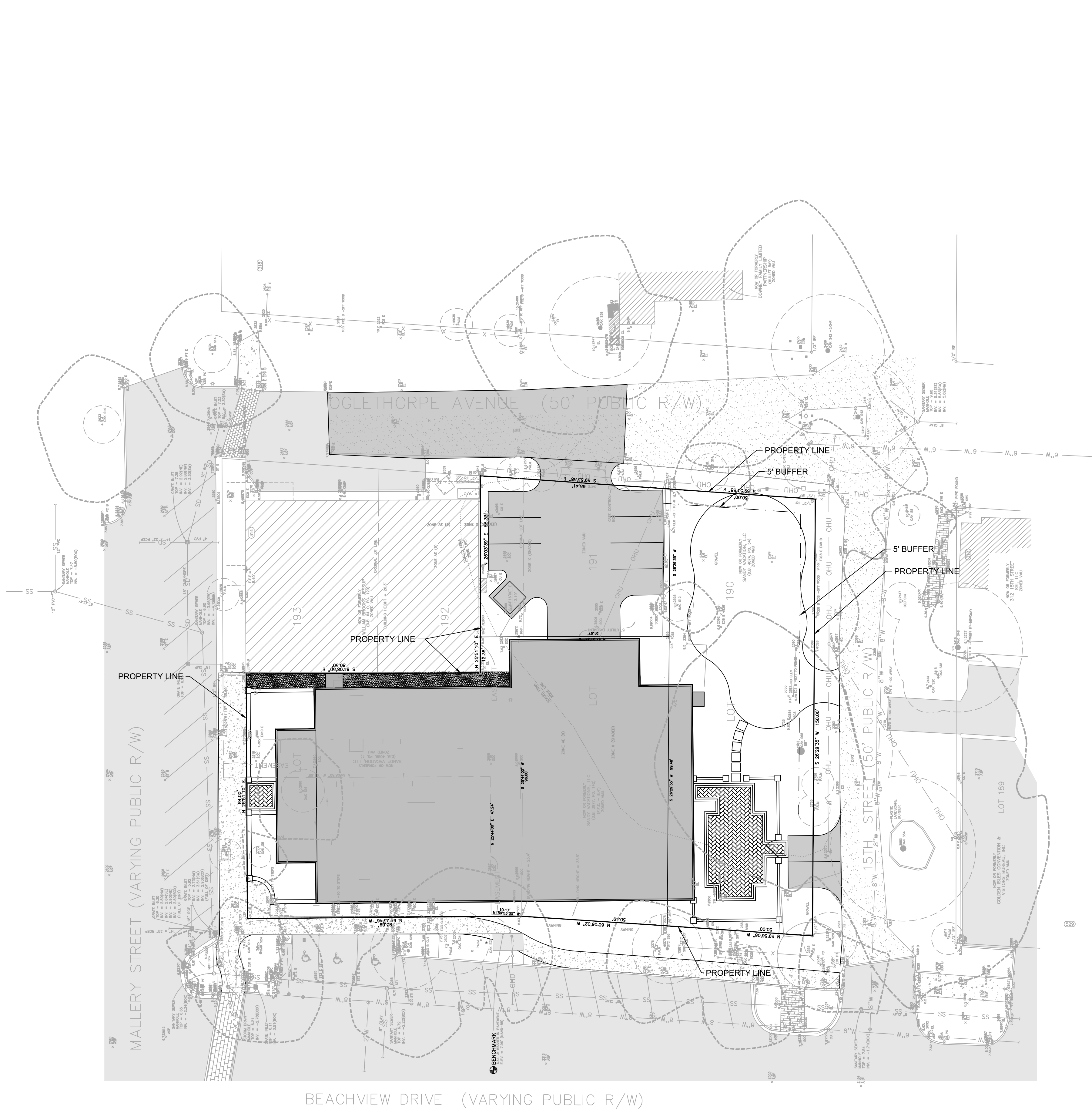


GRADING PLAN

ST. SIMONS ART MUSEUM
ST. SIMONS ISLAND, GA
PREPARED FOR:
THE BISHOP LAW FIRM

DATE: 2020-06-19
PROJECT NUMBER: 19178
DRAWN BY: BLH
CHECKED BY: JDR
SCALE: 1"=20' (FOR 24"x36" PLT)

