



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	Zoning Map Amendment (Rezoning)
Case Number	ZM4299
Applicant	James A. Bishop, agent, for Sandy Vacation, LLC, owner
Name of Project	St. Simons Art Museum Rezone
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 (all lots combined)
Existing Zoning	Village Mixed Use (VMU) and Island Preservation 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
Comp Plan – Future Land Use	Neighborhood Commercial

GENERAL INFORMATION:

BACKGROUND:

- The applicant is requesting a change of zoning from Village Mixed Use (VMU) and Island Preservation District (IP) to Planned Development District (PD) and Island Preservation Design Review District (IP) for property located 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 applicant proposes to construct a 20,000 square foot art museum. Because the PD is less than 3 acres in size, the site plan that is included with the PD application is valid in perpetuity if approved with the PD.
- The art museum is currently an allowed use under the definition of “art gallery” in VMU. The proposed PD Text provides for modifications to the zoning beyond what can be developed under the current zoning.

- Below is a summary of the proposed changes from current zoning:
 - Uses:
 - Proposed PD Text: Eliminates from the list of VMU permitted uses the following: bait and/or fishing tackle supply store, bicycle repair, rental or sales shop, grocery store, hardware store, package liquor and wine store, pharmacy, apothecary, or drug store, and residential use lawfully existing.
 - Current Zoning: GC Zoning Ordinance, Section 715, VMU
 - Parking Standards:
 - Proposed PD Text: For an art museum, 1 space per 400 SF of museum floor area open to the public
 - Current Zoning (GC Zoning Ordinance, Section 611.6[b]): For a museum, 1 space for each 70 SF of floor area open to the public
 - Buffers:
 - Proposed PD Text: 3 foot wide buffer adjacent to public rights-of-way
 - Current Zoning (GC Zoning Ordinance, Section 613): 10 foot wide buffer (“Type E”) adjacent to public rights-of-way
 - Vision Clearance at Street Intersections:
 - Proposed PD Text: Eliminates restrictions on corner lots related to vision clearance
 - Current Zoning (GC Zoning Ordinance, Section 615: No obstructions between 30 inches and 10 feet above finished street level within 25 feet of the intersection
- Noticing Requirements: A public hearing notice was published in *The Brunswick News* on July 3, 2020, and mailed on July 6, 2020, to property owners within 200 feet of the subject property. Notice of the Islands Planning Commission public hearing was posted on the subject property on July 6, 2020.

FINDINGS:

In conformance with Section 1103 of the Glynn County Zoning Ordinance, the following factors are to be considered in making a decision on a request for rezoning: (Staff’s comment is shown in bold).

1. Whether the zoning decision will permit a use that is suitable in view of the use and development of adjacent and nearby property.
The use is currently allowed in the zoning, and the PD Text will allow modifications to other zoning standards. The surrounding commercial uses either have no parking on site or parking spaces that are fewer than what is required by code. The reduced parking and reduced setbacks proposed by the PD Text will allow the building to be developed similar to surrounding buildings.
2. Whether the zoning decision will adversely affect the existing use or usability of adjacent or nearby property. **The most significant proposed deviation from current zoning is the**

parking ratios. The proposed change is from 1 space per 70 SF to 1 space per 400 SF. The applicants researched other urban areas with museums similar in size and scope, and they found that the 1:400 ratio is in keeping with restrictions in other cities. Of note is that most surrounding commercial businesses in the village, including the existing Pier Village Market kiosks, do not have any on-site parking. The applicant has provided the following explanation of the parking calculation:

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

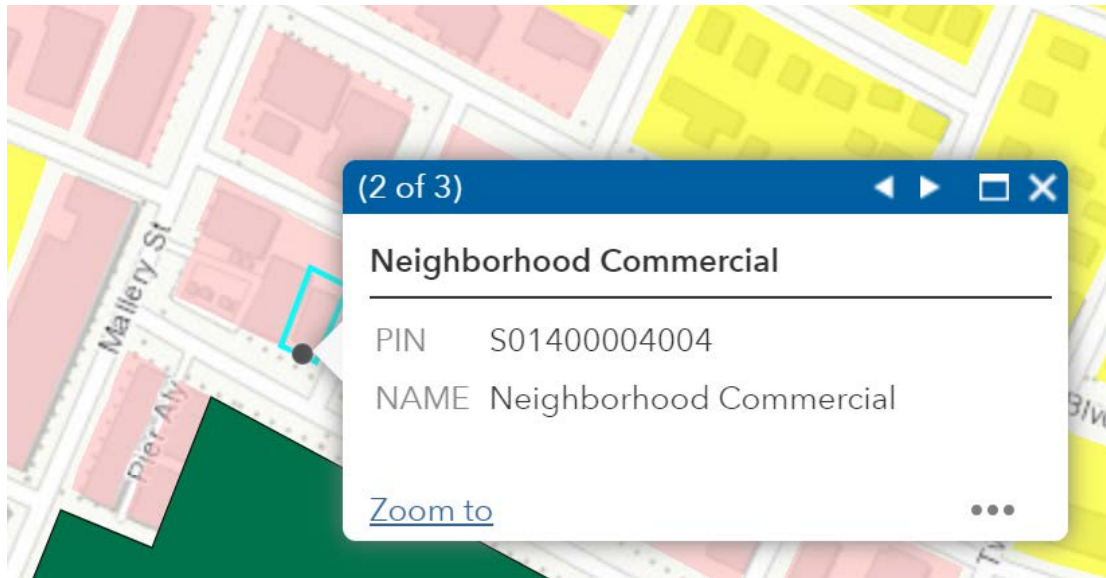
THIS PROPOSED PROJECT REDUCES THE OVERALL PARKING DEMAND COMPARED TO EXISTING USE, THEREFORE, THE PARKING REQUIREMENTS HAVE BEEN MET BY REDUCTION IN REQUIRED PARKING.

- Whether the property to be affected by the zoning decision has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned – commercial uses as well as limited residential on the second floor. The proposed use is allowed under current zoning, but the applicant is requesting modifications to code sections that can only be achieved through a PD or a variance (considered by the Zoning Board of Appeals).

- Whether the zoning decision will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. **No adverse impacts are expected from the proposed project. The County will require roadway improvements on Oglethorpe Avenue between Mallery Street and 15th Street due to expected impacts from the proposed project.**
- Whether the zoning decision is in conformity with the policy and intent of the Comprehensive Land Use Plan.

The 2018 Comprehensive Plan states this area is Neighborhood Commercial in accordance with the Future Land Use Map (FLUM). The zoning request is in conformity.



Future Land Use

- Rural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public / Institutional
- Neighborhood Commercial
- Resort Commercial
- Commercial
- Industrial
- Conservation
- Coastal Marshlands

6. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or disapproval of the zoning decision. **The changing conditions include historical development of St. Simons Village as a walkable and compact commercial district. Few properties have on-site parking, and most buildings have zero setbacks or setbacks of only a few feet from property lines. Thus, the modifications requested by the applicant in the PD text mirror the as-built character of the Village as it has developed over the past century.**

7. For a zoning decision involving the grant of a special use or conditional use permit, the Planning Commission shall include comments on those matters identified in Section 904.3 of the Zoning Ordinance.
The art museum use is currently allowed in VMU, and if the PD is approved by the Board of Commissioners, the art museum and other modifications to codes outlined in the PD will be allowed in accordance with the PD Text.

8. Such other matters as the Planning Commission deems relevant. **The Planning Commission can determine if other matters should be considered in relation to the application.**

COMPLETION OF THE APPLICATION FOR REZONING

Staff determined this application is complete and contains all the information required by the Glynn County Zoning Ordinance.

PLANNING COMMISSION ACTION

Pursuant to Section 1106.1(l) of the Glynn County Zoning Ordinance, the Planning Commission shall take one of the following formal actions:

- (i) Recommend approval of the proposed zoning decision as presented;
- (ii) Recommend approval of the proposed zoning decision with modifications or conditions;
- (iii) Defer action of the proposed zoning decision upon motion of the Planning Commission or at the request of the applicant. The applicant may revise the proposal based on the comments at the meeting and resubmit it for formal action at a future meeting. Provided, however, that if formal action is deferred at the request of the applicant, he or she shall be responsible for additional costs as provided by 1105.3; or
- (iv) Recommend denial of the proposed zoning decision.

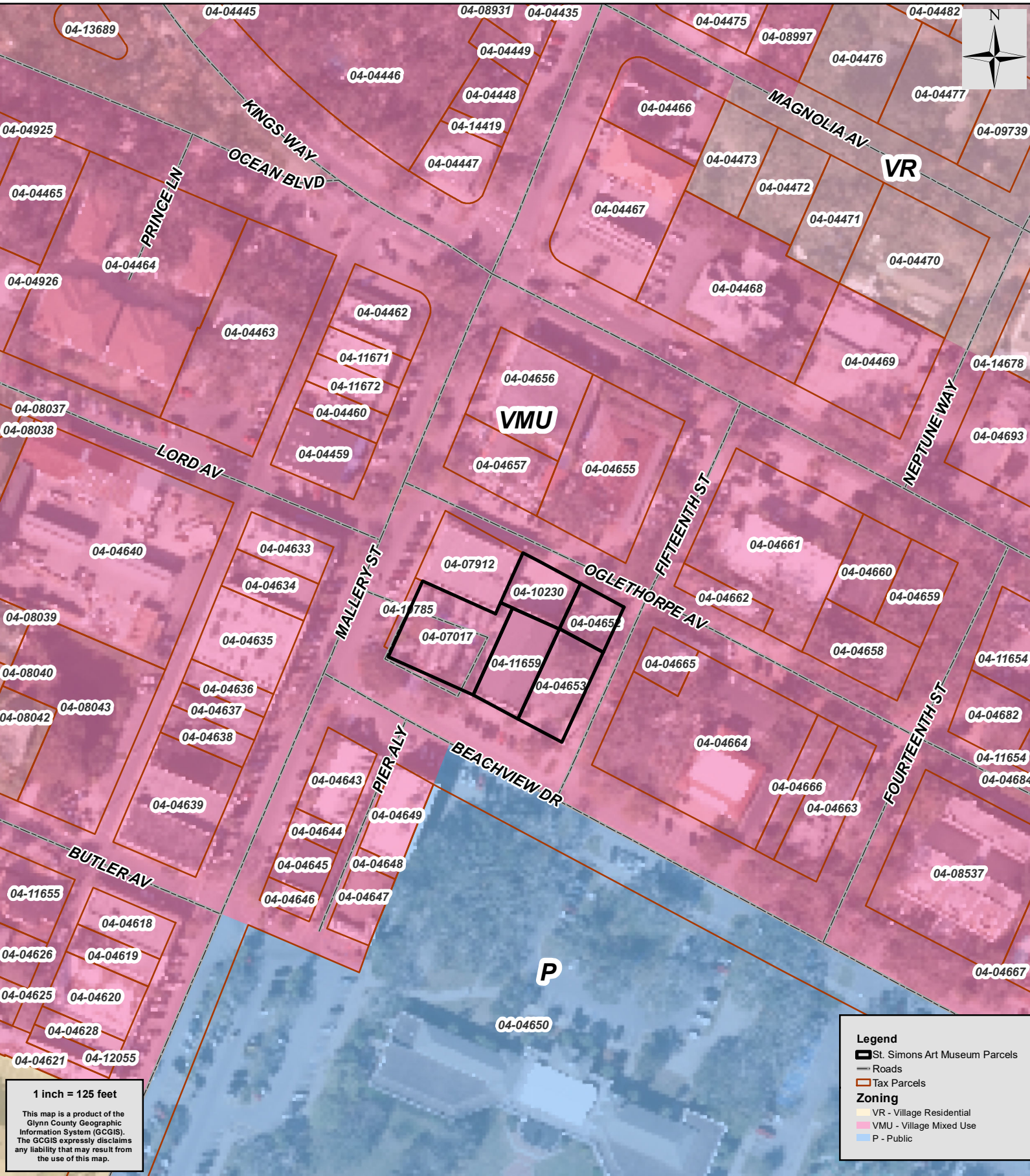
POSSIBLE MOTIONS

1. Recommend approval of ZM4299, as presented, pursuant to the approved Planned Development Text;
2. Recommend approval of ZM4299 with modifications or conditions (specify the modifications or conditions);
3. Defer action; or,
4. Recommend denial of ZM4299.

ATTACHMENTS TO THIS AGENDA ITEM

1. Staff Report
2. Aerial / Zoning Map
3. Review History
4. Application
5. Existing Zoning - VMU
6. Proposed PD Text
7. Plans: Site Plan, Tree Plan, and Elevations

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 ZM4299 St. Simons Art Museum
as of 07/12/2020 3:23 pm

Review	#	Assigned To	Result	Result By	Completed
22782 Planners Pre-Review	1	Keller	Compliant	Keller	02/25/2020
22966 Resubmit	1	Keller	Compliant	Keller	03/18/2020
23688 Resubmit	2	Leif	Compliant	Leif	06/25/2020
22799 Drainage At construction phase, show the pre-construction and post-construction stormwater runoff rates.	1	Vicent	Compliant With Comments	Vicent	03/10/2020
22795 Engineering ·can not reduce buffer requirements (section 613 buffers) ·site must meet requirements for on site parking ·is the easment shown a Ga Power easement ·show the limits of dirt, gravel and pavement for the surrounding roads ·roadway improvements will be required	1	Culbreath	NOT Compliant	Culbreath	03/17/2020
22967 Engineering ·roadway improvements (paving) of Olgethorpe will be required during construction plan review.	2	Culbreath	Compliant With Comments	Culbreath	03/30/2020
23689 Engineering	3	Culbreath	Compliant	Culbreath	06/29/2020
22796 Fire Department 1) The site plan does not currently show any ADA parking spaces. It is recommended that you have at minimum one on-site ADA Accessible parking space. Public parking spaces that are designated as ADA Accessible may satisfy this requirement if they are within a reasonable distance to an accessible route up to and into the building.	1		Compliant With Comments		03/04/2020
23690 Fire Department 1) The site plan does not currently show any ADA parking spaces. It is recommended that you have at minimum one on-site ADA Accessible parking space. Public parking spaces that are designated as ADA Accessible may satisfy this requirement if they are within a reasonable distance to an accessible route up to and into the building.	2		Compliant With Comments		07/01/2020
22800 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
22801 GIS Mapping ZM4299 St. Simons Art Museum Not Compliant. It is my understanding that the Site Plan comments are to be done at this time, which is included in the rezoning of this project. ·The bearings and distances on the boundary need to be darkened to be readable. ·The legend contains "Proposed Building" and "Proposed Brick Pavers"; yet, the symbols are empty. Show the symbols for these layers. This also is true for sheets C6 and C7. ·Make the FEMA flood line and label more visible by darkening. I can lightly see the labels, but the line does not come through. The information submitted on 02-25-20 has been entered in the data base.	1	Proper	NOT Compliant	Proper	03/06/2020

	Review	#	Assigned To	Result	Result By	Completed
22970	GIS Mapping	2	Proper	NOT Compliant	Proper	03/19/2020
	<p>ZM4299 St. Simons Art Museum</p> <p>Not Compliant. It is my understanding that the Site Plan comments are to be done at this time, which is included in the rezoning of this project. The following comments were not addressed:</p> <ul style="list-style-type: none"> ·The bearings and distances on the boundary need to be darkened to be readable. ·On Sheet C7, the legend contains "Proposed Building" and "Proposed Brick Pavers"; yet, the symbols are empty. Show the symbols for these layers. ·Make the FEMA flood line and label more visible by darkening. I can lightly see the labels, but the line does not come through. <p>The information submitted on 03-18-20 has been entered in the data base.</p>					
23691	GIS Mapping	3	Proper	Compliant	Proper	06/30/2020
	<p>The information submitted on 06-19-20 is compliant and has been entered in the data base.</p>					
22794	JWSC	1	Cornely	Compliant	Cornely	03/06/2020
	<p>Water and Sanitary Sewer to be provided by the Brunswick Glynn Joint Water & Sewer Commission</p>					
22797	Planning and Zoning	1	Leif	NOT Compliant	Keller	03/18/2020
	<p>NC in order to input resubmittal.</p>					
22968	Planning and Zoning	2	Leif	Compliant	Leif	03/30/2020
22798	Traffic	1	Vicent	NOT Compliant	Vicent	03/10/2020
	<p>Roadway improvements will be needed on Oglethorpe Avenue between Mallery Street and 15th Street.</p>					
22969	Traffic	2	Vicent	NOT Compliant	Vicent	04/01/2020
	<p>Roadway improvements will be needed on Oglethorpe Avenue between Mallery Street and 15th Street.</p>					
23692	Traffic	3	Vicent	Compliant	Vicent	07/07/2020
22841	Tree Review	1	Flowers	NOT Compliant	Flowers	03/10/2020
	<p>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 staff for required documents to be submitted.</p> <p>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.</p> <p>3 - Include open soil calculations for each tree or area of multiple tree plantings.</p> <p>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.</p> <p>5 - Include photos of trees to be removed and preserved as explained in section (a)1)c of tree ordinance (section 624.7).</p> <p>6 - No planting or obstructions between 30" and 10' within 25' of two intersecting R/W's per zoning ordinance 615.</p> <p>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 (See attached reviewed tree plan)</p>					
22983	Tree Review	2	Flowers	NOT Compliant	Leif	06/25/2020
	<p>Open review - NC in order to input resubmittal</p>					
23693	Tree Review	3	Flowers	Compliant With Comments	Flowers	07/11/2020
	<p>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 stopwork order and</p>					

Review

Assigned To

Result

Result By

Completed

further enforcement actions and penalties.

Number of Reviews

22



Glynn County Community Development Department
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ZM

Application for Zoning Map Amendment (Rezoning)

This application must be completed in full and must be submitted with the appropriate completed checklist, fee, and all supplemental application materials, including Agent Authorization Form, if applicable. An incomplete application cannot be accepted for processing. For assistance or information, please contact Glynn County Planning & Zoning at (912) 554-7428.

Name of Project, including former name(s) St. Simons Art Museum (f/k/a 3 contiguous tracts under sep. ownership)

Description of Project A consolidation of the below parcels to form 1 tract in order to construct one building which will become a public art museum.

Address of Property 513 Beachv'w Dr & 315 Fifteenth St; 108 Pier Village Mrkt; 308 Mallery St & 508 Oglethorpe

Location of Property St. Simons Village

Parcel ID # 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

Applicant	Surveyor
Name <u>Sandy Vacation, LLC</u>	Name <u>Shupe Surveying Company, PC</u>
Contact <u>c/o James A. Bishop, Esq.</u>	Contact <u>Gary Nevill</u>
Address <u>465 Sea Island Road</u> <u>St. Simons Island, GA 31522</u>	Address <u>3837 Darien Highway</u> <u>Brunswick, Georgia 31525</u>
Phone: <u>(912) 264-2390</u>	Phone: <u>(912) 265-0562</u>
Email: <u>jbishop@bishopfirm.com</u>	Email: <u>gnevill@shupesurvey.com</u>
Owner	Engineer
Name _____	Name <u>Roberts Civil Engineering</u>
Contact _____	Contact <u>Johnathan Roberts</u>
Address _____	Address <u>301 Sea Island Road, Suite 10</u> <u>St. Simons Island, GA 31522</u>
Phone: _____	Phone: <u>(912) 638-9681</u>
Email: _____	Email: <u>jroberts@robertscivilengineering.com</u>
Agent	Architect
Name <u>James A. Bishop, Esquire</u>	Name <u>Wiregrass Studio Architects</u>
Contact <u>Jim Bishop</u>	Contact <u>Nate Brock/Liane Brock</u>
Address <u>465 Sea Island Road</u> <u>St. Simons Island, GA 31522</u>	Address <u>1208 Newcastle Street</u> <u>Brunswick, Georgia 31520</u>
Phone: <u>(912) 264-2390</u>	Phone: <u>(912) 264-4788</u>
Email: <u>jbishop@bishopfirm.com</u>	Email: <u>nathan@wiregrasstudio.com; liane@w</u>

I understand that I will need to attend or be represented by a duly authorized agent at the formal hearings of the Planning Commission and the Board of Commissioners and that my application cannot be approved unless I am represented. I also understand that I will need to stand at these hearings and formally request (orally) the approval of my application.

Signature: _____ Date: 02/24/2020

James A. Bishop, Authorized Agent
 Owner or Authorized Agent ONLY



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SUPPLEMENTAL INFORMATION FOR REZONING REQUEST

NATURE OF REQUEST

Existing Zoning: Section 709 Isl. Preser. Dist, overlay district, & VMU	Existing Use: 1 tract residential; 2 tracts commercial
Requested Zoning: Planned Development Text & Village Preservation	Requested Use: Public Art Museum
Area of Property (square feet or acres): 0.550 acres	Property Frontage (feet): 84' on Mallery Street
<input checked="" type="checkbox"/> Public OR <input type="checkbox"/> Private Street (check one)	<input checked="" type="checkbox"/> Paved OR <input type="checkbox"/> Unpaved Street Access (check one)
Water Supply Type: County	Sewage Disposal Type: County

JUSTIFICATION FOR REQUEST (please address the following questions)

Would be in Harmony with the Character of the Neighborhood Because -

Surrounding mixed land uses include retail, restaurants, offices, Visitors Bureau, and upper flr residential

The proposed art museum will be compatible w/ & compliment local and tourist activities in the Village.