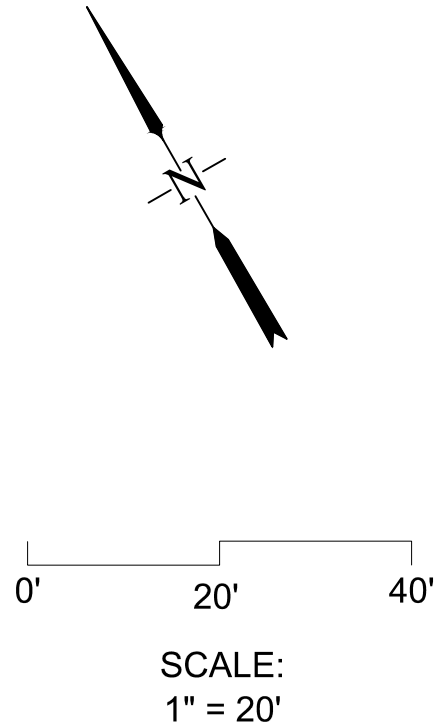
C6
SHEET:



LEGEND

[Pattern]	PROPOSED ASPHALT PAVEMENT
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED BUILDING
[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING ASPHALT PAVEMENT
[Pattern]	EXISTING BUILDING
---	PROPERTY LINE
W	EXISTING WATER MAIN
SS	EXISTING SEWER LINE
SD	EXISTING STORM PIPE
X	EXISTING FENCE
(103) 88" OAK	EXISTING TREE

- NOTES:**
1. EXTERIOR LIGHTING WILL COMPLY WITH 622 OF THE GLYNN COUNTY ZONING ORDINANCE.
 2. OUTDOOR LIGHTING SHALL BE ARRANGED IN A MANNER WHICH WILL PROTECT THE SHOPS AND NEIGHBORING PROPERTIES FROM DIRECT GLARE AND HAZARDOUS INTERFERENCE.



REVISIONS

2020-06-19	REVISED PER GLYNN COUNTY COMMENTS
------------	-----------------------------------

PROFESSIONAL SEAL
No. 034205
MATTHEW ROBERTS
06-19-2020

ROBERTS CIVIL ENGINEERING, LLC
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0399 FAX

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CIVIL ENGINEERING
ST. SIMONS ISLAND | SAVANNAH
WWW.ROBERTSCIVILENGINEERING.COM

LIGHTING PLAN

ST. SIMONS ART MUSEUM
ST. SIMONS ISLAND, GA
PREPARED FOR:
THE BISHOP LAW FIRM

DATE: 2020-06-19
PROJECT NUMBER: 19178
DRAWN BY: BLH
CHECKED BY: JDR
SCALE: 1"=20' (FOR 24"x36" PLT)

C7
SHEET:



2 CONCEPTUAL SOUTH ELEVATION - BEACHVIEW DRIVE
SCALE: 1/16" = 1'-0"

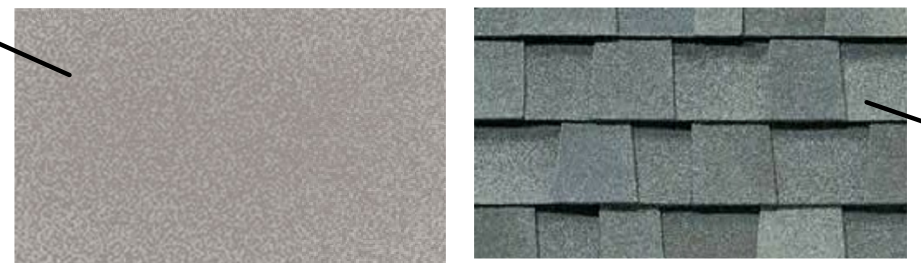


3 CONCEPTUAL EAST ELEVATION - 15TH STREET
SCALE: 1/16" = 1'-0"

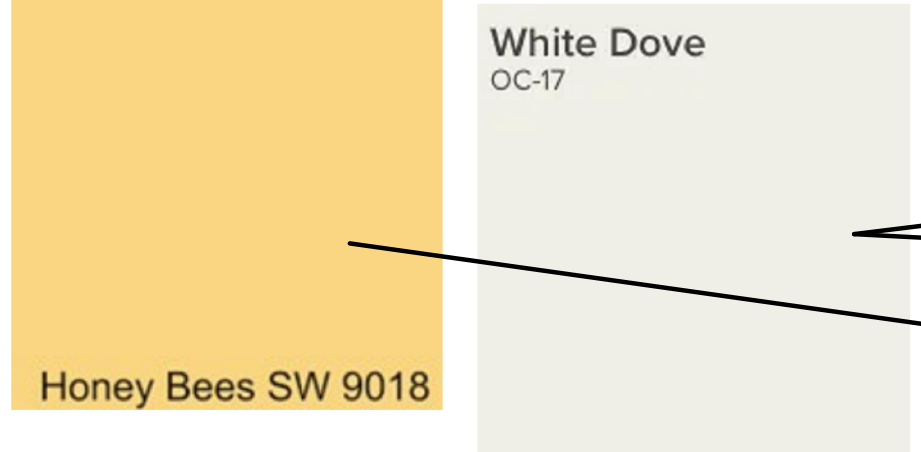


4 CONCEPTUAL NORTH ELEVATION - OGLETHORPE AVENUE
SCALE: 1/16" = 1'-0"

CONCEPTUAL EXTERIOR FINISHES



- ROOF FIRST CHOICE: STANDING SEAM METAL ROOF; SHEFFIELD METALS 24G PRE-WEATHERED GALVALUME
- ROOF SECOND CHOICE: ARCHITECTURAL ASPHALT SHINGLE, TAMKO HERITAGE OXFORD GREY



- EXTERIOR WALLS: ELASTOMERIC PAINT OVER STUCCO, COLOR: SHERWIN WILLIAMS 9018 HONEY BEES
- COLUMNS, ENTABLATURE, TRIM, SOFFITS, PORCH CEILING: PAINTED WOOD OR PVC, COLOR: BENJAMINE MOORE OC-17 WHITE DOVE

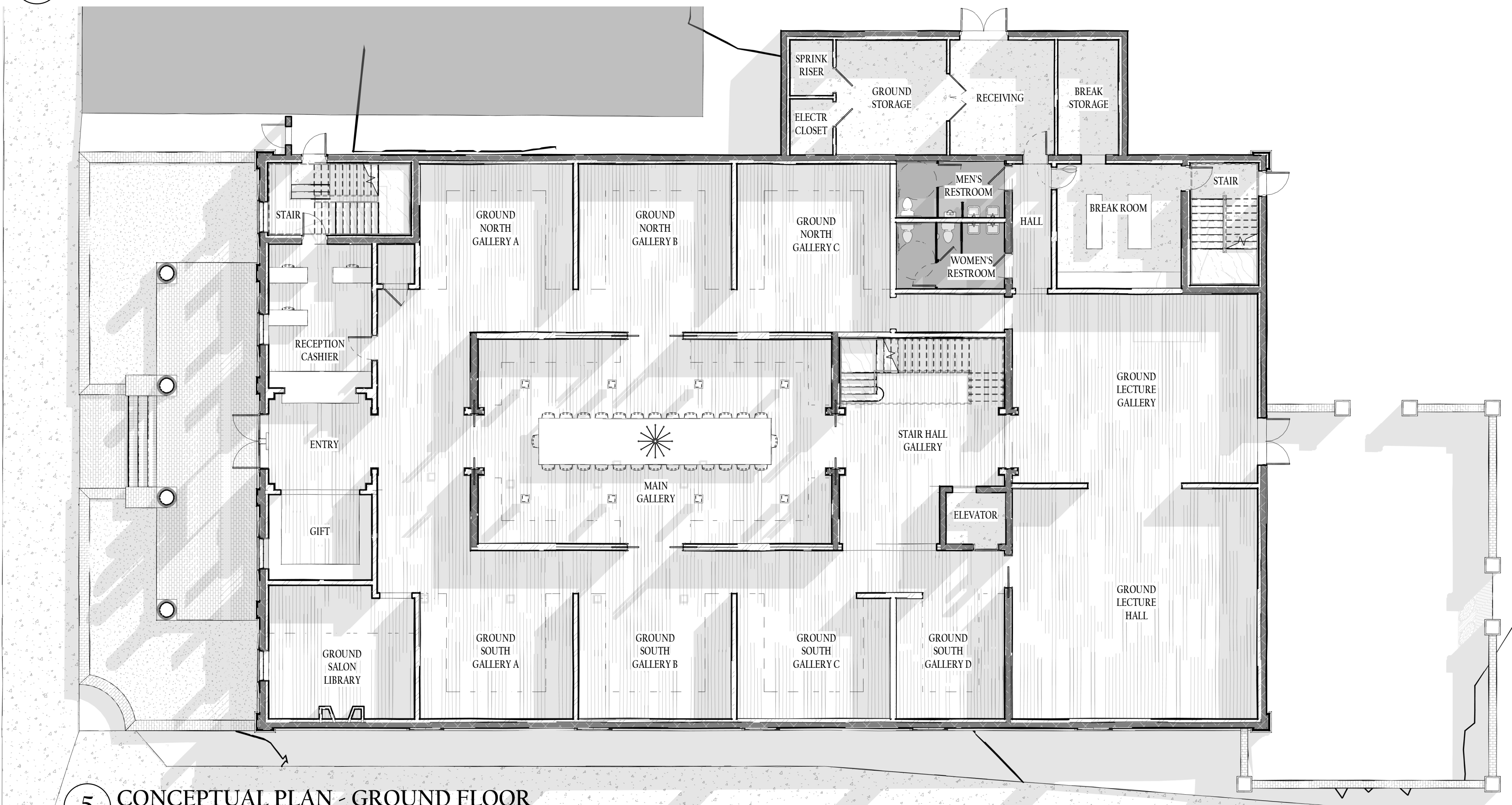


- SHUTTERS: PAINTED WOOD OR PVC, COLOR: SHERWIN WILLIAMS 2041-10 HUNTER GREEN
- BRICK BASE, PORCH, GARDEN WALLS: CHEROKEE BRICK OLD SAVANNAH, TUMBLED, WITH CEMEX ANTIQUE BUFF 1326 MORTAR

- WINDOWS: DOUBLE-HUNG CLAD WOOD WINDOWS, ANDERSEN A-SERIES OR EQUIVALENT, COLOR: WHITE
- FRONT DOOR: MAHOGANY FRENCH DOORS, STAINED 'DARK WALNUT'



1 CONCEPTUAL WEST ELEVATION - MALLERY STREET
SCALE: 1/8" = 1'-0"



5 CONCEPTUAL PLAN - GROUND FLOOR
SCALE: 3/32" = 1'-0"



6 CONCEPTUAL PLAN - SECOND FLOOR
SCALE: 3/32" = 1'-0"

NOTES

Tree Canopy Analysis and Requirements
Development Area = 0.55 ac
Open Soil Required = 0.55 ac / 4 = 0.138 ac
Open Soil Provided = 0.186 ac
Trees Required = 0.55 ac x 12 = 6.6 trees
Trees Provided = 8 trees (1 existing live oak, 6 new live oaks, 1 new river birch)

Structural Root Zone

Courtyard Wall
The Structural Root Zone according to the County Tree Ordinance Is 0.9 feet per diameter inch at breast height. Air spading a line of demarcation at the alignment of the proposed courtyard wall will allow us to determine the extent of any structural roots. The proposed courtyard wall would be built using a simple grade beam and augured piers to bridge these structural roots.