Would Not Be Detrimental to Property or Persons in the Area Because -

Same as above

Other Comments: The Applicant desires to contribute to the community by constructing this beautiful art museum open to the public & provide a private art collection, a lecture hall and meeting spaces

DISCLOSURE

Identify all Members of the Glynn County Board of Commissioners, Glynn County Planning Commissions and Employees of Glynn County Community Development who -

(1) Have a property interest in the real property affected by this request

N/A



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continued.....

(2) Have a financial interest (direct ownership interest of the total assets or capital stock of a business entity where such ownership interest is more than 10%) in any business entity which has a property interest in the real property affected by this request

N/A

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by the request

N/A

CAMPAIGN CONTRIBUTION

List below the names of local government officials, the Glynn County Board of Commissioners, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more

Commissioner's Name	Amount or Description of Gift
_____	_____
_____	_____

NATURE OF OWNERSHIP INTEREST

Is the Owner an: Individual Partnership Sole Proprietor Firm Corporation Association -

Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title. If a partnership: Submit list of all partners with name, address and title.



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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 _____) by virtue of a deed dated ^{12/18/2018; 8/12/2019} ~~8/17/2019~~ 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



**ACTION OF THE SOLE MEMBER AND MANAGER
OF
SANDY VACATION, LLC**

THE UNDERSIGNED being the sole member and manager (the "**Managing Member**") of Sandy Vacation, LLC, a Georgia limited liability company (the "**Company**"), hereby approves the following actions as set forth below without necessity of a meeting.

RECITALS

WHEREAS, the Company is governed by that certain Operating Agreement of Sandy Vacation, LLC dated December 28, 2016 (the "**Operating Agreement**"); and

WHEREAS, the Managing Member of the Company is authorized under the provisions of the Operating Agreement to make all decisions with respect to the Company's business and to take all actions necessary to carry out such decisions; and

WHEREAS, the Managing Member believes it is in the best interest of the Company to make application with Glynn County, Georgia for rezoning and plat consolidation (herein the "**Applications**") with respect to certain real property owned by the Company located on St. Simons Island, being more particularly described and identified on Exhibit "A" attached hereto and incorporated herein by this reference (herein the "**Property**"); and

WHEREAS, the Managing Member is authorized to appoint individuals as authorized signatories from time to time to sign documents on behalf of the Company and to bind the Company; and

WHEREAS, the Managing Member wishes for James A. Bishop, Esquire to be appointed by the Authorized Signatory of the Company to act as the Applications Agent for the Company with respect to said Applications and for James A. Bishop to work with Glynn County Community Development, the Islands Planning Commission, the Village Preservation District, the Glynn County Board of Commissioners, and other Glynn County Staff and departments towards obtaining approvals for said Applications (herein the "**Transaction**").

NOW, THEREFORE, it is hereby resolved that the Managing Member take the following actions:

RESOLVED THAT the Managing Member hereby appoints, authorizes and directs **William M. McHugh** to be an Authorized Signatory and to execute and deliver on behalf of the Company as an Authorized Signatory of the Company, an Agent Authorization form to accompany said Applications in order to appoint and authorize James A. Bishop, Esquire to be the Applications Agent for the Company with respect to said Applications.

RESOLVED FURTHER THAT, **William M. McHugh**, as an Authorized Signatory, is hereby authorized, empowered and directed to do any and all other things and to take any and all other actions which shall be expedient or necessary in order to carry out the Transaction; and

FURTHER RESOLVED, that all actions taken and all documentation heretofore delivered by the Authorized Signatory in furtherance of the foregoing are hereby ratified, adopted, approved and confirmed and declared to be binding and enforceable obligations of the Company in accordance with the respective terms and provisions thereof.

IN WITNESS WHEREOF, this Action of the Sole Member/Manager is executed as of the 18th day of February, 2020.

THE ANSCHUTZ CORPORATION, as Sole
Member and Managing Member of Sandy Vacation,
LLC

By: 
Gary Pierson, Executive Vice President

EXHIBIT "A"

Property

ALL THAT CERTAIN LOT, TRACT OR LAND SITUATE, LYING AND BEING IN G.M.D. 25, ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA AND BEING ALL OF LOTS 190, 191 AND A PORTION OF LOTS 192 & 193, ST. SIMONS BEACH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A LEAD & TACK WHICH MARKS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF MALLERY STREET AND THE NORTHERLY RIGHT-OF-WAY OF BEACHVIEW DRIVE; THENCE PROCEED ALONG THE SAID RIGHT-OF-WAY OF MALLERY STREET NORTH 25 DEGREES 51 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 84.00 FEET TO A ½" CAPPED IRON REBAR (SSC PC, LSF 317); THENCE ALONG THE LANDS OF WILLIAM BROOKS JESSUP THE FOLLOWING COURSES AND DISTANCES: SOUTH 64 DEGREES 08 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 80.50 FEET TO A ½" CAPPED IRON REBAR (SSC PC, LSF 317); THENCE NORTH 25 DEGREES 51 MINUTES 10 SECONDS EAST FOR A DISTANCE 12.38 FEET TO A ½" CAPPED IRON REBAR (SSC PC, LSF 317); THENCE NORTH 26 DEGREES 03 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 55.33 FEET TO A ½" IRON REBAR LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF OGLETHORPE AVENUE; THENCE ALONG THE SAID RIGHT-OF-WAY OF OGLETHORPE AVENUE SOUTH 59 DEGREES 53 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 115.41 FEET TO A ½" IRON REBAR LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF OGLETHORPE AVENUE AND THE WESTERLY RIGHT-OF-WAY OF 15TH STREET; THENCE SOUTH 26 DEGREES 29 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 150.00 FEET TO A ½" IRON REBAR WHICH MARKS THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF 15TH STREET AND THE NORTHERLY RIGHT-OF-WAY OF BEACHVIEW DRIVE; THENCE ALONG THE SAID RIGHT-OF-WAY OF BEACHVIEW DRIVE THE FOLLOWING COURSES AND DISTANCES; NORTH 59 DEGREES 56 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A ½" IRON REBAR; THENCE NORTH 60 DEGREES 06 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 50.49 FEET TO A LEAD AND TACK; THENCE NORTH 64 DEGREES 23 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 93.89 FEET TO THE POINT OR PLACE OF BEGINNING. SAID LOT, TRACT OR PARCEL OF LAND CONTAINS 0.550 ACRES.

PARCEL NUMBERS: 04-08055, 04-08056, 04-08057, 04-08060, 04-08061, 04-08062, 04-08063, 04-08058, 04-08059, 04-10230, 04-04652, 04-04653, and 04-07017.

Deed Book 3977 Page 142, Filed and Recorded 12/14/2018 at 03:32:00 PM
CFN #632018013374 Real Estate Transfer Tax \$2750.00 Ronald M. Adams
Clerk of Superior Court Glynn County, GA

AFTER RECORDING RETURN TO:
Hunter, Maclean, Exley & Dunn, P.C.
777 Gloucester Street, Suite 400
Brunswick, Georgia 31520

PARCEL ID NUMBERS:
04-08055, 04-08056, 04-08057, 04-
08060, 04-08061, 04-08062, 04-08063,
04-08058, 04-08059, and 04-10230

EXECUTED IN GLYNN COUNTY, GEORGIA

LIMITED WARRANTY DEED

A CONVEYANCE, made this the 12th day of December, 2018, from VILLAGE HOLDINGS ASSOCIATES LLC, a Florida limited liability company, as First Party, to SANDY VACATION, LLC, a Georgia limited liability company, as Second Party,

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00), cash to First Party in hand paid by Second Party, at or before the sealing and delivery of these presents, the receipt of which is confessed, and of other good and valuable consideration, First Party hereby grants, bargains, sells and conveys unto Second Party, and Second Party's successors and assigns, the following described real property, to-wit:

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND SITUATE, LYING AND BEING IN GLYNN COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AND IDENTIFIED ON EXHIBIT "A", WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES.

TO HAVE AND TO HOLD the real property above described and hereby conveyed, together with the improvements thereon, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto Second Party, and Second Party's successors and assigns, in fee simple, subject, however, to the permitted exceptions identified on Exhibit "B" attached hereto and incorporated herein by reference.

4829-7049-6129 v1

Deed Book 3977 Page 143

AND FIRST PARTY HEREBY WARRANTS and will forever defend unto Second Party, and Second Party's successors and assigns, the right and title hereby conveyed in and to the real property above described as against the lawful claims and demands of all persons claiming by, through or under First Party, except as to those claims or demands arising from the permitted exceptions to which reference has hereinabove been made.

[Signature Page Follows]

4829-7049-6129 v1

Deed Book 3977 Page 144

IN WITNESS WHEREOF, First Party has hereunto signed, sealed, and delivered these presents on this the day and year first above written.

VILLAGE HOLDINGS ASSOCIATES LLC, a
Florida limited liability company

[Redacted signature area]

By: Stephen F. Been
Its: Authorized Agent

Signed, sealed, and delivered in the presence of:

[Redacted witness name]

Unofficial Witness

[Redacted witness name]

Notary Public
Commission Expiration Date:

2/1/2020



Deed Book 3977 Page 145

EXHIBIT "A"
LEGAL DESCRIPTION

All of those certain lots, tracts, or parcels of land situate, lying and being on St. Simons Island, Glynn County, Georgia, more particularly described as follows as Parcel 1, Parcel 2, and Parcel 3, but LESS AND EXCEPT Parcel 4:

Parcel 1:

All that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, Glynn County, Georgia, and being UNITS ONE (1), TWO (2), THREE (3), SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) OF VILLAGE MALL CONDOMINIUM, as shown on that certain plat prepared by Joe Biletzskov, Georgia Registered Land Surveyor No. 1672, recorded in the office of the Clerk of Glynn County Superior Court in Plat Drawer 19, as Map No. 948, and according to that certain plat prepared by Biletzskov and Associates, Inc. dated May 2, 1991, entitled "Village Mall Condominium Association Revised Location of Units 1 and 2", recorded in Plat Drawer 21, Map No. 219, said records. Said Units are a part of the property described in Exhibit "A" to the Declaration of Condominium for Village Mall Condominium dated May 30, 1984, and recorded in Deed Book 24-Y, Page 466, and as amended in Deed Book 38-V, Page 1, said records.

This conveyance of Unit 1 includes an undivided 11.8 percentage interest in the common elements, this conveyance of Unit 2 includes an undivided 8.9 percentage interest in the common elements, this conveyance of Unit 3 includes an undivided 18.7 percentage interest in the common elements, this conveyance of said Unit 6 includes an undivided 10.1 percentage interest in the common elements, this conveyance of Unit 7 includes an undivided 10.4 percentage interest in the common elements, this conveyance of said Unit 8 includes an undivided 13.0 percentage interest in the common elements, and this conveyance of said Unit 9 includes an undivided 11.8 percentage interest in the common elements of Village Mall Condominium as particularly defined and set forth in said Declaration.

The above-described plat is by this reference incorporated herein and made a part hereof for purposes of identification and description.

Parcel 2:

All that certain lot, parcel or tract of land situate, lying and being in Glynn County, Georgia on St. Simons Island, being portions of Lots 191 and 192, of St. Simons Beach Subdivision, and being more particularly shown and identified according to a plat of survey prepared for Thomas H. Smoot, II, by Biletzskov & Associates, Inc., dated January 13, 1998, and more particularly described as follows: Commencing at the intersection of the western right-of-way line of 15th Street and the southern right-of-way line of Oglethorpe Avenue, and from said point running along said southern line of Oglethorpe Avenue N 60° 00' 00" a distance of 50.00 feet to the point or place of beginning of the property hereby conveyed and from said point continuing N 60° 00' 00" a distance of 65.37 feet, thence running S 25° 51' 10" a distance of 55.20 feet, thence running S 64° 16' 00" a distance of 64.49 feet, to the western line of Lot 190, St. Simons Beach Subdivision, thence running N 26° 39' 32" a distance of 50.34 feet to the said southern line of Oglethorpe Avenue, the said point of beginning. Reference is hereby made to the map and plan of St. Simons Beach Subdivision recorded in Deed Book 3-O, Page 756, and to said Biletzskov survey, a copy of which is recorded in Plat Drawer 24, as Map No. 290, for purposes of description and for all other purposes.

4833-2470-3618 v1

Deed Book 3977 Page 146

EXHIBIT "A"
LEGAL DESCRIPTION
(CONTINUED)

Parcel 3:

All of that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being UNITS NUMBER FOUR AND FIVE, VILLAGE MALL CONDOMINIUM, as shown on that certain plat prepared by Joe Biletzskov, Georgia Registered Land Surveyor No. 1672, recorded in the office of the Clerk of Glynn County Superior Court, in Plat Drawer No. 19, as Map No. 948; said property being a part of that property described in Exhibit "A" to the Declaration of Condominium for Village Mall Condominium, dated May 30, 1984, and recorded in the said Clerk's office in Deed Book 24-Y, Page 466.

This conveyance of said Unit 4 and Unit 5 includes an undivided percentage interest in the common elements of Village Mall Condominium as particularly defined and set forth in said Declaration.

The above described plat, Declaration and any recorded amendments thereto are incorporated herein and made a part hereof by reference.

Parcels 1, 2, and 3 being less and except Parcel 4, as noted above:

Parcel 4:

A one percent (1%) undivided tenant-in-common interest in that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being Unit Number Four (4) Village Mall Condominium, as shown on that certain plat prepared by Joe Biletzskov, Georgia Registered Land Surveyor No. 1672, recorded in the office of the Clerk of Glynn County Superior Court, in Plat Drawer No. 19, as Map No. 948; said property being a part of that property described in Exhibit "A" to the Declaration of Condominium for Village Mall Condominium, dated May 30, 1984, and recorded in the said Clerk's office in Deed Book 24-Y, Page 466.

The above described plat, Declaration and any recorded amendments thereto are incorporated herein and made a part hereof by reference.

4833-2470-3618 v1

Deed Book 3977 Page 147

Exhibit "B"

Permitted exceptions for the deed from
Village Holdings Associates LLC, as First Party, to Sandy Vacation, LLC, as Second Party

1. Liens for ad valorem taxes not yet due and payable.
2. Declaration of Condominium for Village Mall Condominium dated May 30, 1984, recorded in the office of the Clerk of Superior Court of Glynn County, Georgia in Deed Book 24-Y, Page 466, as affected by the following instruments:
 - i. Amendment of Declaration of Condominium for Village Mall Condominium dated May 17, 1991, recorded in Deed Book 38-V, Page 2, aforesaid records; and
 - ii. Amendment of Declaration of Condominium for Village Mall Condominium dated October 14, 1993, recorded in Deed Book 55-0, Page 130, aforesaid records.
3. Matters set forth on the plat of survey entitled "Village Mall Condominium Association, St. Simons Island, 25th GMD, Glynn County, Georgia", dated May 30, 1984, prepared by Biletzskov & Assoc., Inc., certified by Joe Biletzskov, G.R.L.S. No. 1672, recorded in the office of the Clerk of Superior Court of Glynn County, Georgia in Plat Drawer 19, Map No. 948.
4. Matters set forth on the plat of survey entitled "Village Mall Condominium Association Revised Location of Units 1 and 2", dated May 2, 1991, prepared by Biletzskov & Assoc., Inc., recorded in Plat Drawer 21, Map No. 219, aforesaid records.
5. Condominium Plans dated April 23, 1984, prepared by Merrill A. Levy, Georgia Registered Architect No. 800, recorded in the office of the Clerk of Superior Court of Glynn County, Georgia in Condominium Drawer IV-B, Pages 643-662.
6. Matters set forth on the plat of survey entitled "Property of Thomas H. Smoot, III, Portions of Lots 191, 192 and 193, St. Simons Beach-Subdivision, St. Simons, Glynn County, Georgia" dated January 13, 1998, prepared by Biletzskov & Assoc., Inc., certified by Joe Biletzskov, G.R.L.S. No. 1672, recorded in the office of the Clerk of Superior Court of Glynn County, Georgia in Plat Drawer 24, Map Drawer 290.
7. Easement from Thomas H. Smoot, II to Georgia Power Company, dated May 22, 1999, recorded in the office of the Clerk of Superior Court of Glynn County, Georgia, in Deed Book 583, Page 605.

4829-7049-6129 v1

Filed and Recorded 08/14/2019 at 09:53:51 AM
CFN #632019008460 Transaction#184416
Clerk of Superior Court Glynn County County, GA
Deed BK 4074 PG 54 - 56, Transfer Tax \$1300.00
Ronald M. Adams #1

Filed and Recorded 09/24/2019 at 09:12:24 AM
CFN #632019009988 Transaction#185924
Clerk of Superior Court Glynn County County, GA
Deed BK 4091 PG 416 - 418, Ronald M. Adams #1

RETURN RECORDED
DOCUMENT TO:

James A. Bishop
The Bishop Law Firm
P. O. Box 1396
Brunswick, Georgia 31521

** NOTE TO CLERK: This Deed is being re-recorded to correct Parcel #'s 04-04652 & 04-04653
the order of recording.

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GLYNN

THIS INDENTURE, made as of the 12th day of August, 2019, by **PALMETTO BUILDING GROUP, LLC**, a Florida limited liability company, as party of the first part (hereinafter called the "Grantor"), in favor of **SANDY VACATION, LLC**, a Georgia limited liability company, as party of the second part (hereinafter called the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs, successors and assigns, all those tracts or parcels of land described on Exhibit "A" attached hereto and incorporated herein by reference.

THIS BEING THE SAME PROPERTY conveyed to Grantor here under that certain Limited Warranty Deed from Reba L. Johnson and Helen T. Morton dated of even date herewith and recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever, IN FEE SIMPLE.

And the said Grantor, for itself, its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and affixed its seal, on the day and year first above written.

Signed and sealed before me
this 12th day of August, 2019

[Redacted]

Witness

[Redacted]

Notary Public
My Commission Expires:

NOTARIAL SEAL

GRANTOR:
[Signature]
PALMETTO BUILDING GROUP LLC
[Redacted]

Name: _____
Its: Sole Member



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT or parcel of land situate, lying and being in the 25th District, G.M., Glynn County, Georgia on the Island of St. Simons therein, and in that certain subdivision on said Island well known as and called St. Simons Beach Subdivision of the Brunswick Terminal and Railway Securities Company, described and identified according to the plan of said subdivision of record in the Office of the Clerk of Glynn Superior Court in Deed Book 3-O, Page 758 and 759, as the northerly 50 feet of Lot No. 190, said lot being bounded northerly 50 feet by Oglethorpe Avenue; easterly 50 feet by 15th Street; southerly 50 feet by the remaining portion of said Lot No. 190; and, westerly 50 feet by Lot No. 191 in said subdivision. Reference is hereby made to said plat for all further purposes of description and identification.

THIS BEING THE SAME PROPERTY conveyed to Reba L. Johnson and Helen T. Morton by that deed dated September 4, 2012, as recorded in Deed Book 3046, Page 63, Glynn County, Georgia records.

ALSO,

THAT CERTAIN LOT, TRACT OR PARCEL OF LAND described as follows: All the Southern Two-Thirds of Lot 190, St. Simons Beach Subdivision, located on St. Simons Island, Georgia, Glynn County. Said lot or tract being 50 feet by 100 feet, more or less in dimensions.

Said property being the same property conveyed to Mrs. J.M. (Mabel) Carter by deed of assent, dated December 8, 1992, recorded in Deed Book 45-I, Page 44, Glynn County, Georgia records, and as further conveyed to Reba L. Johnson and Helen T. Morton by deed dated June 30, 2011, as recorded in Deed Book 2881, Page 82, aforesaid records.

NOTE TO CLERK: Transfer tax is being paid on this conveyance on the accompanying Limited Warranty Deed between the parties hereto and recorded simultaneously herewith.

** NOTE TO CLERK: This Deed is being re-recorded to correct the order of recording

AFTER RECORDING RETURN TO:
The Bishop Law Firm
Post Office Box 1396
Brunswick, Georgia 31521

Parcel #'s 04-04652 & 04-04653

STATE OF GEORGIA

COUNTY OF GLYNN

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of August, 2019, between PALMETTO BUILDING GROUP, LLC, a Florida limited liability company, First Party, and SANDY VACATION LLC, a Georgia limited liability company, Second Party.

WITNESSETH:

That First Party, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, the receipt whereof is hereby acknowledged, by these presents does remise, release and quit claim to Second Party, its successors and assigns, all the right, title, interest, claim or demand the said First Party has or may have had in and to the premises hereinafter described with all and singular the rights, members and appurtenances to the said First Party in any wise appertaining or belonging, which premises are described as follows:

**LOT 190, ST. SIMONS BEACH
LEGAL DESCRIPTION**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND SHOWN ON A SURVEY PLAT BY GARY R. NEVILL, GA P.L.S. NO. 2401, TITLED "BOUNDARY SURVEY OF: LOT 190, ST. SIMONS BEACH", DATED 2/14/08 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON PIN FOUND WHICH MARKS THE INTERSECTION OF THE

NORTHEASTERN RIGHT-OF-WAY OF BEACHVIEW DRIVE (100' R/W) AND THE NORTHWESTERN RIGHT-OF-WAY OF 15TH STREET (50' R/W); PROCEED THENCE ALONG THE SAID RIGHT-OF-WAY OF BEACHVIEW DRIVE NORTH 60 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE ALONG THE LANDS OF THOMAS H. SMOOT, II NORTH 26 DEGREES 25 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 150.00 FEET TO A POINT LOCATED ON THE SOUTHWESTERN RIGHT-OF-WAY OF OGLETHORPE AVENUTE (50' R/W); THENCE ALONG THE SAID RIGHT-OF-WAY OF OGLETHORPE AVENUE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO A 1/2" IRON PIN FOUND LOCATED AT THE INTERSECTION OF SAID OGLETHORPE AVENUE RIGHT-OF-WAY AND THE NORTHWESTERN RIGHT-OF-WAY OF SAID 15TH STREET; THENCE ALONG THE SAID RIGHT-OF-WAY OF 15TH STREET SOUTH 26 DEGREES 25 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 150.00 FEET TO THE POINT OR PLACE OF BEGINNING. SAID LOT, TRACT OR PARCEL OF LAND CONTAINS 7,485 SQ. FT.

TO HAVE AND TO HOLD the said premises to the said Second Party so that neither the said First Party nor its successors or assigns, nor any other person or persons claiming under First Party, shall at any time, by any means, or ways, claim or demand any right or title to the aforesaid premises or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, First Party has hereunto set its hand and affixed its seal, by and through its duly authorized officers, on the day and year first above written.

Signed and sealed before me
this 12th day of August, 2019

[Redacted Signature]

Witness [Redacted]

[Redacted Signature]

Notary Public

My Commission Expires:

NOTARIAL SEAL

GRANTOR:

PALMETTO BUILDING GROUP, LLC

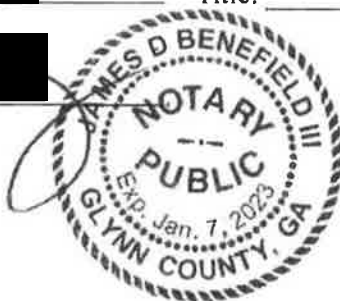
[Redacted Signature]

By:

Name:

Title:

Sole Member



Filed and Recorded 09/18/2019 at 10:44:00 AM
CFN #632019009754 Transaction#186782
Clerk of Superior Court Glynn County County, GA
Deed BK 4089 PG 1 - 5, Transfer Tax \$700.00 Ronald
M. Adams #1

**RETURN RECORDED
DOCUMENT TO:**
Chicago Title Insurance Company
ATTN: Michael Powers
4170 Ashford Dunwoody Road, Suite 460
Atlanta, GA 30319

Parcel #04-07017

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF GLYNN**

THIS INDENTURE, made as of the 17 day of September, 2019, by **GTI, LLC**, a Georgia limited liability company, as party of the first part (hereinafter called the "Grantor"), in favor of **SANDY VACATION, LLC**, a Georgia limited liability company, as party of the second part (hereinafter called the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee, its heirs, successors and assigns, all those tracts or parcels of land described on **Exhibit "A"** attached hereto and incorporated herein by reference (herein the "Property").

THIS BEING THE SAME PROPERTY conveyed to Grantor hereunder pursuant to that certain Limited Warranty Deed from Bank of the Ozarks, successor in interest to, and assignee of, the Federal Deposit Insurance Corporation, as Receiver for Oglethorpe Bank, dated February 21, 2013, and recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia in Deed Book 3119, Page 385, and by that Quitclaim Deed (To Clear Title) from Bank of the Ozarks, successor in interest to, and assignee of, the Federal Deposit Insurance Corporation as Receiver for Oglethorpe Bank, dated February 21, 2013, as recorded in Deed Book 3119, page 389, aforesaid records.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, forever, IN FEE SIMPLE, subject to the matters set forth on Exhibit "B" attached hereto and by this reference incorporated herein.

And the said Grantor, for itself, its successors and assigns, will warrant and forever defend the right and title to the above described Property unto the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

[SIGNATURE BEGINS NEXT PAGE]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and affixed its seal,
on the day and year first above written.

Signed, sealed and delivered

in the presence of:

[Redacted]

Unofficial Witness
[Redacted]

Notary Public

GTI, LLC, a Georgia limited liability company

By: [Redacted]
Name: Erica Svoboda
Title: Authorized Signatory



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Glynn County, Georgia, on St. Simons Island, being portions of Lots 192 and 193 of St. Simons Beach Subdivision and being more particularly shown and identified according to a plat of survey prepared for Thomas H. Smoot, II by Biletzskov & Associates, Inc., dated January 13, 1998, and more particularly described as follows: **COMMENCING** at the intersection of the western right-of-way line of 15th Street and the southern right-of-way line of Oglethorpe Avenue and from said point running along said southern line of Oglethorpe Avenue North 60 degrees 00 minutes 00 seconds West a distance of 115.37 feet; thence running South 25 degrees 51 minutes 10 seconds West a distance of 55.20 feet to the **POINT OR PLACE OF BEGINNING** of the property hereby conveyed and from said point running South 64 degrees 16 minutes 00 seconds East a distance of 13.19 feet; thence running South 25 degrees 44 minutes 00 seconds West a distance of 96 feet; thence running North 64 degrees 40 minutes 00 seconds West a distance of 93.90 feet; thence running North 25 degrees 51 minutes 10 seconds East a distance of 84 feet; thence running South 64 degrees 08 minutes 50 seconds East a distance of 80.50 feet; thence running North 25 degrees 51 minutes 10 seconds East a distance of 12.38 feet to said **POINT OR PLACE OF BEGINNING**. Reference is hereby made to the map and plan of St. Simons Beach Subdivision recorded in Deed Book 3-O, Page 758, and to said Biletzskov survey, a copy of which is recorded in Plat Drawer 24, as Map No, 290, Glynn County, Georgia records, for purposes of description and all other purposes.

PARCEL NO. 04-07017

Exhibit "B"




1. Ad valorem real property taxes and assessments for 2019 and future years, which are not yet due and payable.
2. All matters of record affecting the Property described on Exhibit "A".
3. Rights of tenants of the Property described on Exhibit "A" under any unrecorded lease agreements.
4. Laws, ordinances and governmental regulations (including, but not limited to, building, zoning, land use and any subdivision ordinances and regulations) affecting the Property described on Exhibit "A".
5. Matters of survey disclosed by a current and accurate survey of the Property described on Exhibit "A".



Overview



Legend

-  Parcels
- Lakes and Rivers**
-  <all other values>
-  WATER

Parcel ID	04-04652	Owner	SANDY VACATION LLC	Last 2 Sales			
Class Code	Commercial		555 17TH ST 2400	Date	Price	Reason	Qual
Taxing District	04-St. Simons Island		DENVER, CO 80202-3941	8/12/2019	0	RE-RECORD	U
	ST SIMONS ISLAND	Physical Address	315 FIFTEENTH ST	8/12/2019	0	RE-RECORD	U
Acres	0.06	Market Value	\$105000				

Date created: 2/12/2020
 Last Data Uploaded: 2/8/2020 4:21:22 AM

Developed by  **Schneider**
 GEOSPATIAL

Summary

Parcel Number 04-04652
 Tax District St. Simons Island (District 04)
 Alias N/A
 Location Address 315 FIFTEENTH ST
 ST SIMONS ISLAND, GA 31522
 Millage Rate 26.110
 Legal Description PTN 190 ST S BEACH
 Subdivision ST SIMONS BEACH
 Documents DB 3358, Pg 56; PD 24, Pg 290; PD 2, Pg 58; DB 3-T, Pg 534; "st
 simons beach tracing"
 Class Code C3 - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Neighborhood Village Area Commercial (Code: C401)
 Zoning VMU
 Map# Block-Lot S014-00 004-001
 Property Class VL
 Homestead No
 Exemption
 GIS Mapped acres 0.06
 Elementary School St. Simons
 Middle School Glynn Middle School
 High School Glynn Academy
 Commissioner DISTRICT 2 - J. PETER MURPHY, Phone (912) 638-7114
 District pmurphy@glynncounty-ga.gov



[View Map](#)

Owner

SANDY VACATION LLC
 555 17TH ST 2400
 DENVER, CO 80202-3941

Value Information

	2019
+ Land Value	\$105,000
+ Improvement Value	\$0
= Total Value	\$105,000
Assessed Value	\$42,000

Sale/Transfer Information

Date	Deed Book and Page	Price	Deed Type	Grantor	Grantee
8/12/2019	4091 419	\$0	RE-RECORD		
8/12/2019	4091 416	\$0	RE-RECORD		
8/12/2019	4074 57	\$0	QC		
8/12/2019	4074 54	\$0	MULTI	PALMETTO BUILDING GROUP LLC	SANDY VACATION LLC
8/12/2019	4074 173	\$0	QC		
8/12/2019	4074 172	\$0	MULTI	JOHNSON REBA L	PALMETTO BUILDING GROUP LLC
6/11/2014	3358 56	\$0			
9/4/2012	3046 63	\$155,000		SMOOT THOMAS HARRIS	JOHNSON REBA L
6/2/2009	2589 426	\$0	ESTATE	SMOOT THOMAS H	SMOOT THOMAS HARRIS
4/1/1999		\$261,400			
3/12/1999	566 400	\$0			
1/13/1984	24M 29	\$0			
1/26/1981	221 134	\$0			
2/6/1979	20Y 878	\$0			
2/28/1977	19K 594	\$0			
1/8/1970	15I 226	\$0			

2019 Notice of Assessment





Overview



Legend

- Parcels
- Lakes and Rivers
- <all other values>
- WATER

Parcel ID	04-04653	Owner	SANDY VACATION LLC	Last 2 Sales			
Class Code	Commercial		555 17TH ST 2400	Date	Price	Reason	Qual
Taxing District	04-St. Simons Island		DENVER, CO 80202-3941	8/12/2019	0	RE-RECORD	U
	ST SIMONS ISLAND	Physical Address	513 BEACHVIEW DR #25000	8/12/2019	0	RE-RECORD	U
Acres	0.11	Market Value	\$356900				

Date created: 2/12/2020
 Last Data Uploaded: 2/8/2020 4:21:22 AM

Developed by  Schneider
 GEOSPATIAL

Summary

Parcel Number 04-04653
 Tax District St. Simons Island (District 04)
 Alias COMMON BUILDING AREA
 THE COTTAGE ON ST SIMONS
 Location Address 513 BEACHVIEW DR #25000
 513 BEACHVIEW DR #3
 513 BEACHVIEW DR #1
 513 BEACHVIEW DR #2
 ST SIMONS ISLAND, GA 31522
 Millage Rate 26.110
 Legal Description PTN 190 ST. SI. BEACH.
 Subdivision ST SIMONS BEACH
 Documents PD 3315, Pg 52; PD 24, Pg 290; PD 2, Pg 58; DB 3-T, Pg 534: "st
 simons beach tracing"
 Class Code C1 - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Neighborhood Village Area Commercial (Code: C401)
 Zoning VMU
 Map# Block-Lot S014-00 004-004
 Property Class COMM
 Homestead Yes
 Exemption
 GIS Mapped acres 0.11
 Elementary School St. Simons
 Middle School Glynn Middle School
 High School Glynn Academy
 Commissioner DISTRICT 2 - J. PETER MURPHY, Phone (912) 638-7114
 District pmurphy@glynncounty-ga.gov



[View Map](#)

Owner

[SANDY VACATION LLC](#)
 555 17TH ST 2400
 DENVER, CO 80202-3941

Value Information

	2019
+ Land Value	\$184,500
+ Improvement Value	\$172,400
= Total Value	\$356,900
Assessed Value	\$142,760

Improvement Information

Building Use	Single Family	Stories	2
Style	Colonial	Roof Cover	Asphalt Shingle
Heated Sq Ft	3398	Flooring Type	W/W Carpet
Interior Walls	Drywall	Heating Type	Cool / Heated Air
Exterior Walls	Tabby	Rooms/Bedrooms/Bathrooms	8 / 5 / 4.0
Year Built	1926	Number Fire Pl	1



Overview



Legend

- Parcels
- Lakes and Rivers**
- <all other values>
- WATER

Parcel ID	04-07017	Owner	SANDY VACATION LLC	Last 2 Sales			
Class Code	Commercial		555 17TH ST 2400	Date	Price	Reason	Qual
Taxing District	04-St. Simons Island		DENVER, CO 80202-3941	9/17/2019	0	QC	U
	ST SIMONS ISLAND	Physical Address	108 PIER VILLAGE MARKET	9/17/2019	\$700000	n/a	U
Acres	0.18	Market Value	\$485000				

Date created: 2/12/2020
 Last Data Uploaded: 2/8/2020 4:21:22 AM

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 GEOSPATIAL

Summary

Parcel Number 04-07017
 Tax District St. Simons Island (District 04)
 Alias SUNSET SLUSH
 ALO NATURALS LLC
 HIGH TIDE MART AND CARTS
 TURTLE TIDES
 ISLAND PEARL IS REALLY HERE
 Location Address 108 PIER VILLAGE MARKET
 118 PIER VILLAGE MARKET
 124 PIER VILLAGE MARKET
 130 PIER VILLAGE MARKET
 140 PIER VILLAGE MARKET
 ST SIMONS ISLAND, GA 31522
 Millage Rate 26.110
 Legal Description PTN LOTS 192,193 SS BEACH
 Subdivision ST SIMONS BEACH
 Documents PD 34, Pg 347; DB 456, Pg 65; PD 24, Pg 290; PD 2, Pg 58; DB 3-T, Pg 534; "st simons beach tracing"
 Class Code C1 - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Neighborhood Village Area Commercial (Code: C401)
 Zoning VMU
 Map# Block-Lot S014-00 004-006
 Property Class COMM
 Homestead No
 Exemption
 GIS Mapped acres 0.18
 Elementary School St. Simons
 Middle School Glynn Middle School
 High School Glynn Academy
 Commissioner DISTRICT 2 - J. PETER MURPHY, Phone (912) 638-7114
 District pmurphy@glynncounty-ga.gov



[View Map](#)

Owner

SANDY VACATION LLC
 555 17TH ST 2400
 DENVER, CO 80202-3941

Value Information

	2019
+ Land Value	\$347,800
+ Improvement Value	\$137,200
= Total Value	\$485,000
Assessed Value	\$194,000

Miscellaneous Improvement Information

Type	Length x Width	Area	Year Built	Value
Retail Store	126 x 15	1890	99	\$127,600

Sale/Transfer Information

Date	Deed Book and Page	Price	Deed Type	Grantor	Grantee
9/17/2019	40896	\$0	QC		
9/17/2019	40891	\$700,000		GTI LLC	SANDY VACATION LLC
2/21/2013	3119 389	\$0	QC		
2/21/2013	3119 385	\$400,000		BANK OF THE OZARKS	GTI LLC
2/21/2013	3119 376	\$0		OGLETHORPE BANK	BANK OF THE OZARKS
6/29/2009	2602 166	\$0	FORECLOSUR	SMOOT THOMAS H	OGLETHORPE BANK
6/2/2009	2589 426	\$0	ESTATE	SMOOT THOMAS H	SMOOT THOMAS HARRIS
1/31/1994	51Z 47	\$0			
7/21/1989	320 551	\$0			
2/16/1989	320 549	\$0			
9/6/1988	31F 380	\$0			



Overview



Legend

- Parcels
- Lakes and Rivers**
- <all other values>
- WATER

Parcel ID	04-10230	Owner	SANDY VACATION LLC	Last 2 Sales			
Class Code	Commercial		555 17th ST 2400	Date	Price	Reason	Qual
Taxing District	04-St. Simons Island		DENVER, CO 80202-3941	12/12/2018	0	MULTI	U
	ST SIMONS ISLAND	Physical Address	508 OGLETHORPE AV	2/27/2015	0	MULTI	U
Acres	0.08	Market Value	\$127400				

Date created: 2/12/2020
 Last Data Uploaded: 2/8/2020 4:21:22 AM

Developed by  **Schneider**
 GEOSPATIAL

Summary

Parcel Number 04-10230
 Tax District St. Simons Island (District 04)
 Alias N/A
 Location Address 508 OGLETHORPE AV
 ST SIMONS ISLAND, GA 31522
 Millage Rate 26.110
 Legal Description PTN 191,192 SS BEACH
 Subdivision ST SIMONS BEACH
 Documents PD 33, Pg 414; PD 24, Pg 290; PD 2, Pg 58; DB 3-T, Pg 534; "st simons beach tracing"
 Class Code C3 - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Neighborhood Village Area Commercial (Code: C401)
 Zoning VMU
 Map# Block-Lot S014-00 004-008
 Property Class VL
 Homestead Exemption No
 GIS Mapped acres 0.08
 Elementary School St. Simons
 Middle School Glynn Middle School
 High School Glynn Academy
 Commissioner District DISTRICT 2 - J. PETER MURPHY, Phone (912) 638-7114 pmurphy@glynncounty-ga.gov

[View Map](#)

Owner

SANDY VACATION LLC
 555 17th ST 2400
 DENVER, CO 80202-3941

Value Information

	2019
+ Land Value	\$127,400
+ Improvement Value	\$0
= Total Value	\$127,400
Assessed Value	\$50,960

Sale/Transfer Information

Date	Deed Book and Page	Price	Deed Type	Grantor	Grantee
12/12/2018	3977 142	\$0	MULTI	VILLAGE HOLDINGS ASSOC LLC	SANDY VACATION LLC
2/27/2015	3405 269	\$0	MULTI	SBC III REO LLC	VILLAGE HOLDINGS ASSOC LLC
9/13/2013	3219 85	\$125,000		SMOOT THOMAS HARRIS	SBC III REO LLC
8/30/2013	3214 383	\$0	QC		
6/2/2009	2589 426	\$0	ESTATE	SMOOT THOMAS H	SMOOT THOMAS HARRIS
1/6/1995	61-O 321	\$0			

2019 Notice of Assessment




View/Pay Tax Bills



Overview



Legend

-  Parcels
- Lakes and Rivers**
-  <all other values>
-  WATER

Parcel ID	04-11659	Owner	SANDY VACATION LLC	Last 2 Sales			
Class Code	Commercial		555 17th ST 2400	Date	Price	Reason	Qual
Taxing District	04-St. Simons Island		DENVER, CO 80202-3941	12/12/2018	0	MULTI	U
	ST SIMONS ISLAND	Physical Address	308 MALLERY ST	n/a	0	n/a	n/a
Acres	0.11	Market Value					

Date created: 2/12/2020
 Last Data Uploaded: 2/8/2020 4:21:22 AM

Developed by  **Schneider**
 GEOSPATIAL



Summary

Parcel Number 04-11659
 Tax District St. Simons Island (District 04)
 Alias ELECTRIC PANEL
 Location Address 308 MALLERY ST
 310 MALLERY ST #22000
 ST SIMONS ISLAND, GA 31522
 Millage Rate 26.110
 Legal Description COMMON AREA VILLAGE MALL CONDOS
 Subdivision VILLAGE MALL CONDOS
 Documents PD 33,Pg 414;PD 24,Pg 290;PD 21,Pg 219; PD 19,Pg 948;PD 2,Pg 58;DB 3-T,Pg 534;PD IV-B,Pg 643-662
 Class Code C3 - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Neighborhood Village Mall (Code: C4101)
 Zoning VMU
 Map# Block-Lot S014-00 031-010
 Property Class CA - Condo [Multi Unit Parcel- Click for all Units](#)
 Homestead Exemption No
 GIS Mapped acres 0.11
 Elementary School St. Simons
 Middle School Glynn Middle School
 High School Glynn Academy
 Commissioner District DISTRICT 2 - J. PETER MURPHY, Phone (912) 638-7114 pmurphy@glynncounty-ga.gov

[View Map](#)

Owner

[SANDY VACATION LLC](#)
 555 17th ST 2400
 DENVER, CO 80202-3941

Value Information

	2019
+ Land Value	\$0
+ Improvement Value	\$0
= Total Value	\$0
Assessed Value	\$0

Sale/Transfer Information

Date	Deed Book and Page	Price	Deed Type	Grantor	Grantee
12/12/2018	3977 142	\$0	MULTI	VILLAGE MALL CONDO BUSINESS OWNERS	SANDY VACATION LLC

View/Pay Tax Bills

Section 715 Village Mixed Use (VMU)

(Entire Section Amended #O-2009-09, 11/19/09)

715.1 Intent of District. To encourage the formulation and continuation of a compatible and economically healthy environment for professional, business and residential uses which benefit from being located in close proximity to each other; and to discourage any encroachment by uses considered capable of adversely affecting the commercial character of the district.