Building Foundation

The proposed building's foundation falls outside the Structural Root Zone for the trees located in the adjacent right-a-way. Air spading a line of demarcation at the foundation edge will allow us to determine the extent of any critical roots. At that point they can be cut cleanly, allowing for potentially 100% regrowth as opposed to the 30-40% expected when roots are torn, ripped and crushed. This line of demarcation guarantees no unqualified damage to the critical root zone.

Demo

Demo of existing structures in both of the areas outlined will be done with care taken to preserve the existing trees' root zones.

William E. de Vos, ASCA
Registered Consulting Arborist #359
Board Certified Master Arborist #187B
Tree Risk Assessment Qualified

All plantings in Right of Way are subject to a separate Glynn County Right of Way Permit.



8" OAK TO BE REMOVED



10" OAK TO BE REMOVED



12" MAGNOLIA TO BE REMOVED



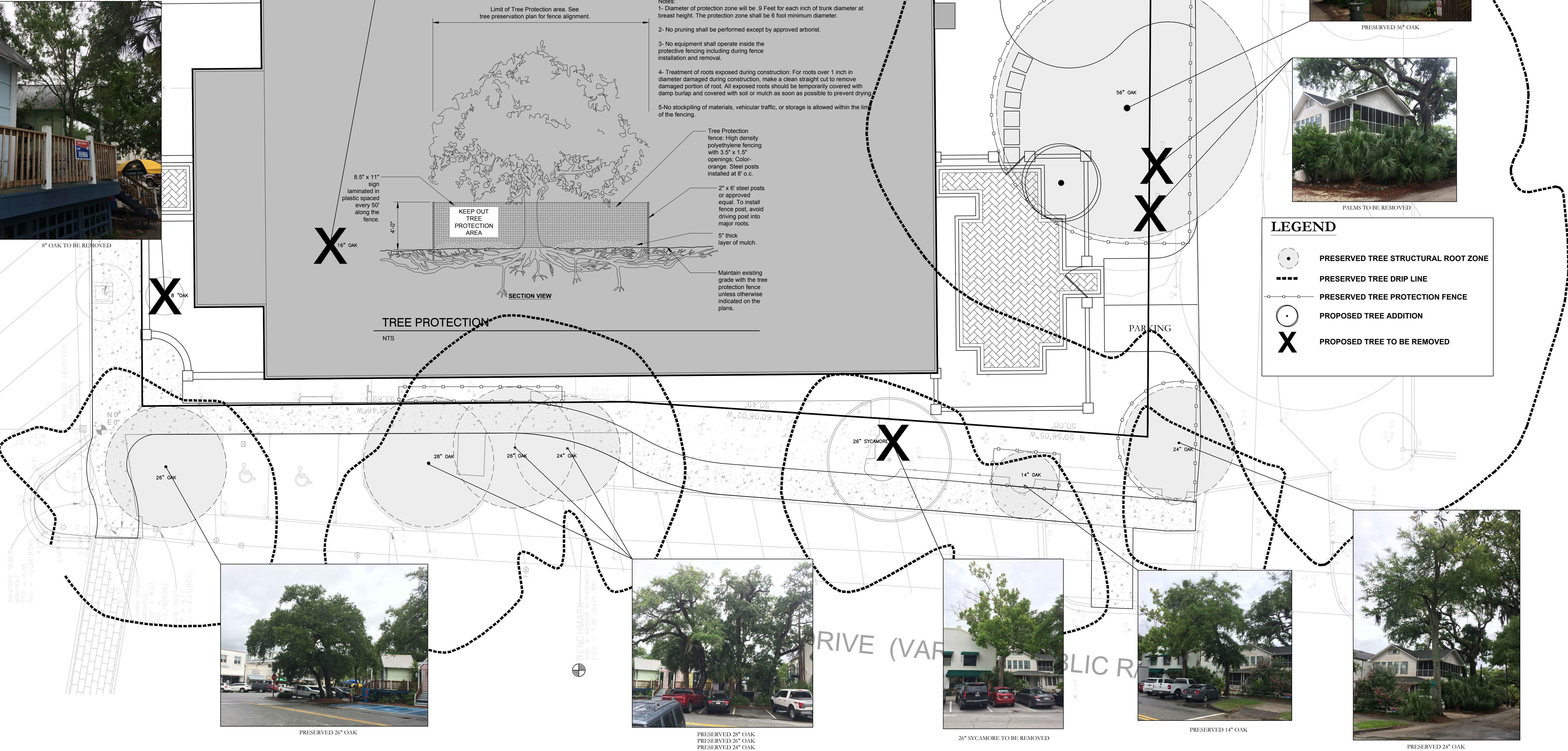
PRESERVED 14" CEDAR



PRESERVED 56" OAK



PALMS TO BE REMOVED



- Notes:
- 1- Diameter of protection zone will be: 9 Feet for each inch of trunk diameter at breast height. The protection zone shall be 6 foot minimum diameter.
 - 2- No pruning shall be performed except by approved arborist.