715.2 Permitted Uses. The following uses are permitted in the VMU Zoning District:

- 1) Antique Store.
- 2) Art gallery and art supply store.
- 3) Bait and/or fishing tackle supply store.
- 4) Bank, savings and loan association, personal loan agency and/or branches.
- 5) Barber shop, beauty shop, or combination thereof.
- 6) Bicycle repair, rental or sales shop.
- 7) Book, magazine, newspaper or cigar shop.
- 8) Clothing Store.
- 9) Florist shop.
- 10) Grocery store. Not exceeding 10,000 SF of total area.
- 11) Gift or curio shop.
- 12) Hardware store.
- 13) Hobby or toy shop.
- 14) Hotel, motel or bed and breakfast.
- 15) Jewelry sales with jewelry or watch repair.
- 16) Package liquor and wine store.
- 17) Music store.
- 18) Offices for governmental, business and professional purposes.
- 19) Parking garage or lot.
- 20) Pharmacy, apothecary, or drug store.

- 21) Photographic studio, photographic, camera supply or service store.
- 22) Private or semi-private club, lodge, union hall or social center.
- 23) Residential use lawfully existing within the district at the time of adoption of this Ordinance.
- 24) School offering instruction in art, music, dancing, drama, or similar cultural activity.
- 25) Accessory use in compliance with the provisions of Section 609.

715.3 Conditional Uses The following uses may be permitted on a conditional basis, subject to the conditions set forth in Section 904:

- 1) Restaurants. The definition of a restaurant in the VMU District shall refer to any retail establishment where twenty-five percent (25%) of its gross business sales are devoted to serving prepared food or drink, either prepared on the premises or elsewhere, which is offered to the general public to be consumed either on the premises or take-out. This includes bakeries, candy stores, ice cream parlors, concessions or any similar type of food service business. Restaurants are subject to the following conditions:
 - a) When a restaurant is located adjacent to residential zoned properties, a fifteen (15) foot setback is required adjoining the residential property with an eight (8) foot high solid wall or construction material similar to that used on the neighboring properties will be required.
 - b) Studies showing proposed operating levels of lighting and sound systems onsite and in the adjacent residential zone shall be submitted at time of site plan review. All lighting adjacent to residential zoning shall be shielded or baffled to prevent direct viewing of the light source or glare as required in Section 622.
 - c) An applicant shall provide with the site plan the total number of employees proposed for the restaurant and shall depict the areas designated for employee parking. Such parking may be provided either on street or off street. Further, the applicant shall provide the location of any remote parking which must comply with the applicable parking provisions of with this Ordinance and shall be provided within the district.
 - d) The site plan shall also show location of dumpsters and outside refuse containers, service delivery area and all screening of this area. Dumpsters that are not internal to the building shall not be utilized after 10:00 PM.

- 2) Combination residential and commercial use on separate levels as defined in Section 503.4.

715.4 Special Uses

- 1) Outside display of merchandise for sale, as an accessory to a permitted use, provided that:
 - a) Merchandise located in a pedestrian way shall not exceed twenty (20) feet in width;
 - b) Merchandise is displayed so that it does not obstruct pedestrian access;
 - c) Outside display and sales can only occur within the period specified in the special use permit; or
 - d) Outside sales and storage permitted on public rights-of-way or sidewalks is specifically authorized by the Glynn County Board of Commissioners.
- 2) Fairs, carnivals and other major public gatherings are allowed for up to four (4) consecutive days.
- 3) Drinking Establishments. In addition to the requirements outlined in 715.3 1) above, the Glynn County Board of Commissioners has the authority to place certain conditions on the Special Use Permit for a drinking establishment to restrict the use of excessive or disruptive activities of the business. The Commission shall have the authority to restrict outside patio and deck serving areas and to require protective screening and buffering from adjoining properties. Any violations of any of the conditions of a Special Use Permit may be the basis for the revocation of the permit.

715.5 Other Requirements. Unless otherwise specified elsewhere in this Ordinance uses permitted in the Village Mixed Use (VMU) Zoning District shall be required to conform to the following standards:

- 1) Minimum Net Developmental Area:
1,875 square feet per lot
- 2) Minimum Lot Width:
Twenty-five (25) feet

3) Minimum Front Yard:
None

4) Minimum Side Yard:
None

5) Minimum Rear Yard:
None

6) Maximum Building Height:
Forty-five (45) feet

7) Maximum Density
Thirty-five (35) Sleeping rooms per net Acre

8) Off-Street Parking:

a) Off-street parking and loading requirements for use of a structure existing at the time of adoption of this Section shall be waived.

b) Alterations to a structure that result in the addition of square footage to the structure shall be required to meet the parking required by Section 611 for the additional square footage. Parking may be provided onsite or within convenient walking distance as provided for in Section 611.3. The addition shall not remove any existing onsite parking. Additionally, existing onsite parking shall not be removed unless the corresponding building area established in Section 611 is removed.

c) New residential uses shall provide off-street parking as required by Article VI.

9) Signs:

Signs permitted in VMU Zoning District, including the conditions under which they may be located, are set forth in Article VIII.

715.6 Existing Uses: Existing conforming uses in place at the date of adoption of this Section which are rendered noncompliant by this Section shall be treated as non-conforming uses in accordance with Section 607.

PLANNED DEVELOPMENT DISTRICT

ZONING AMENDMENT

For The

ST. SIMONS ART MUSEUM

St. Simons Island, Georgia

February 25, 2020

Applicant:

Sandy Vacation LLC

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I. GENERAL DESCRIPTION

This application proposes to entitle the construction of an art museum open to the public within the St. Simons Pier Village. Located at the northeast quadrant of the intersection of Mallory Street and Beachview Drive, the site fronts Mallory Street, Beachview Drive and 15th Street and includes Lots 190, 191, and a portion of Lots 192 & 193 of the St. Simons Beach Subdivision.

Sandy Vacation LLC, 555 17th Street 2400, Denver, Colorado 80202-3941 owns all parcels composing the site. A legal description follows: (See Exhibit B)

II. PROPOSED DEVELOPMENT PLAN

A. Plan Concept and Proposed Land Uses

The project will provide greater than 20,000 square feet of museum space displaying original paintings and works of art depicting various periods of American history and regions, including the Georgia coast. The two-story art museum will also allocate multi-use space suitable for lectures and social events. In addition to exhibit space, offices, storage and support spaces will occupy the balance of the museum. To efficiently arrange floor area unique to the function of an art museum, to comply with security demands and to meet building codes for public use and assembly, construction will require the demolition of the existing kiosk structures now fronting Mallory Street, the two-story masonry structure currently housing a furniture store and the substantially remodeled residential structure at the corner of Beachview Drive and 15th Street. Site improvements will complement both the museum architecture and the surrounding Village with brick walkways, perimeter seat walls and a courtyard in addition to exterior lighting, off-street parking and substantial planting.

B. Existing and Proposed Zoning

Located within the Pier Village, the Project Site is subject to Section 709 Island Preservation District, an overlay district, and by VMU, Village Mixed Use Zoning District.

This application proposes to amend the Glynn County Zoning Ordinance by creating the St. Simons Art Museum Planned Development Zoning District (PD District). The PD District is intended to retain intact the overlay protection of the Island Preservation District while replacing certain features

and requirements of the underlying VMU Zoning District. Such proposed revisions are discussed in more detail below.

C. Compatibility with Nearby Uses

Nearby existing land uses include a mixture of retail, upper floor residential, restaurants, offices, the Golden Isles Convention and Visitors Bureau and Neptune Park. The proposed art museum is compatible with all nearby uses and will add a significant complement to local and tourist activities in the Pier Village district without competition with nearby retail and commercial uses.

D. Compatibility with the Glynn County Comprehensive Plan

The Future Land Use Map of the 2018 Glynn County Comprehensive Plan designates this site as "Neighborhood Commercial" within which uses itemized below are certainly compatible.

III. PROPOSED USES AND OTHER REQUIREMENTS (See Exhibit E)

A. Permitted Uses. The following uses are permitted in the PD District:

- 1) Museum
- 2) Art gallery
- 3) Art supply store
- 4) Antique Store;
- 5) School offering instruction in art, music, dancing, drama, or similar cultural activity
- 6) Parking garage or lot
- 7) Accessory use in compliance with the provisions of Section 609 of the Glynn County Zoning Ordinance
- 8) Bank, savings and loan association, personal loan agency and/or branches
- 9) Barber shop, beauty shop, or combination thereof
- 10) Book, magazine, or newspaper shop
- 11) Clothing store
- 12) Florist shop
- 13) Gift shop
- 14) Hobby or toy shop
- 15) Jewelry sales with jewelry or watch repair
- 16) Music store
- 17) Offices for governmental, business and professional purposes
- 18) Photographic studio, photographic, camera supply or service store

- 19) Private or semi-private club, lodge, union hall or social center
- 20) Hotel, motel or bed and breakfast

B. Conditional Uses: The following uses may be permitted on a conditional basis, subject to the conditions set forth in Section 904 of the Glynn County Zoning Ordinance:

- 1) Restaurants. The definition of a restaurant in this PD District shall refer to any retail establishment where twenty-five percent (25%) of its gross business sales are devoted to serving prepared food or drink, either prepared on the premises or elsewhere, which is offered to the general public to be consumed either on the premises or take-out. This includes bakeries, candy stores, ice cream parlors, concessions or any similar type of food service business. Restaurants are subject to the following conditions:
 - a) An applicant shall provide with the site plan the total number of employees proposed for the restaurant and shall depict the areas designated for employee parking. Such parking may be provided either on street or off street. Further, the applicant shall provide the location of any remote parking which must comply with the applicable parking provisions of this Ordinance and shall be provided within the district.
 - b) The site plan shall also show location of dumpsters and outside refuse containers, service delivery area and all screening of this area. Dumpsters that are not internal to the building shall not be utilized after 10:00 PM.
- 2) Combination residential and commercial use on separate levels as defined in Section 503.4 of the Glynn County Zoning Ordinance.

C. Special Uses:

- 1) Outside display of merchandise for sale, as an accessory to a permitted use, provided that:
 - a) Merchandise is displayed so that it does not obstruct pedestrian access;
 - b) Outside display and sales can only occur within the period specified in the special use permit or;
 - c) Outside sales and storage permitted on public rights-of-way or sidewalks is specifically authorized by the Glynn County Board of Commissioners.

D. Other Requirements: Unless otherwise specified elsewhere in this Zoning Text, permitted uses shall be required to conform to the following standards:

- 1) Minimum Net Developmental Area: 1,875 square feet per lot
- 2) Minimum Lot Width: Twenty-five (25) feet
- 3) Minimum Front Yard: None
- 4) Minimum Side Yard: None
- 5) Minimum Rear Yard: None
- 6) Off-Street Parking:
 - a) The PD District recognizes the established policy of providing shared parking to properties that front both Mallory Street and Beachview Drive. Accordingly, off-street parking and loading requirements for any structures existing at the time of adoption of this PD District shall be credited against the requirements of any newly constructed buildings and/or any renovated buildings within the PD District;
 - b) Referencing the pertinent zoning ordinances of nearby coastal cities, Savannah and Charleston (copies attached), the PD District establishes the following off-street parking requirements:
 - 1) Art Museum Uses: One (1) space per Four Hundred (400) square feet of museum floor area "open to the public". Floor area open to the public shall not include offices, utility and support space, as well as reserved floor area set aside to protect art work;
 - 2) Space Internal to the Museum for Lectures and Social Events: One (1) space per Seventy (70) square feet of floor area reserved for lectures and civic gatherings.
- 7) Maximum Building Height: Forty-five (45') feet
- 8) Maximum Density Thirty-five (35) Sleeping rooms per net acre
- 9) Signs: Signs permitted in the PD District, including the conditions under which they may be located, are set forth in Article VIII of the Glynn County Zoning Ordinance.

IV. PROPOSED OTHER EXCEPTIONS OR VARIATIONS FROM ARTICLE VI OF THE GLYNN COUNTY ZONING ORDINANCE

Section 613 Buffers (O-2008-09, 7/17/2008)

The PD District shall amend Section 613, Buffers by revising Section 613.3, (2), (c) as follows: A buffer shall be required consisting of a not less than three (3') feet wide and three (3') feet tall planted strip of continuous evergreen hedge form, supplemented with

additional plantings within the adjacent right of way subject to a right of way permit issued by the Glynn County Board of Commissioners.

All other standards and conditions of Section 613 shall apply to the proposed PD district.

Section 615. Vision Clearance at Street Intersections

The PD District shall amend Section 615, Vision Clearance at Street Intersections as follows: recognizing that General Commercial Districts are exempt from the provisions of this section of the Glynn County Zoning Ordinance and that the project site is located within a commercial district with similar development limitations as a GC, Commercial District, including, but not limited to, 0' setbacks, it follows that this PD District should qualify for the same exemption. Therefore, Section 615 shall not apply to the St. Simons Art Museum Planned Development Zoning District.

V. LAND DEDICATED OR RESERVED FOR PUBLIC USE

The Owner shall set aside and make available all easements and fee simple title as required by Glynn County.

VI. DEVELOPMENT SCHEDULE

Construction shall begin within six (6) months of the receipt of a Building Permit. A two year construction period is estimated.

VII. ASSURANCES OF THE INSTALLATION AND MAINTENANCE OF IMPROVEMENTS

At the Owner's expense, all parking improvements, drainage systems, water distribution and wastewater collection systems will be designed by professionals registered in the State of Georgia to meet all applicable code requirements and standards. All water distribution and wastewater collection systems, roads, access drives, and drainage systems internal to the PD District shall be owned and maintained by the Owner.

EXHIBIT "A"

SURVEY

EXHIBIT "B"

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR LAND SITUATE, LYING AND BEING IN G.M.D. 25, ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA AND BEING ALL OF LOTS 190, 191 AND A PORTION OF LOTS 192 & 193, ST. SIMONS BEACH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A LEAD & TACK WHICH MARKS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF MALLERY STREET AND THE NORTHERLY RIGHT-OF-WAY OF BEACHVIEW DRIVE; THENCE PROCEED ALONG THE SAID RIGHT-OF-WAY OF MALLERY STREET NORTH 25 DEGREES 51 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 84.00 FEET TO A ½" CAPPED IRON REBAR (SSC PC, LSF 317); THENCE ALONG THE LANDS OF WILLIAM BROOKS JESSUP THE FOLLOWING COURSES AND DISTANCES: SOUTH 64 DEGREES 08 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 80.50 FEET TO A ½" CAPPED IRON REBAR (SSC PC, LSF 317); THENCE NORTH 25 DEGREES 51 MINUTES 10 SECONDS EAST FOR A DISTANCE 12.38 FEET TO A ½" CAPPED IRON REBAR (SSC PC, LSF 317); THENCE NORTH 26 DEGREES 03 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 55.33 FEET TO A ½" IRON REBAR LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF OGLETHORPE AVENUE; THENCE ALONG THE SAID RIGHT-OF-WAY OF OGLETHORPE AVENUE SOUTH 59 DEGREES 53 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 115.41 FEET TO A ½" IRON REBAR LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF OGLETHORPE AVENUE AND THE WESTERLY RIGHT-OF-WAY OF 15TH STREET; THENCE SOUTH 26 DEGREES 29 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 150.00 FEET TO A ½" IRON REBAR WHICH MARKS THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF 15TH STREET AND THE NORTHERLY RIGHT-OF-WAY OF BEACHVIEW DRIVE; THENCE ALONG THE SAID RIGHT-OF-WAY OF BEACHVIEW DRIVE THE FOLLOWING COURSES AND DISTANCES; NORTH 59 DEGREES 56 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A ½" IRON REBAR; THENCE NORTH 60 DEGREES 06 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 50.49 FEET TO A LEAD AND TACK; THENCE NORTH 64 DEGREES 23 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 93.89 FEET TO THE POINT OR PLACE OF BEGINNING. SAID LOT, TRACT OR PARCEL OF LAND CONTAINS 0.550 ACRES.

EXHIBIT "C"

SITE PLAN

EXHIBIT "D"

PROPOSED EXCEPTIONS OR VARIATIONS FROM THE REQUIREMENTS OF THE EXISTING UNDERLYING ZONING DISTRICT- SECTION 715 VILLAGE MIXED USE (VMU)

For a comprehensive review and comparison of proposed variations to be adopted by the Village History Museum PD District, the existing text of Section 715 Village Mixed Use is repeated below. Language to be deleted or amended is indicated by a "strike" graphic while language to be substituted and/or added is shown in bold print.

Section 715 Village Mixed Use (VMU) (Entire Section Amended #O-2009-09, 11/19/09)

715.1 Intent of District. To encourage the formulation and continuation of a compatible and economically healthy environment for professional, business and residential uses which benefit from being located in close proximity to each other; and to discourage any encroachment by uses considered capable of adversely affecting the commercial character of the district.

715.2 Permitted Uses. The following uses are permitted in the VMU Zoning District:

- 1) Antique Store
- 2) Art gallery store and art supply
- 3) ~~Bait and/or fishing tackle supply store.~~
- 4) Bank, savings and loan association, personal loan agency and/or branches.
- 5) Barber shop, beauty shop, or combination thereof.
- 6) ~~Bicycle repair, rental or sales shop.~~
- 7) Book, magazine, newspaper or cigar shop.
- 8) Clothing Store.
- 9) Florist shop.
- 10) ~~Grocery store. Not exceeding 10,000 SF of total area.~~
- 11) Gift or curio shop.
- 12) ~~Hardware store.~~
- 13) Hobby or toy shop.
- 14) Hotel, motel or bed and breakfast.
- 15) Jewelry sales with jewelry or watch repair.
- 16) ~~Package liquor and wine store.~~
- 17) Music store.
- 18) Offices for governmental, business and professional purposes.
- 19) Parking garage or lot.
- 20) ~~Pharmacy, apothecary, or drug store.~~
- 21) Photographic studio, photographic, camera supply or service store.
- 22) Private or semi-private club, lodge, union hall or social center.

- ~~23) Residential use lawfully existing within the district at the time of adoption of this Ordinance.~~
- 24) School offering instruction in art, music, dancing, drama, or similar cultural activity.
- 25) Accessory use in compliance with the provisions of Section 609.

715.3 Conditional Uses The following uses may be permitted on a conditional basis, subject to the conditions set forth in Section 904:

- 1) Restaurants. The definition of a restaurant in the VMU District shall refer to any retail establishment where twenty-five percent (25%) of its gross business sales are devoted to serving prepared food or drink, either prepared on the premises or elsewhere, which is offered to the general public to be consumed either on the premises or take-out. This includes bakeries, candy stores, ice cream parlors, concessions or any similar type of food service business. Restaurants are subject to the following conditions:
 - ~~a) When a restaurant is located adjacent to residential-zoned properties, a fifteen (15) foot setback is required adjoining the residential property with an eight (8) foot high solid wall or construction material similar to that used on the neighboring properties will be required.~~
 - ~~b) Studies showing proposed operating levels of lighting and sound systems onsite and in the adjacent residential zone shall be submitted at time of site plan review. All lighting adjacent to residential zoning shall be shielded or baffled to prevent direct viewing of the light source or glare as required in Section 22.~~
 - c) An applicant shall provide with the site plan the total number of employees proposed for the restaurant and shall depict the areas designated for employee parking. Such parking may be provided either on street or off street. Further, the applicant shall provide the location of any remote parking which must comply with the applicable parking provisions of with this Ordinance and shall be provided within the district.
 - d) The site plan shall also show location of dumpsters and outside refuse containers, service delivery area and all screening of this area. Dumpsters that are not internal to the building shall not be utilized after 10:00 PM.
- 2) Combination residential and commercial use on separate levels as defined in Section 503.4.

715.4 Special Uses

- 1) Outside display of merchandise for sale, as an accessory to a permitted use, provided that:
 - a) Merchandise located in a pedestrian way shall not exceed twenty (20) feet in width;
 - b) Merchandise is displayed so that it does not obstruct pedestrian access;
 - c) Outside display and sales can only occur within the period specified in the special use permit or;
 - d) Outside sales and storage permitted on public rights-of-way or sidewalks is specifically authorized by the Glynn County Board of Commissioners.

- ~~2) Fairs, carnivals and other major public gatherings are allowed for up to four (4) consecutive days.~~

715.5 Other Requirements. Unless otherwise specified elsewhere in this Ordinance uses permitted in the Village Mixed Use (VMU) Zoning District shall be required to conform to the following standards:

- 1) Minimum Net Developmental Area:
1,875 square feet per lot

- 2) Minimum Lot Width:
Twenty-five (25) feet

- 3) Minimum Front Yard:
None

- 3) Minimum Side Yard:
None

- 4) Minimum Rear Yard:
None

- 5) Maximum Building Height:
Forty-five (45) feet

- 6) Maximum Density:
Thirty-five (35) Sleeping rooms per net Acre

- ~~7) Off Street Parking:~~
 - ~~a) Off street parking and loading requirements for use of a structure existing at the time of adoption of this Section shall be waived.~~

- b) ~~Alterations to a structure that result in the addition of square footage to the structure shall be required to meet the parking required by Section 611 for the additional square footage. Parking may be provided onsite or within convenient walking distance as provided for in Section 611.3.~~

~~The addition shall not remove any existing onsite parking. Additionally, existing onsite parking shall not be removed unless the corresponding building area established in Section 611 is removed.~~

8) Off-Street Parking:

- a) The PD District recognizes the established policy of providing shared parking to properties fronting both Mallory Street and Beachview Drive. Accordingly, off-street parking and loading requirements for any structures existing at the time of adoption of this PD District shall be credited against the requirements of any newly constructed buildings and/or any renovated buildings within the PD District;
- b) Referencing the zoning ordinances of nearby coastal cities, Savannah and Charleston, the PD District establishes the following off-street parking requirements:

- 1) Museum Uses: One (1) space per Four Hundred (400) square feet of museum floor area "open to the public". Floor area providing offices, utility and support, as well as restricted space set aside to protect art work shall not be counted as "space open to the public";
- 2) Space Internal to the Museum Reserved for Lectures and Social Events: One (1) space per Seventy (70) square feet of floor area.

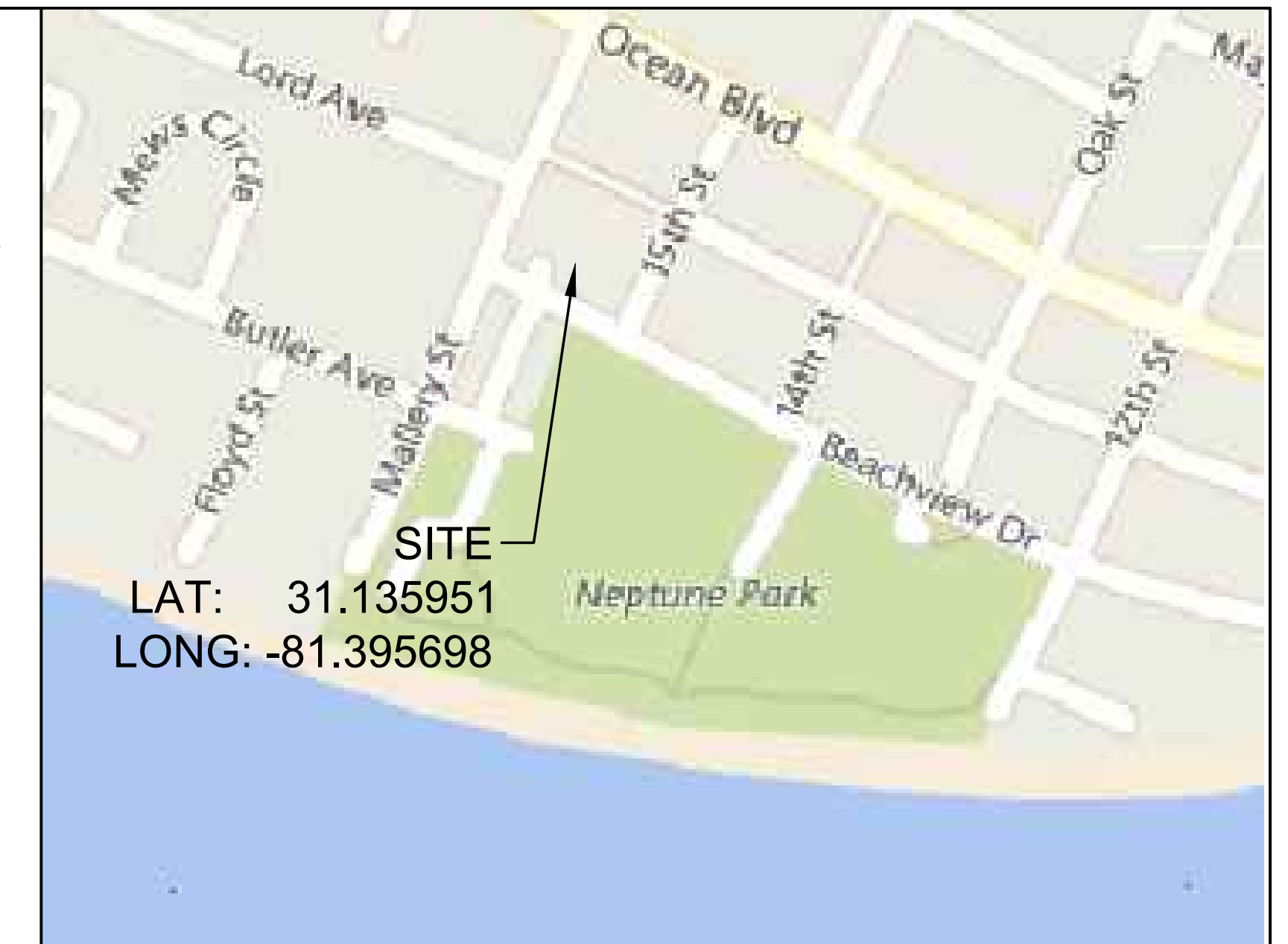
- 9) Signs: Signs permitted in the VMU Zoning District, including the conditions under which they may be located, are set forth in Article VIII.

~~715.6 Existing Uses: Existing conforming uses in place at the date of adoption of this PD District which are rendered noncompliant by this Section shall be treated as non-conforming uses in accordance with Section 607.~~

SITE PLANS

ST. SIMONS ART MUSEUM

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



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

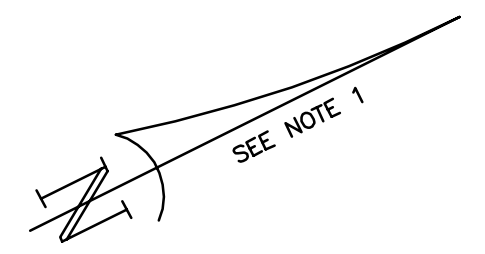
2020-02-25: ORIGINAL ISSUE DATE RCE PROJECT NUMBER: 19178

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

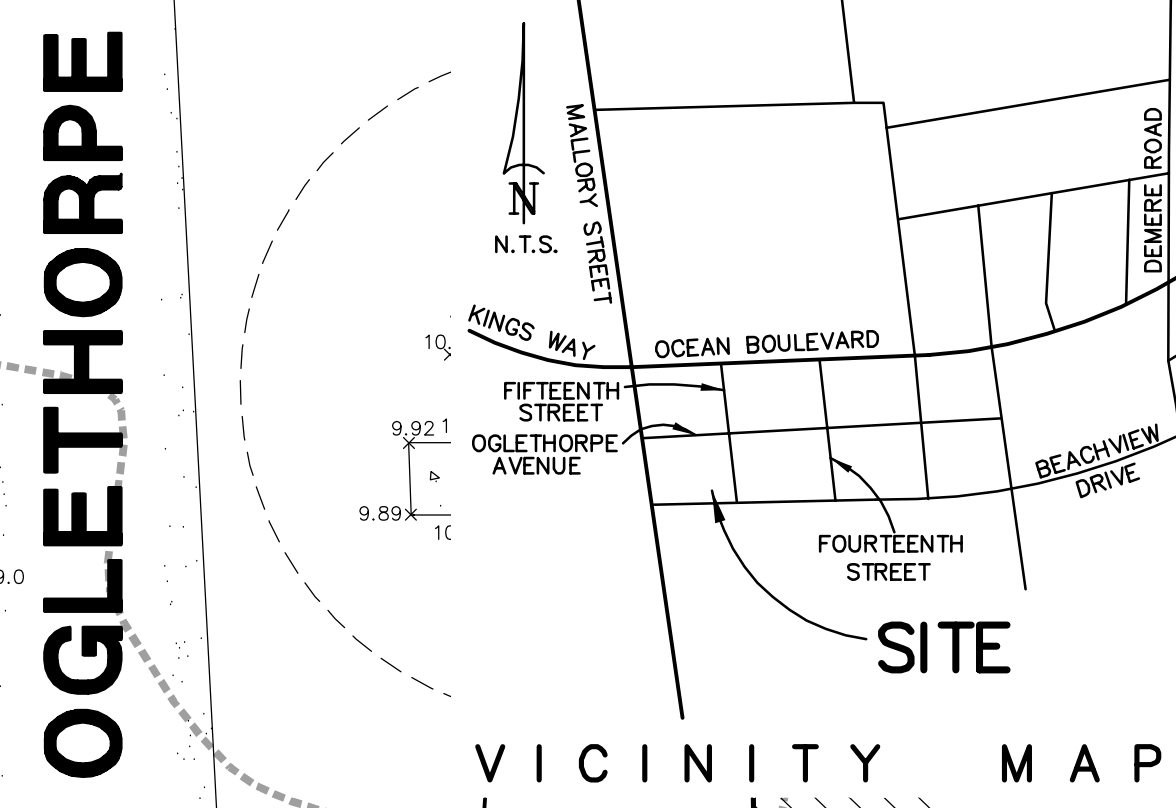
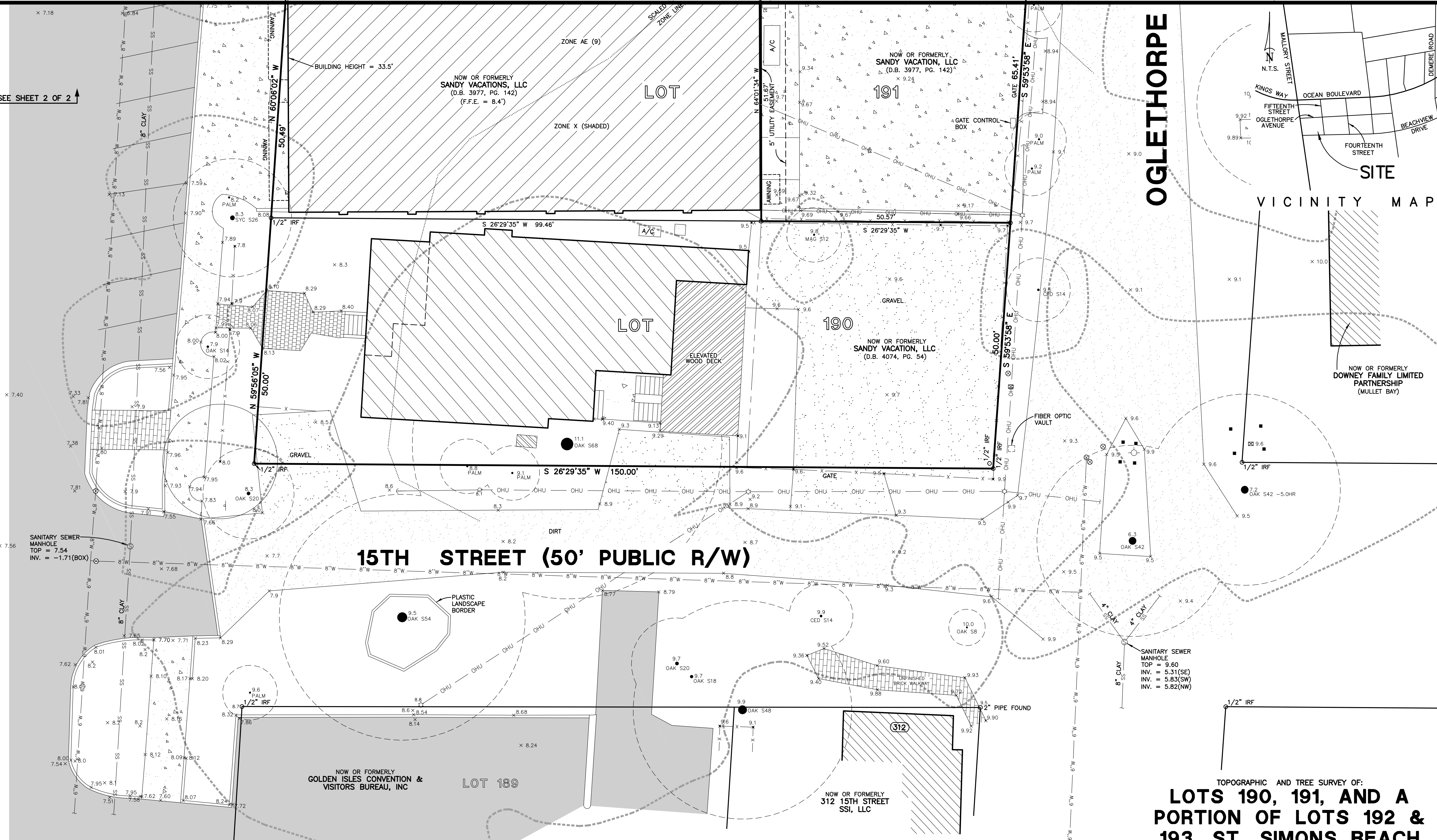
COVER





SEE SHEET 2 OF 2

BEACHVIEW DRIVE (VARYING PUBLIC R/W)



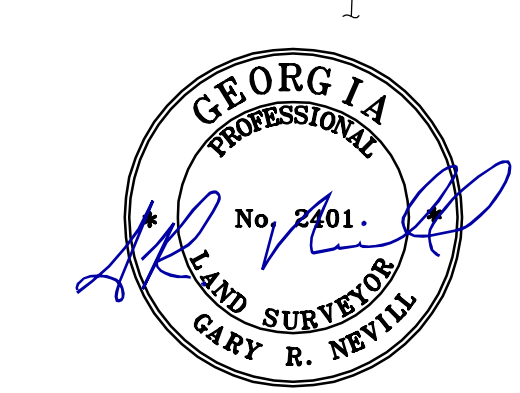
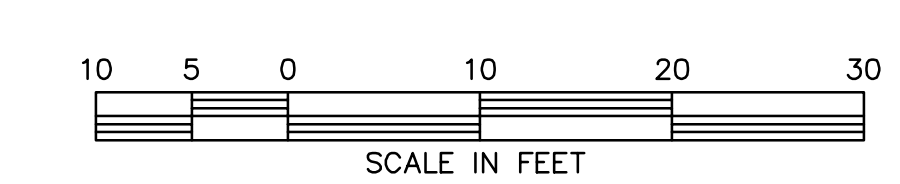
- LEGEND:**
- CIRF CAPPED IRON REBAR FOUND (SSC PC, LSF 317)
 - IRF IRON REBAR FOUND
 - LTF LEAD & TACK FOUND
 - P.O.B. POINT OF BEGINNING
 - F.F.E. FINISH FLOOR ELEVATION
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - GRATE INLET
 - STORM DRAIN MANHOLE
 - SEWER CLEAN-OUT
 - SANITARY SEWER MANHOLE
 - ELECTRICAL BOX
 - ★ LAMP POST
 - CABLE TV BOX
 - GAS METER
 - SIGN
 - SPOT ELEVATION
 - WOOD POST
 - 214 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 BILETZKOV, 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).

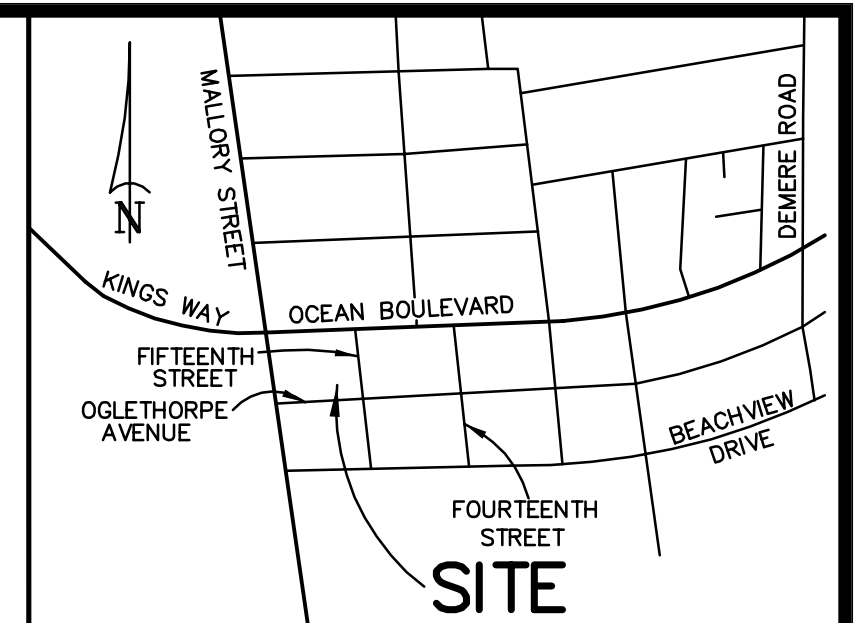
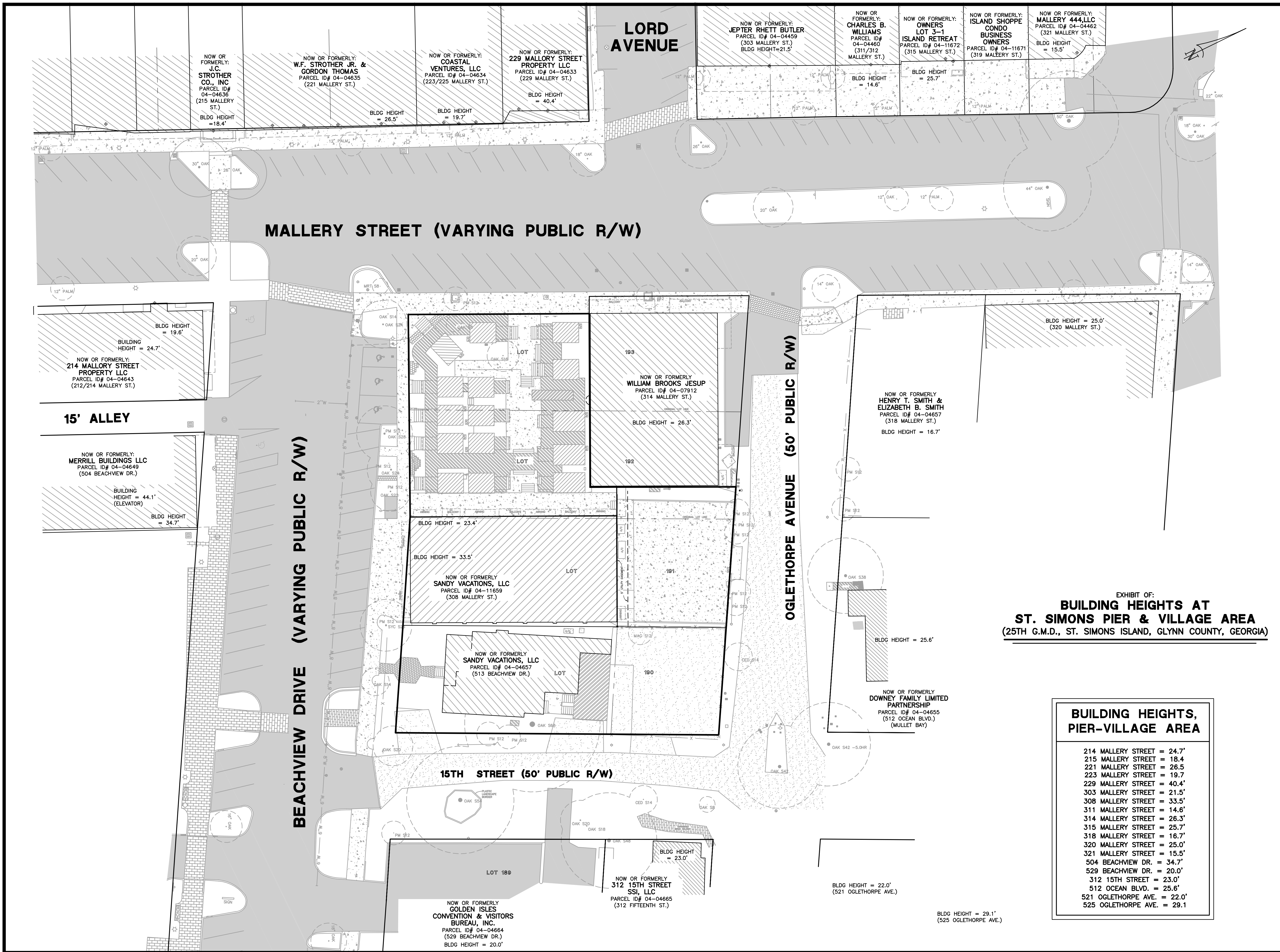
TOPOGRAPHIC AND TREE SURVEY OF:
LOTS 190, 191, AND A PORTION OF LOTS 192 & 193, ST. SIMONS BEACH
 (G.M.D. 25, ST. SIMONS ISLAND, GLYNN COUNTY, GEORGIA)