 - 3- No equipment shall operate inside the protective fencing including during fence installation and removal.
 - 4- Treatment of roots exposed during construction: For roots over 1 inch in diameter damaged during construction, make a clean straight cut to remove damaged portion of root. All exposed roots should be temporarily covered with damp burlap and covered with soil or mulch as soon as possible to prevent drying.
 - 5- No stockpiling of materials, vehicular traffic, or storage is allowed within the limit of the fencing.

Tree Protection fence: High density polyethylene fencing with 3.5" x 1.5" openings. Color: orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal. To install fence post, avoid driving post into major roots.

5" thick layer of mulch.

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.

LEGEND

- PRESERVED TREE STRUCTURAL ROOT ZONE
- PRESERVED TREE DRIP LINE
- PRESERVED TREE PROTECTION FENCE
- PROPOSED TREE ADDITION
- PROPOSED TREE TO BE REMOVED

ST. SIMONS ART MUSEUM

Saint Simons Island, Georgia

O:912-230-2663
F:912-634-3963

PO Box 30351
Sea Island, GA 31561

REVISIONS	
DATE	DESCRIPTION

PLAN TITLE:
Tree Protection Plan

LANDSCAPE ARCHITECT:	SHEET NO. L1
DRAWN BY: AJR	
FILE NAME:	
PLOT DATE: 6/05/2020	
SCALE: 1"=10'	