(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		
SUPE 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

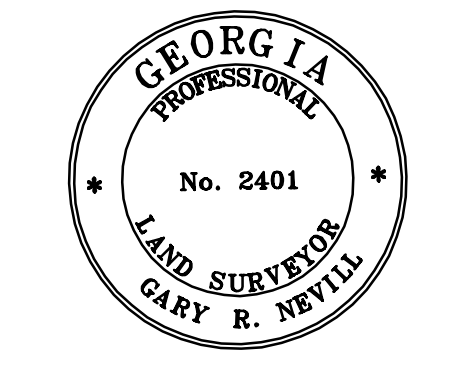


VICINITY MAP (NOT TO SCALE)

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

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)

BUILDING HEIGHTS, PIER-VILLAGE AREA

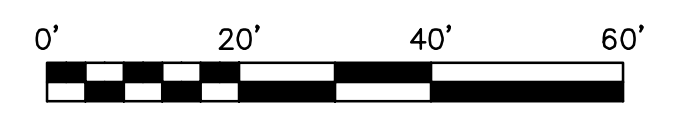
- 214 MALLERY STREET = 24.7'
- 215 MALLERY STREET = 18.4'
- 221 MALLERY STREET = 26.5'
- 223 MALLERY STREET = 19.7'
- 229 MALLERY STREET = 40.4'
- 303 MALLERY STREET = 21.5'
- 308 MALLERY STREET = 33.5'
- 311 MALLERY STREET = 14.6'
- 314 MALLERY STREET = 26.3'
- 315 MALLERY STREET = 25.7'
- 318 MALLERY 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'

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

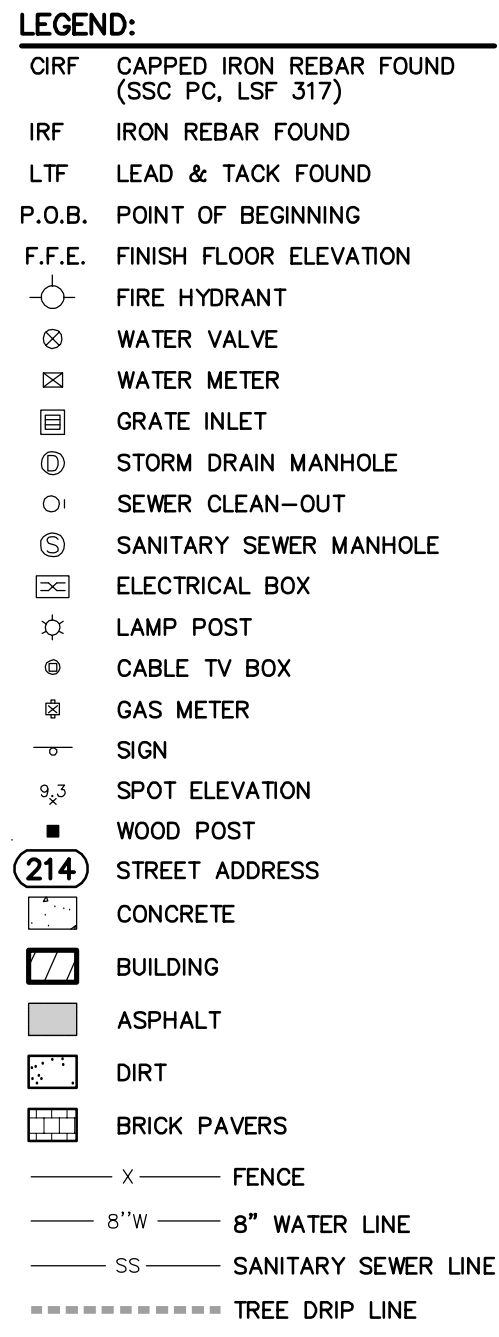
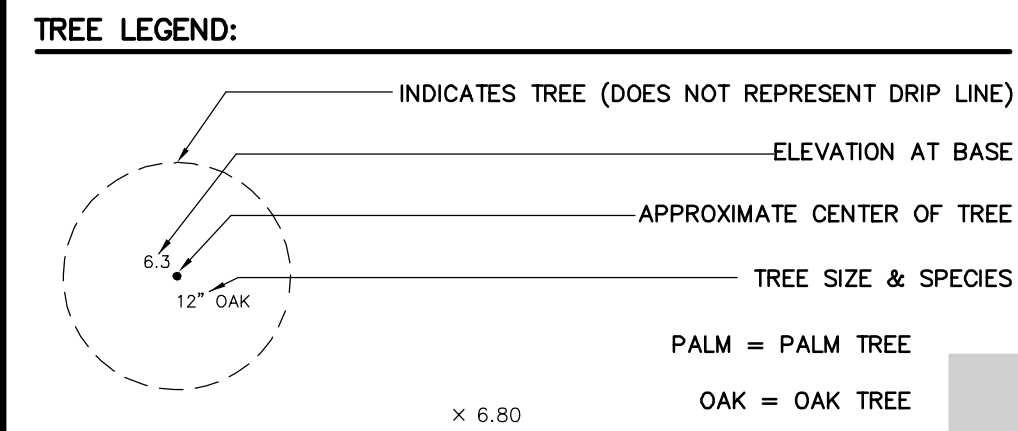
PREPARED FOR:
SANDY VACATIONS, LLC



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



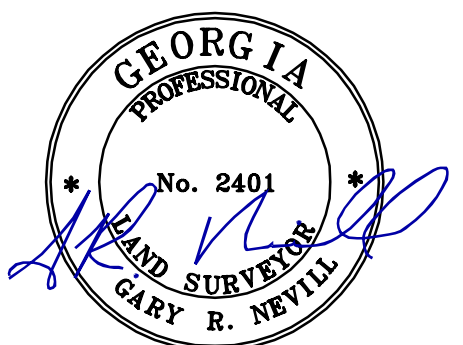
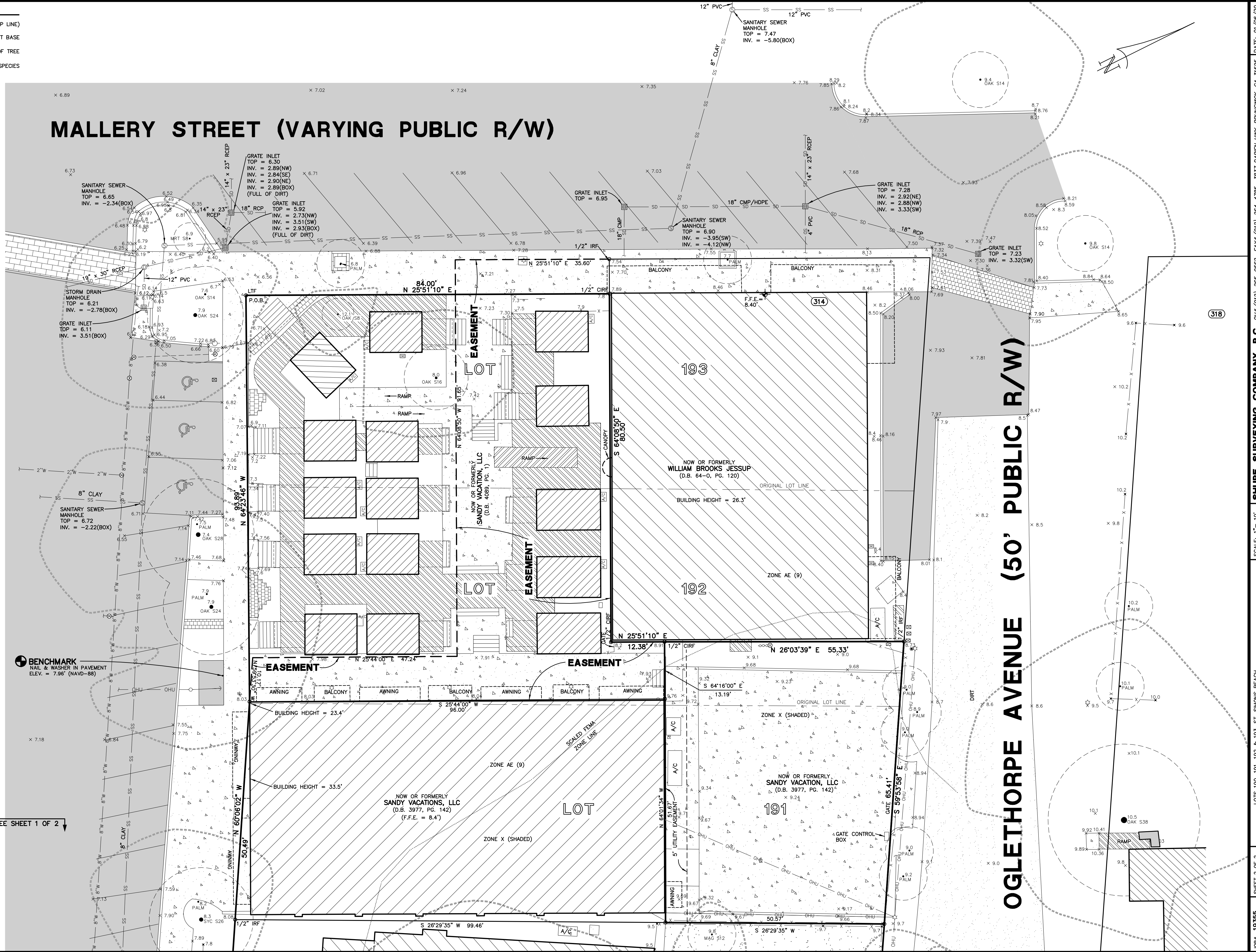
SCALE	1" = 20'	PLAT DATE	02/25/20
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DRAWING	19355-2	CREW CHIEF	RPG



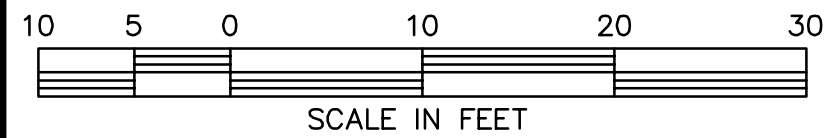
BEACHVIEW DRIVE (VARYING PUBLIC R/W)

MALLERY STREET (VARYING PUBLIC R/W)

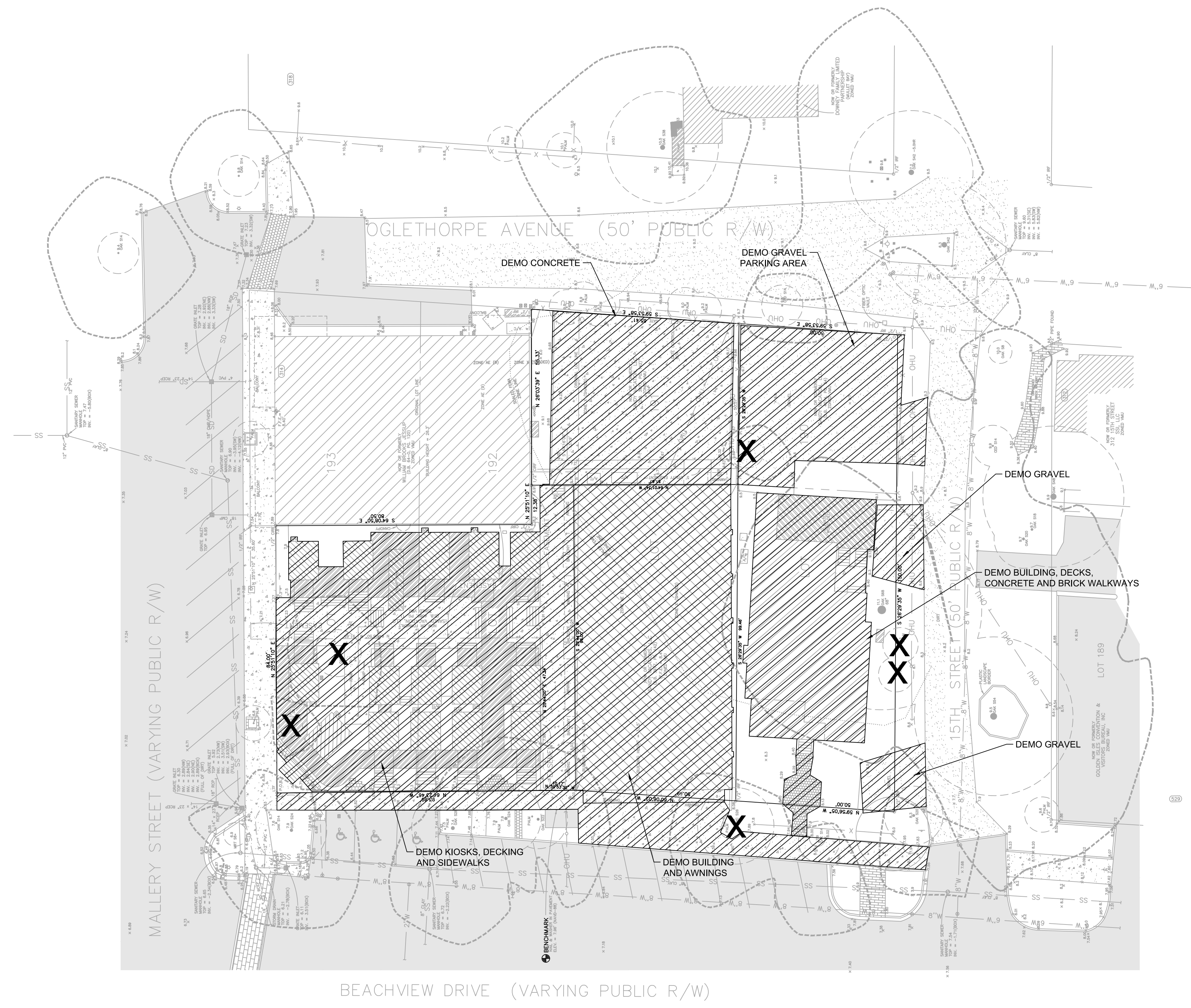
OGLETHORPE AVENUE (50' PUBLIC R/W)



SEE SHEET 1 OF 2



NO.	REVISION	DATE
1	ADDED TREE DRIP LINES & ADDITIONAL TOPOGRAPHIC INFORMATION	JCH 01/31/20
2		



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.



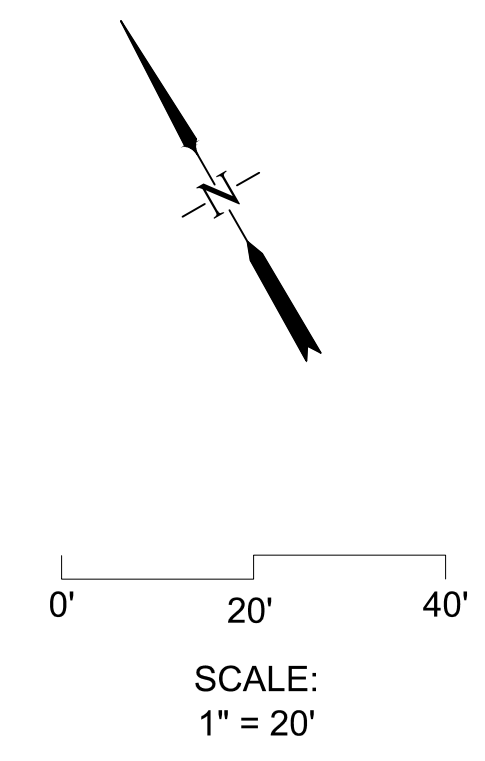
REVISIONS

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

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)

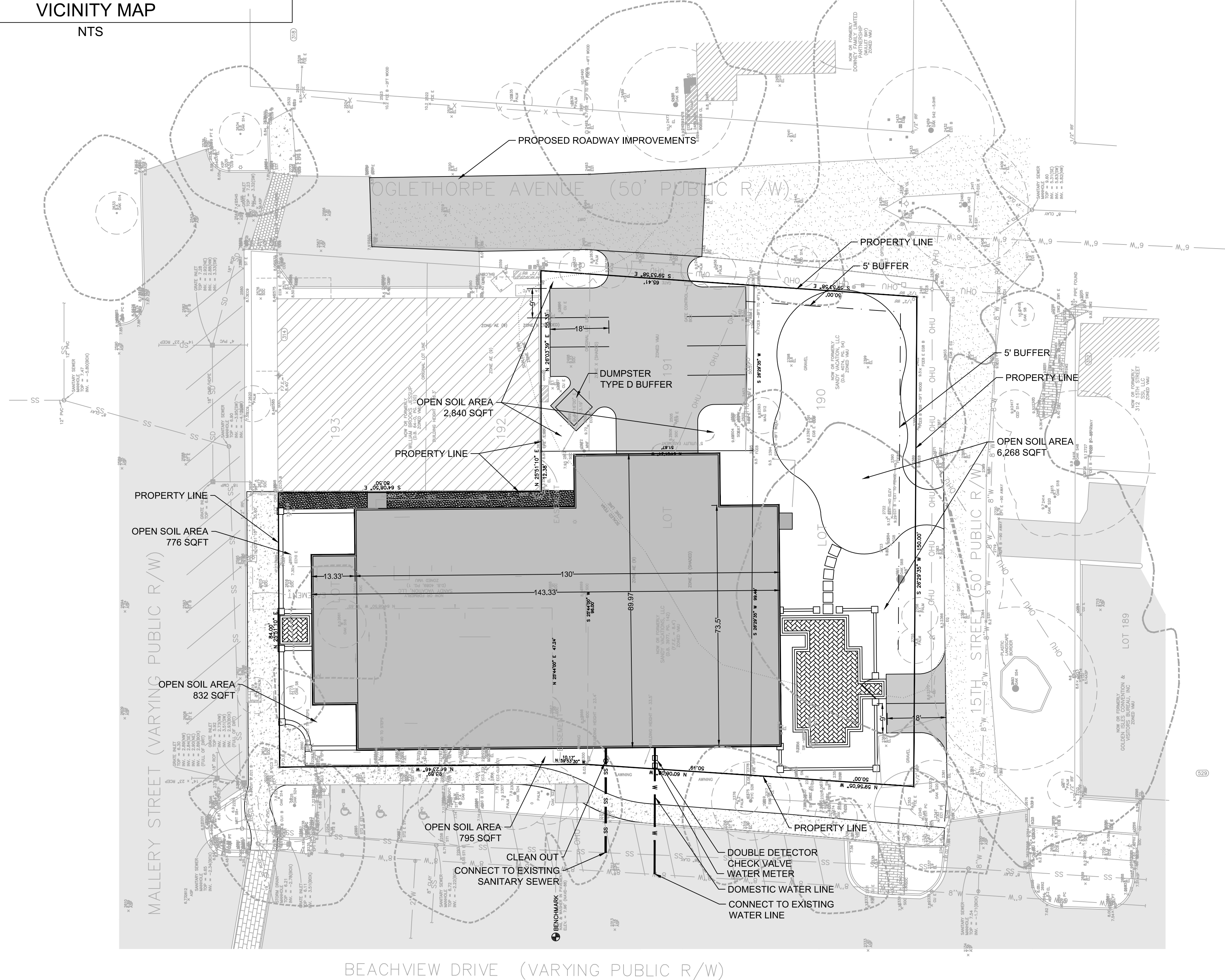


C4
 SHEET:



VICINITY MAP

NTS



BEACHVIEW DRIVE (VARYING PUBLIC R/W)

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	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	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

6. DEVELOPMENT STANDARDS :
ZONING: PROPOSED PD-ISLAND PRESERVATION
MAXIMUM BUILDING HEIGHT: 45 FEET
FRONT YARD SETBACK= NONE
SIDEYARD SETBACK= NONE
REAR YARD SETBACK= NONE

7. PROPOSED UTILITIES:
WATER : PROPOSED WATER WILL TIE INTO EXISTING WATER ALONG BEACHVIEW DRIVE.
SEWER: PROPOSED SEWER WILL TIE INTO EXISTING SEWER ALONG BEACHVIEW DRIVE

STORMWATER:
IT IS EXPECTED THAT THE PROPOSED PLAN WILL REDUCE THE OVERALL RUNOFF FROM THE SITE. IF DETENTION IS REQUIRED, UNDERGROUND DETENTION WILL BE PROVIDED UNDER THE PARKING LOT.

8. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 13127C0244H, DATED 1-5-2018, THE SITE IS LOCATED IN ZONES "AE 9" AND "X SHADED" WHICH IS 0.2% ANNUAL CHANCE FLOOD HAZARD.

9. EXTERIOR LIGHTING WILL COMPLY WITH 622 OF THE GLYNN COUNTY ZONING ORDINANCE.

10. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH 811.7 OF THE GLYNN COUNTY ZONING ORDINANCE.

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

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

SITE PLAN

ST. SIMONS ART MUSEUM
ST. SIMONS ISLAND, GA

PREPARED FOR:
THE BISHOP LAW FIRM

DATE: 2020-06-19

PROJECT NUMBER: 19178

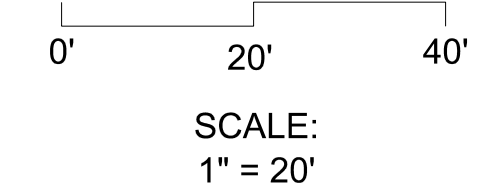
DRAWN BY: BLH

CHECKED BY: JDR

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

C5

SHEET:



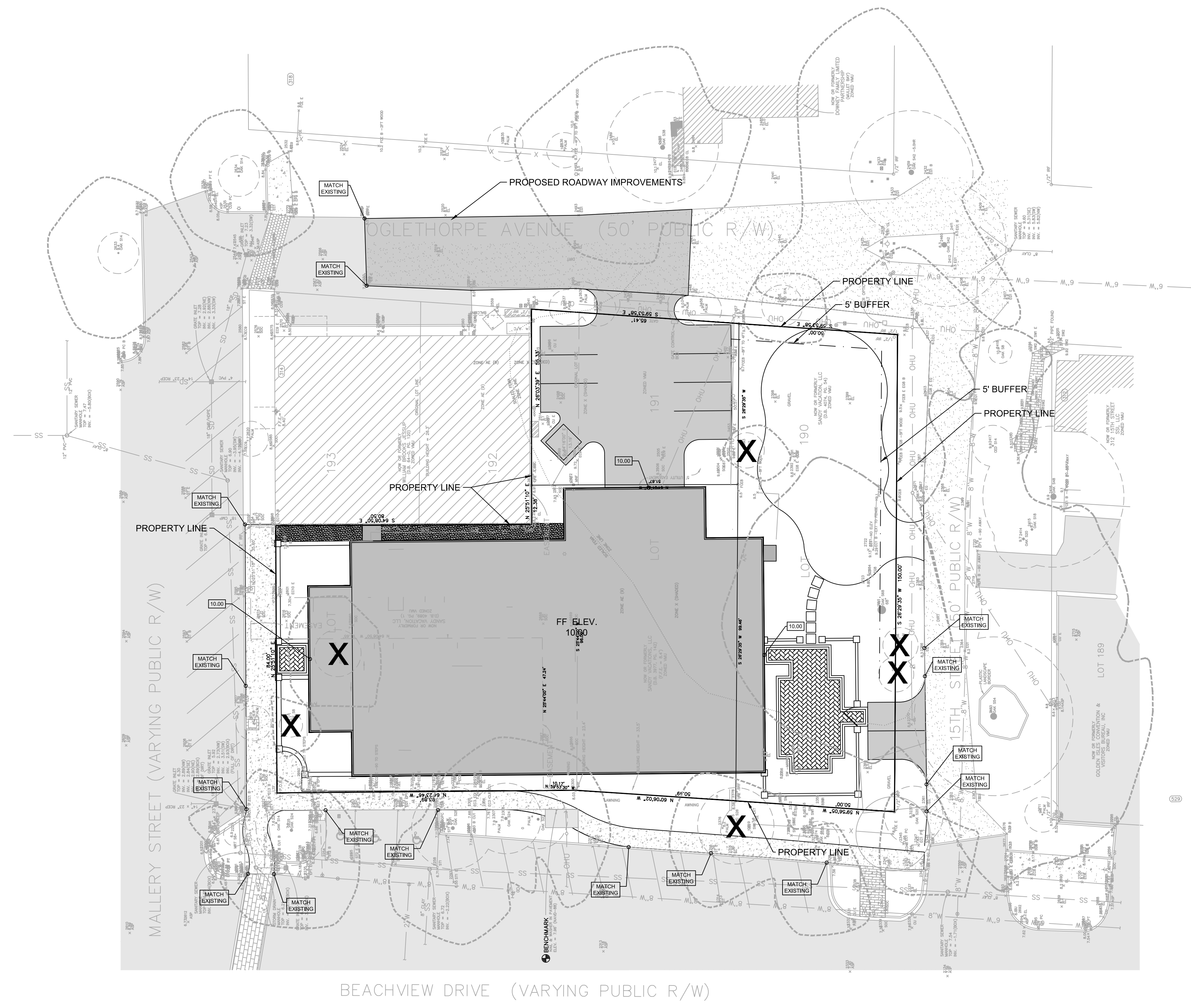
REVISIONS
2020-06-19: REVISED PER GLYNN COUNTY COMMENTS



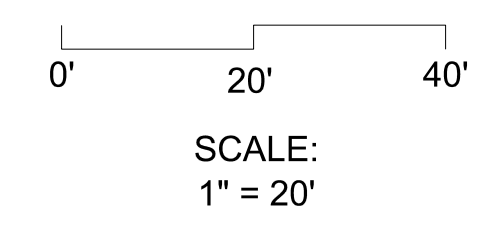
ROBERTS CIVIL ENGINEERING, LLC
301 SEA ISLAND ROAD, SUITE 10
ST. SIMONS, GA 31522
912-638-9681 OFFICE
912-289-0339 FAX



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



- 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
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
912-285-0339 FAX

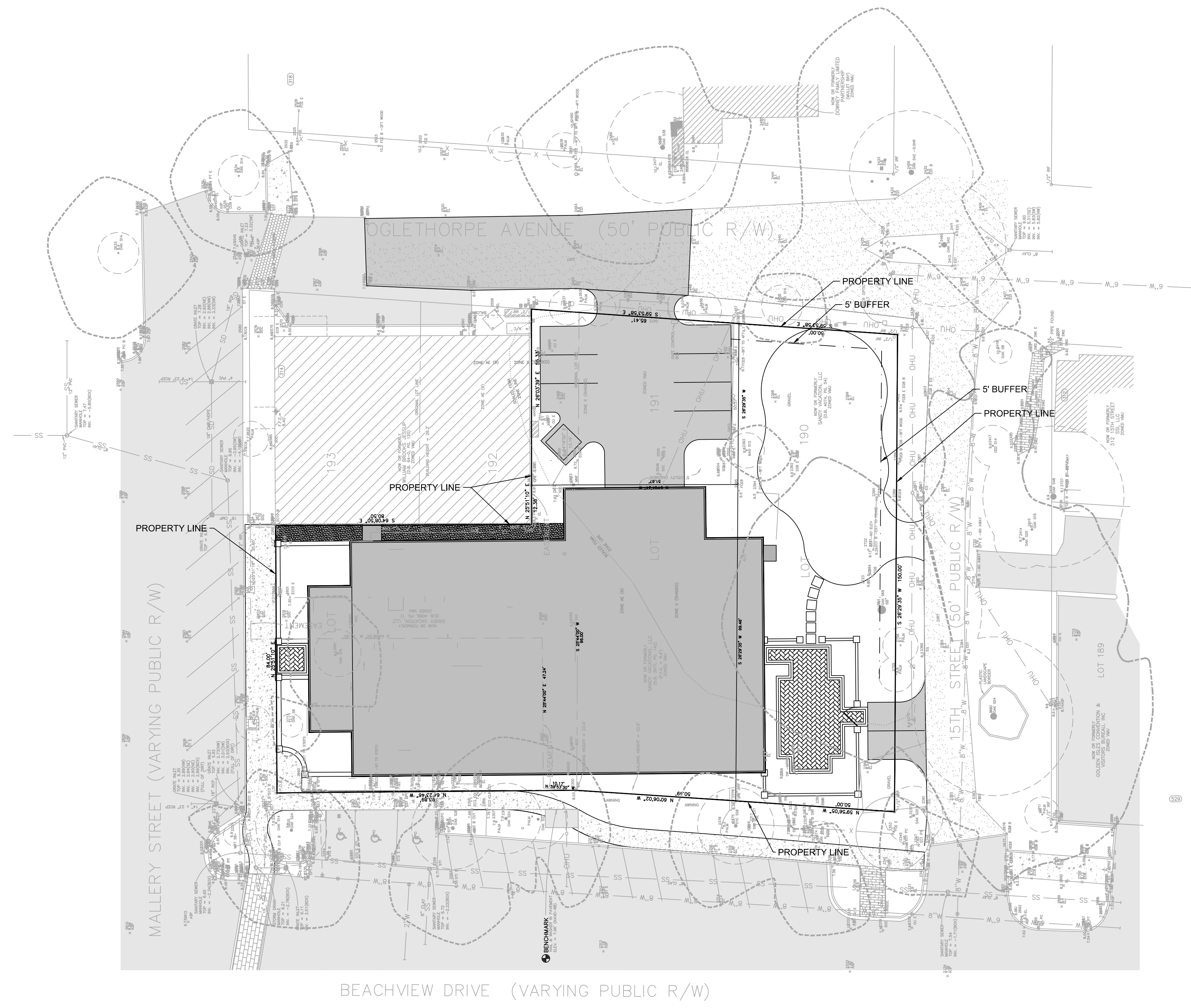


GRADING PLAN

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" PLOT)

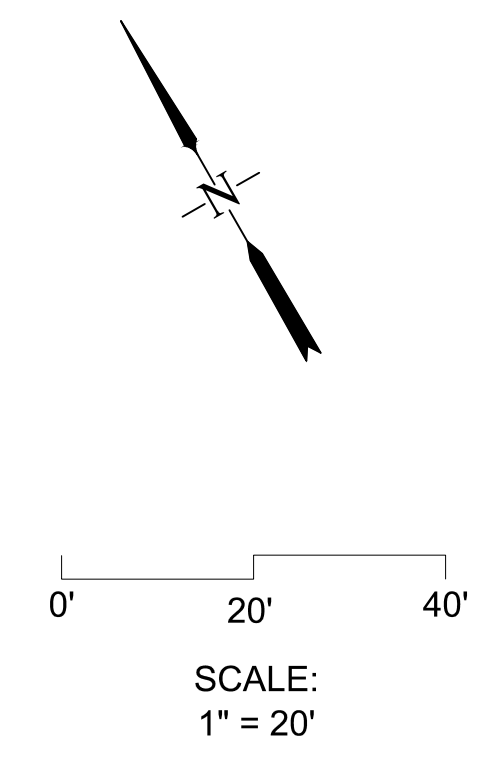
C6
SHEET:



LEGEND

- 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

- NOTES:**
- EXTERIOR LIGHTING WILL COMPLY WITH 622 OF THE GLYNN COUNTY ZONING ORDINANCE.
 - 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

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



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" PLCT)

C7

SHEET:



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

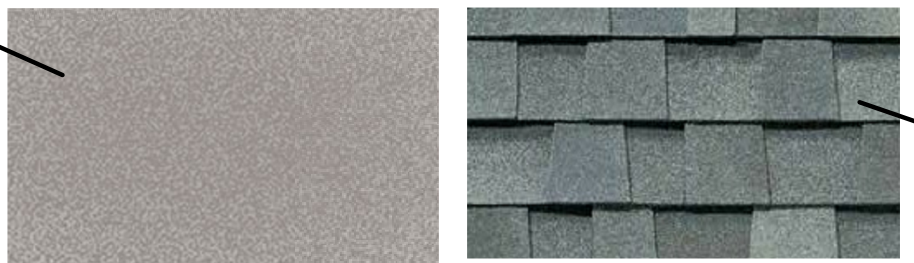


3 CONCEPTUAL EAST ELEVATION - 15TH STREET
SCALE: 1/16" = 1'-0"

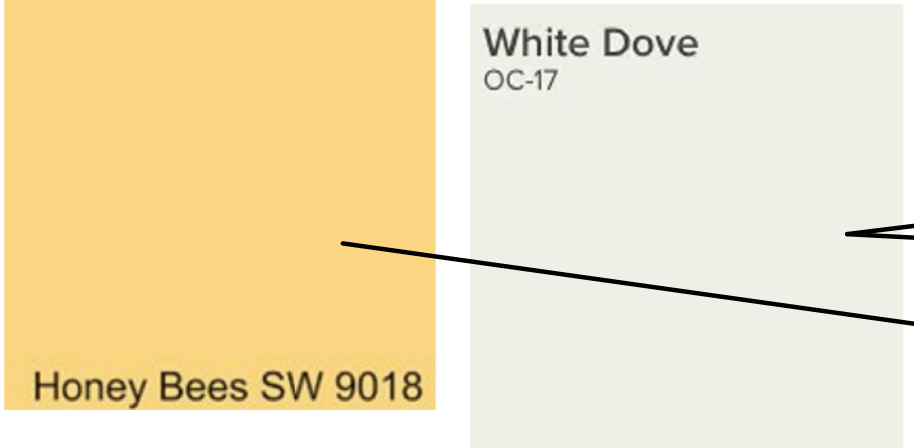


4 CONCEPTUAL NORTH ELEVATION - OGLETHORPE AVENUE
SCALE: 1/16" = 1'-0"

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

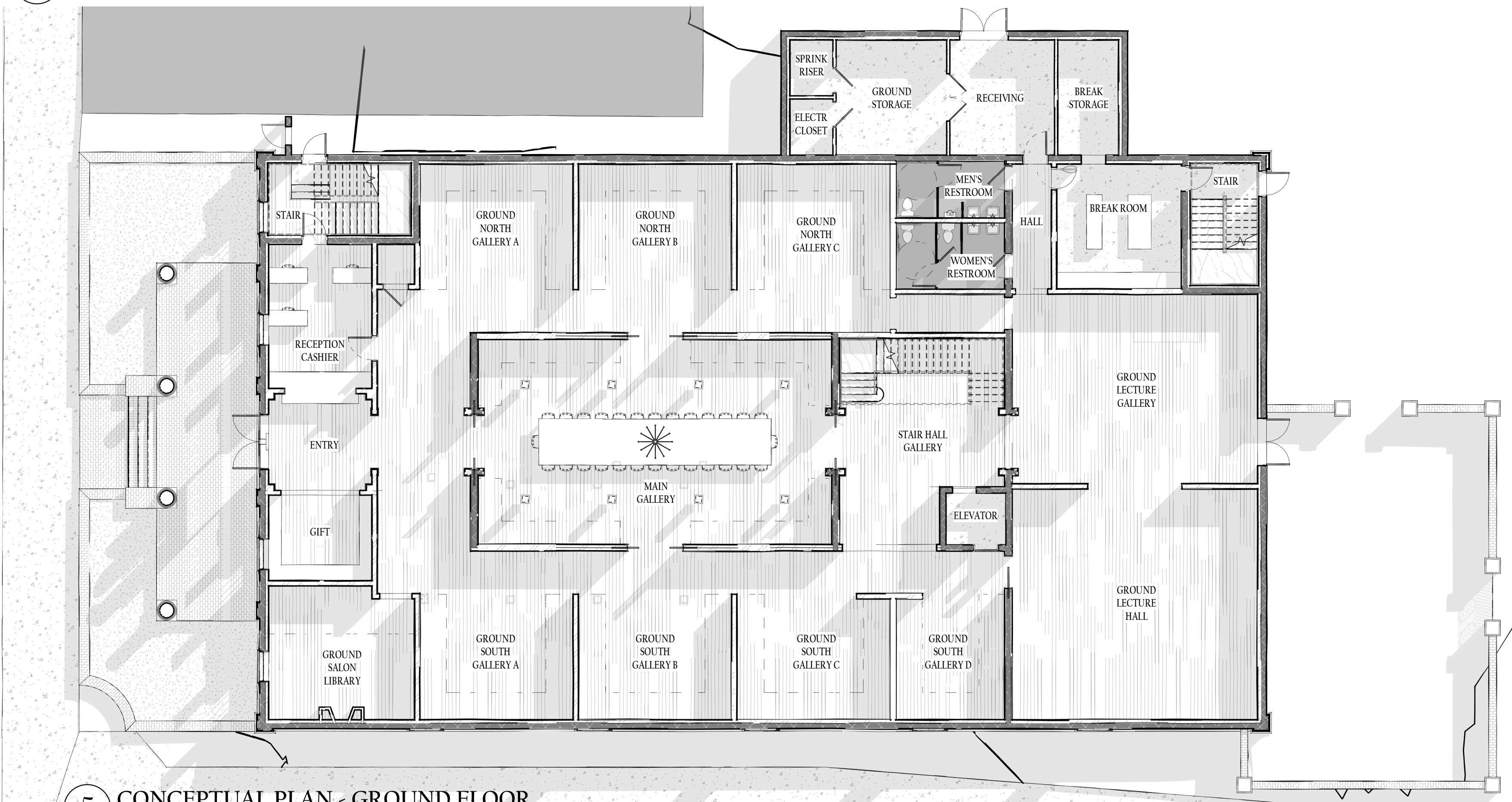


- SHUTTERS: PAINTED WOOD OR PVC, COLOR: SHERWIN WILLIAMS 2041-10 HUNTER GREEN
- BRICK BASE, PORCH, GARDEN WALLS: CHEROKEE BRICK OLD SAVANNAH, TUMBLED, WITH GENEX ANTIQUE BUFF 1326 MORTAR

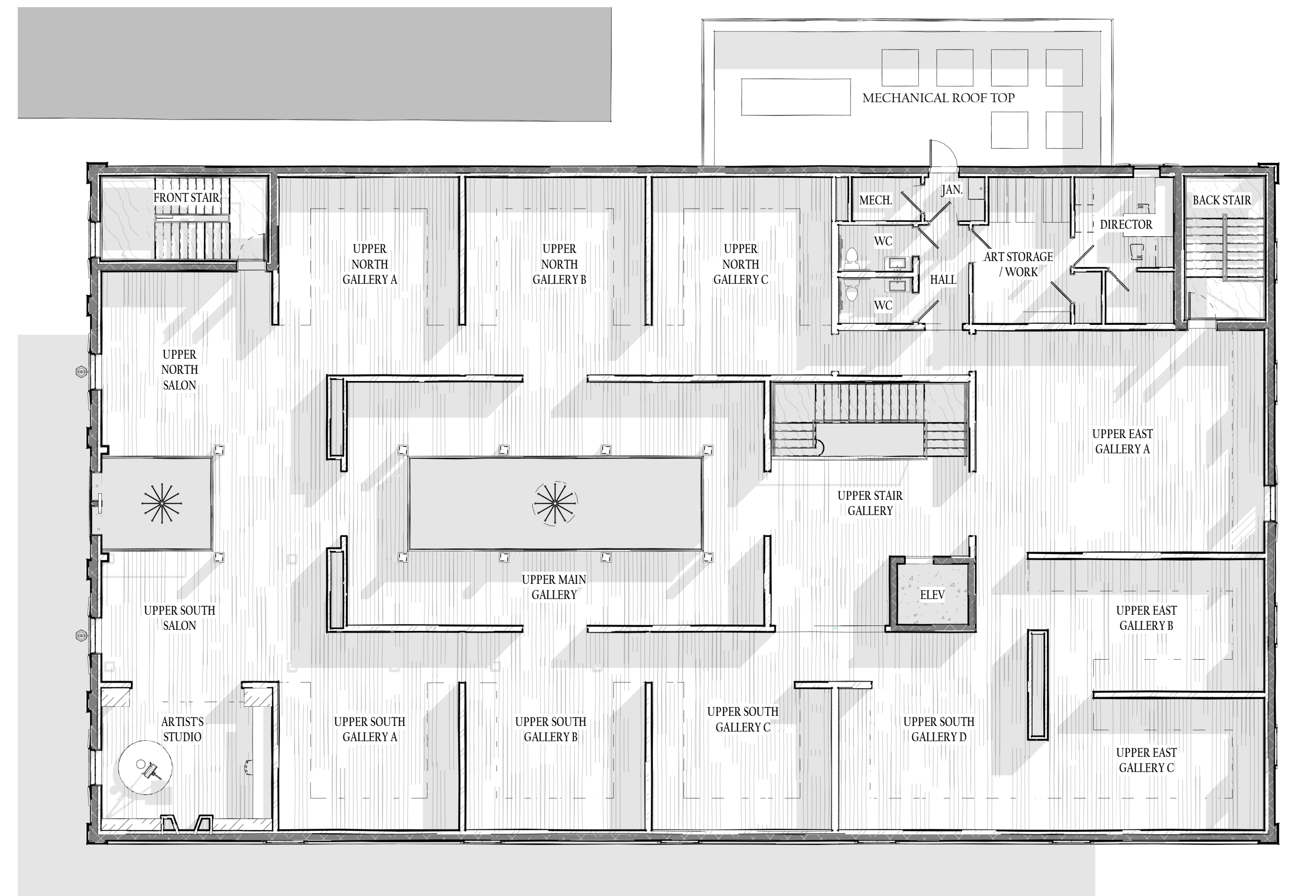
- WINDOWS: DOUBLE-HUNG CLAD WOOD WINDOWS, ANDERSEN A-SERIES OR EQUIVALENT, COLOR: WHITE
- FRONT DOOR: MAHOGANY FRENCH DOORS; STAINED 'DARK WALNUT'



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-of-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.