ST. SIMONS ART MUSEUM
Saint Simons Island, Georgia

REVISIONS	
DATE	DESCRIPTION

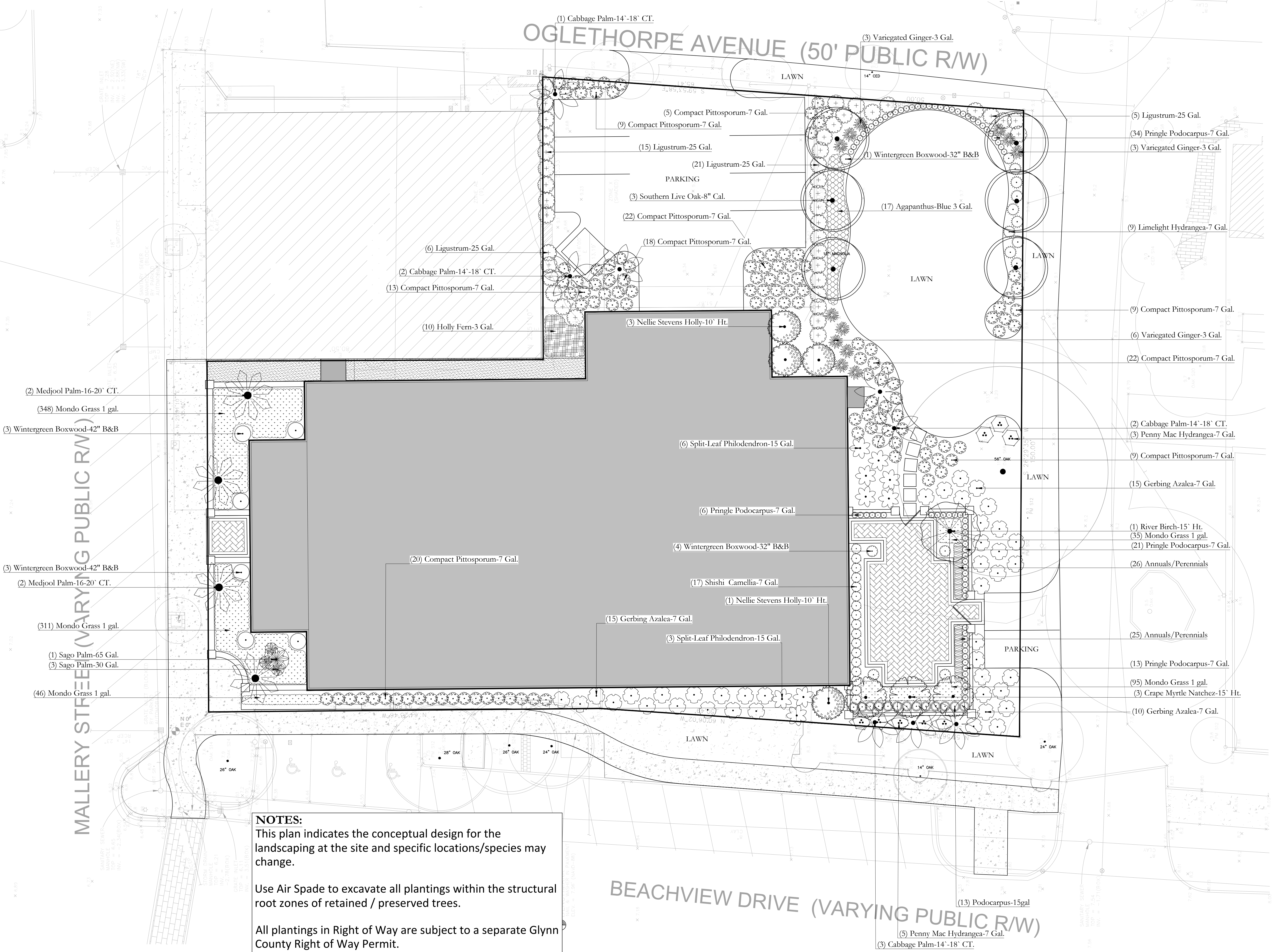
PLAN TITLE:
Landscape Plan

LANDSCAPE ARCHITECT:	SHEET NO. L2
DRAWN BY: JAB	
FILE NAME:	
PLOT DATE: 6/19/2020	
SCALE:	1"=10'

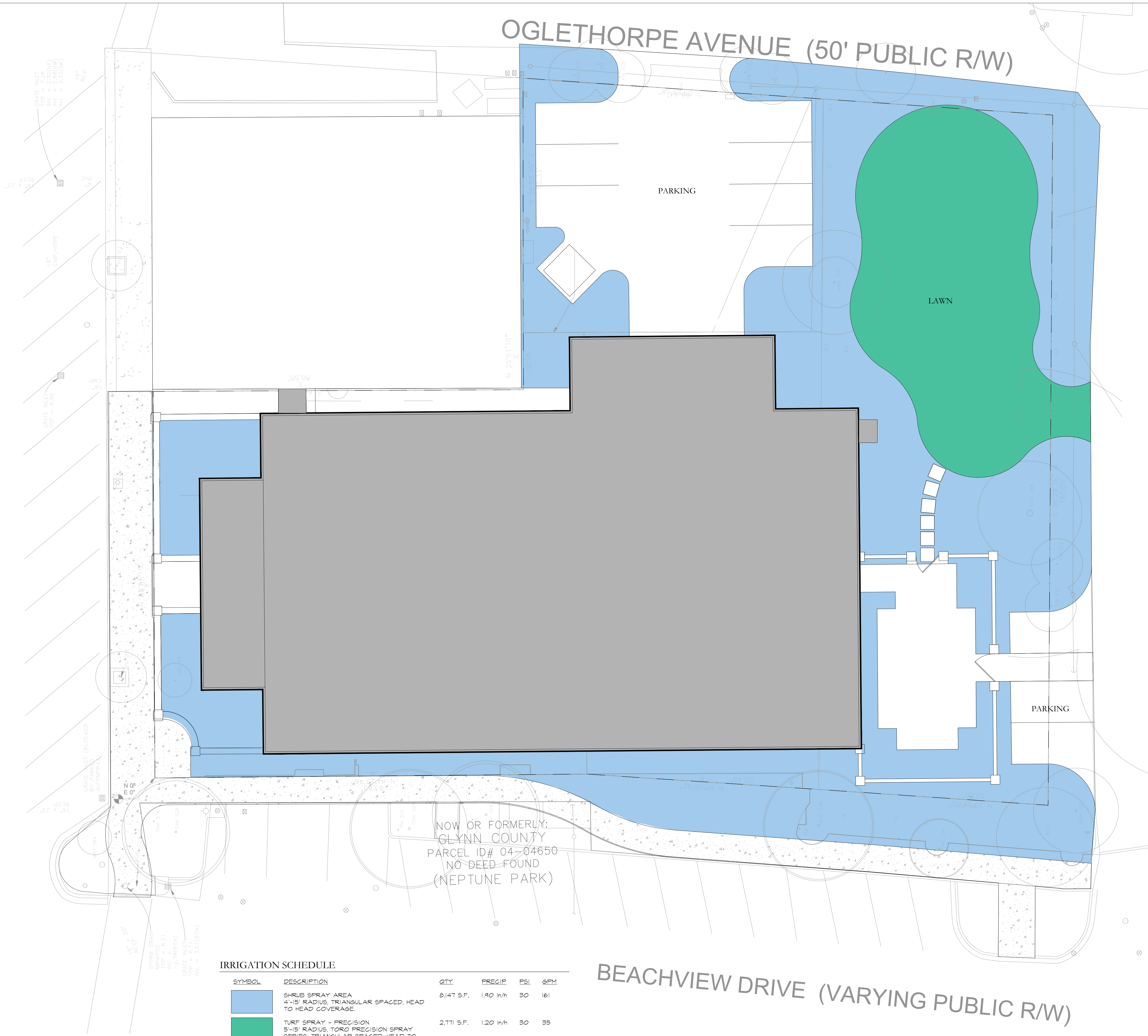
NOTES:
This plan indicates the conceptual design for the landscaping at the site and specific locations/species may change.

Use Air Spade to excavate all plantings within the structural root zones of retained / preserved trees.

All plantings in Right of Way are subject to a separate Glynn County Right of Way Permit.



MALLORY STREET (VARYING PUBLIC R/W)



ST. SIMONS ART MUSEUM

Saint Simons Island, Georgia

REVISIONS	
DATE	DESCRIPTION

PLAN TITLE:
Irrigation Plan

LANDSCAPE ARCHITECT:	SHEET NO.
DRAWN BY: AIB	L3
FILENAME:	
PLOT DATE: 2/25/2020	
SCALE:	1"=10'