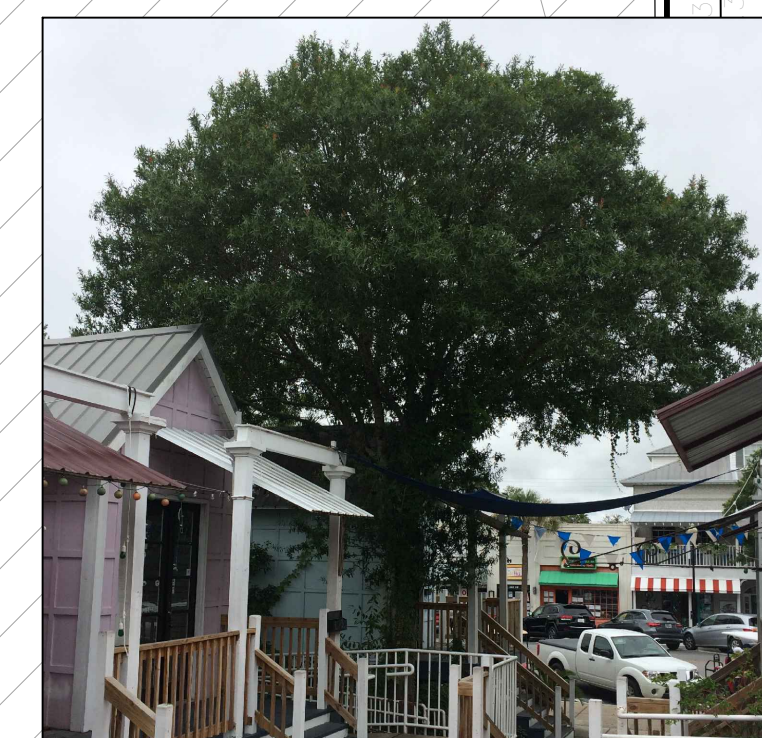
Demo
 Demo of existing structures in both of the areas outlined will be done with care taken to preserve the existing trees' root zones.

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



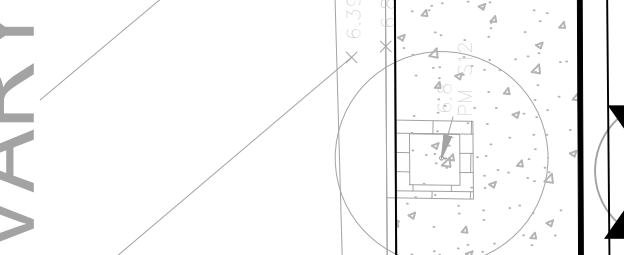
PRESERVED 14" CEDAR



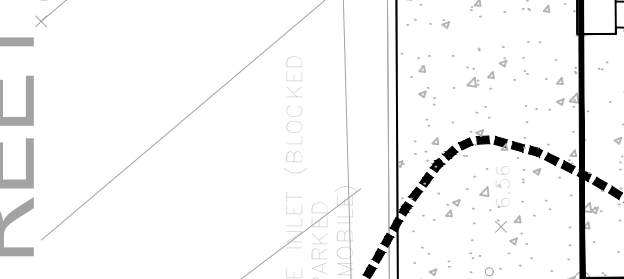
PRESERVED 56" OAK



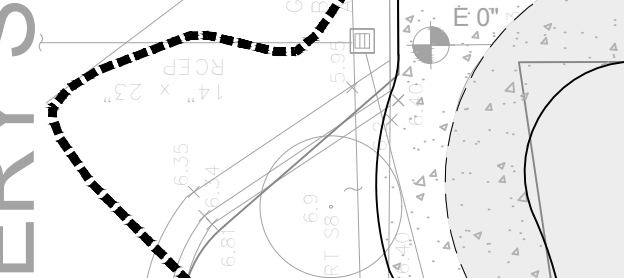
PALMS TO BE REMOVED



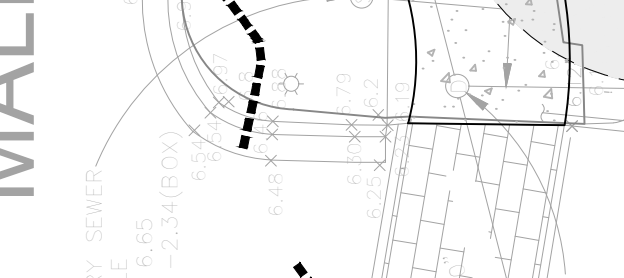
16" OAK



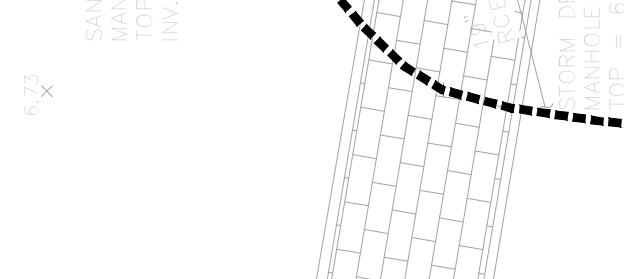
26" OAK



28" OAK



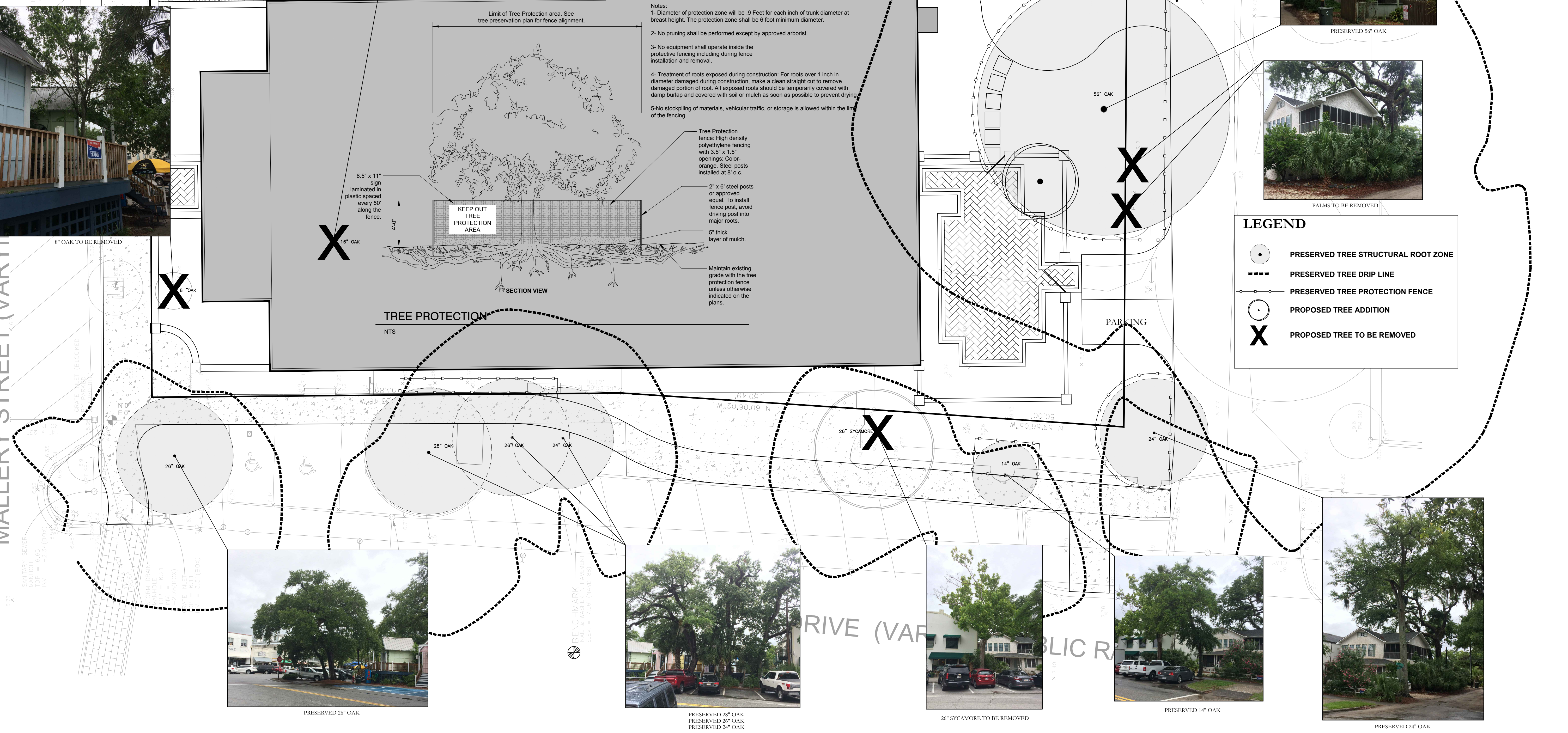
24" OAK



26" SYCAMORE TO BE REMOVED



PRESERVED 14" OAK



PRESERVED 26" OAK



PRESERVED 28" OAK



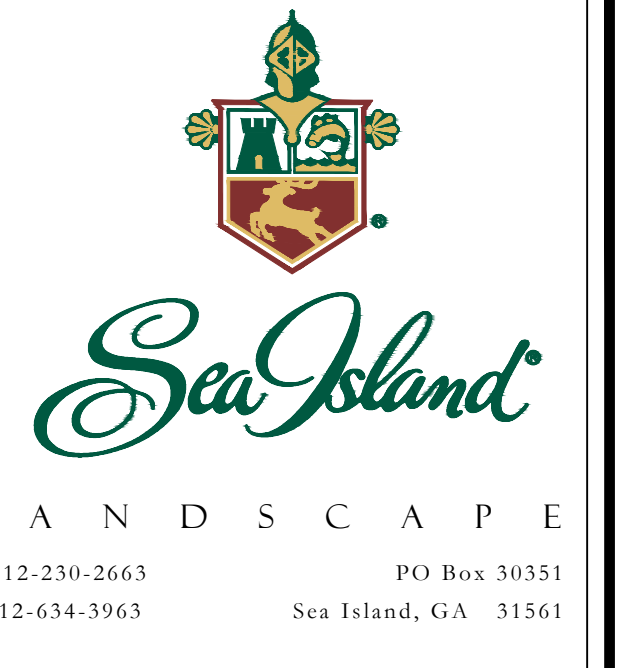
PRESERVED 26" OAK



PRESERVED 24" OAK



PRESERVED 24" OAK



ST. SIMONS ART MUSEUM
 Saint Simons Island, Georgia

REVISIONS	
DATE	DESCRIPTION

PLAN TITLE:
Tree Protection Plan

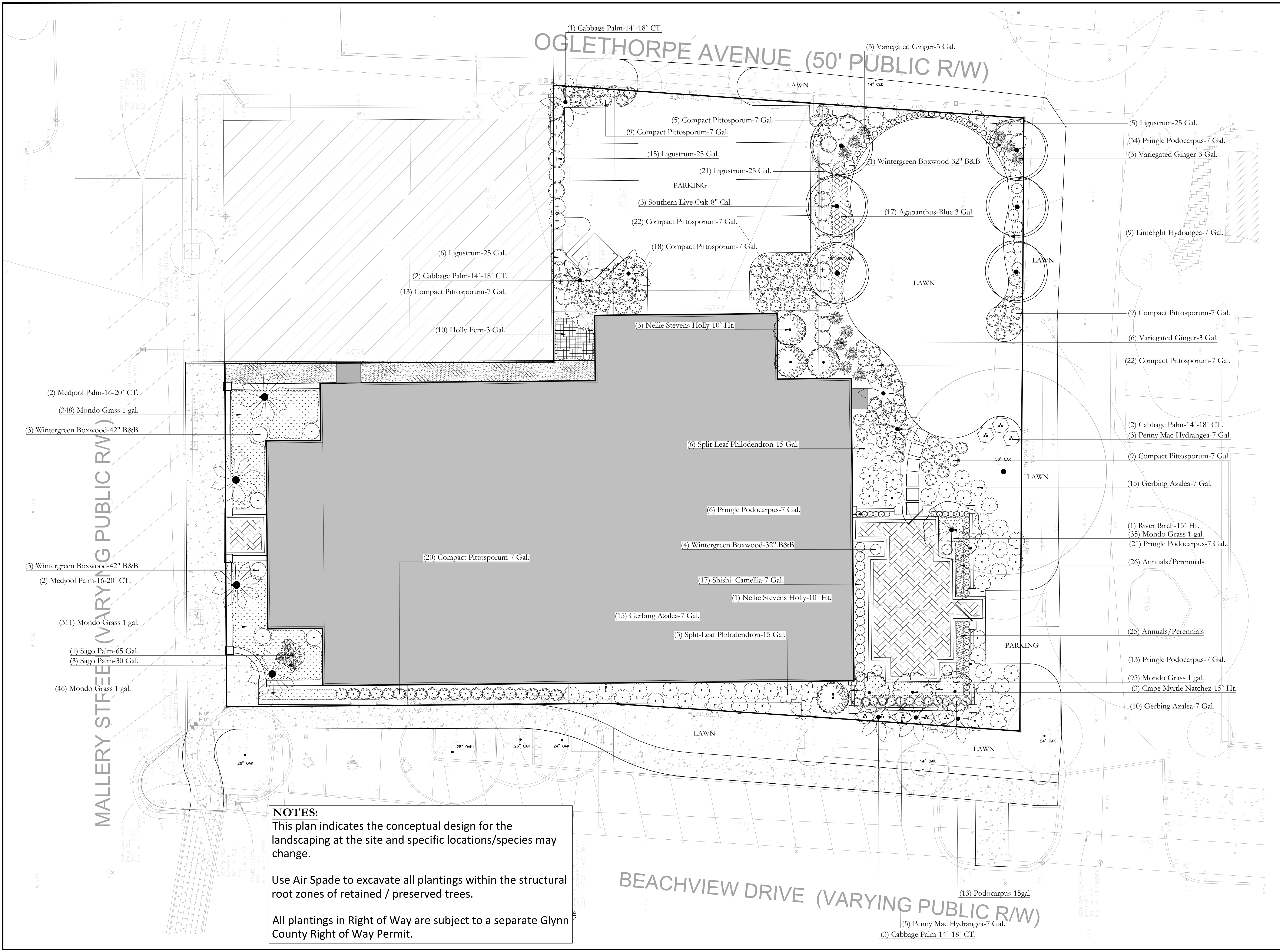
LANDSCAPE ARCHITECT:	SHEET NO.
DRAWN BY: AJR	L1
FILE NAME:	
DATE: 6/05/2020	
SCALE:	1"=10'



O-912-230-2663 PO Box 30351
 F-912-634-3963 Sea Island, GA 31561

ST. SIMONS ART MUSEUM

Saint Simons Island, Georgia



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.

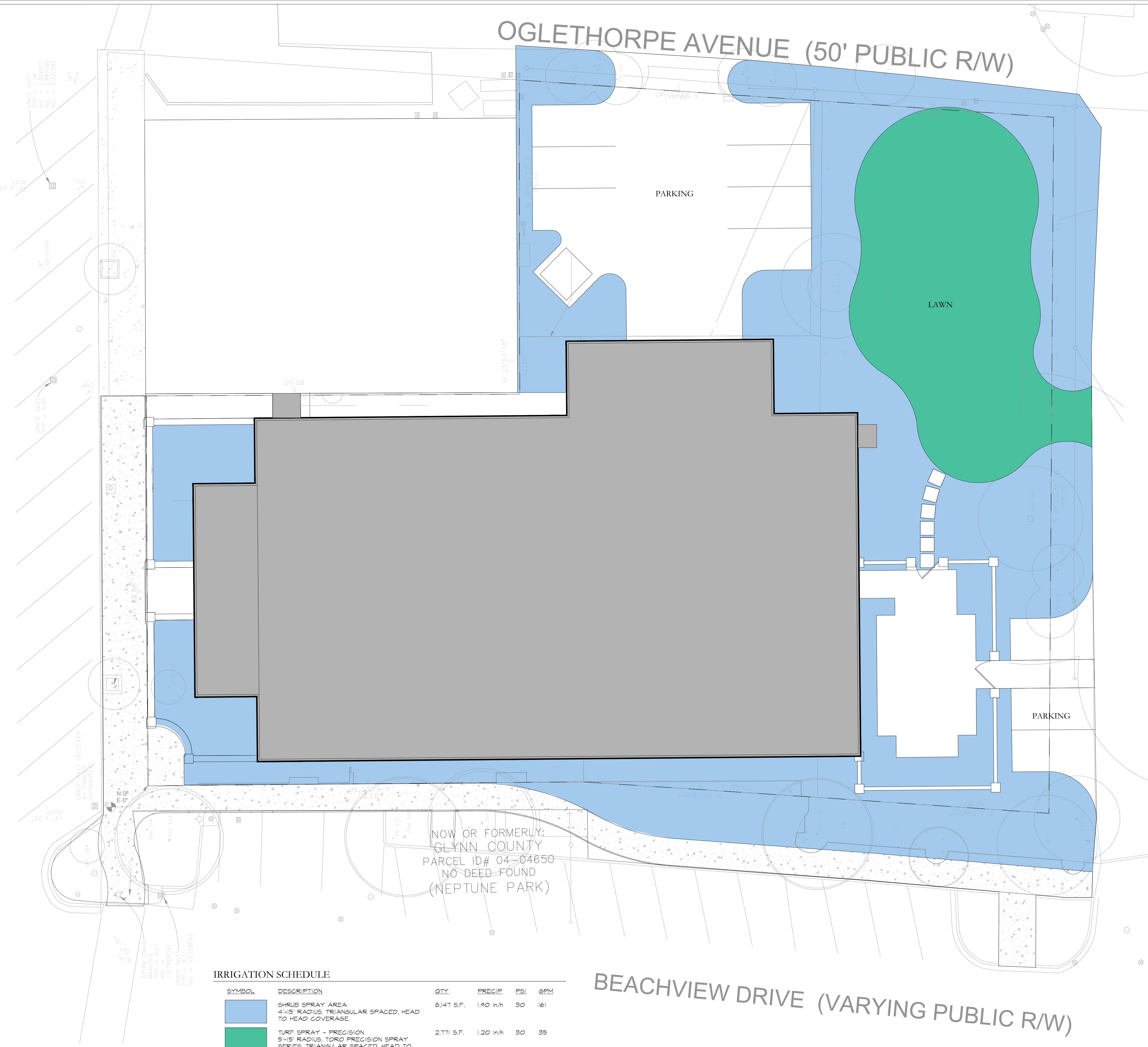
REVISIONS	
DATE	DESCRIPTION

PLAN TITLE:
Landscape Plan

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



MALLORY STREET (VARYING PUBLIC R/W)

OGLETHORPE AVENUE (50' PUBLIC R/W)



NOW OR FORMERLY:
GLYNN COUNTY
PARCEL ID# 04-04650
NO DEED FOUND
(NEPTUNE PARK)

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	SHRUB SPRAY AREA 4'-15' RADIUS, TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	8,141 S.F.	1.90 in/h	30	161
	TURF SPRAY - PRECISION 5'-15' RADIUS, TORO PRECISION SPRAY SERIES, TRIANGULAR SPACED, HEAD TO HEAD COVERAGE.	2,711 S.F.	1.20 in/h	30	35

BEACHVIEW DRIVE (VARYING PUBLIC R/W)



O:912-230-2663 PO Box 30351
F:912-634-3963 Sea Island, GA 31561

ST. SIMONS ART MUSEUM
Saint Simons Island, Georgia

REVISIONS	
DATE	DESCRIPTION

PLAN TITLE:
Irrigation Plan

LANDSCAPE ARCHITECT	SHEET NO.
DRAWN BY: AJB	L3
FILENAME:	
PLOT DATE: 2/25/2009	
SCALE: 1"=10'	



2 CONCEPTUAL SOUTH ELEVATION - BEACHVIEW DRIVE
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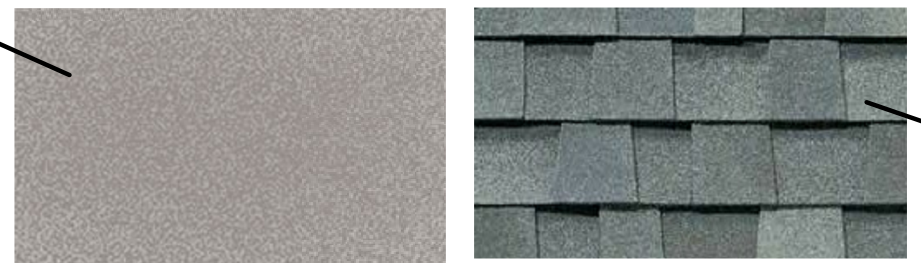


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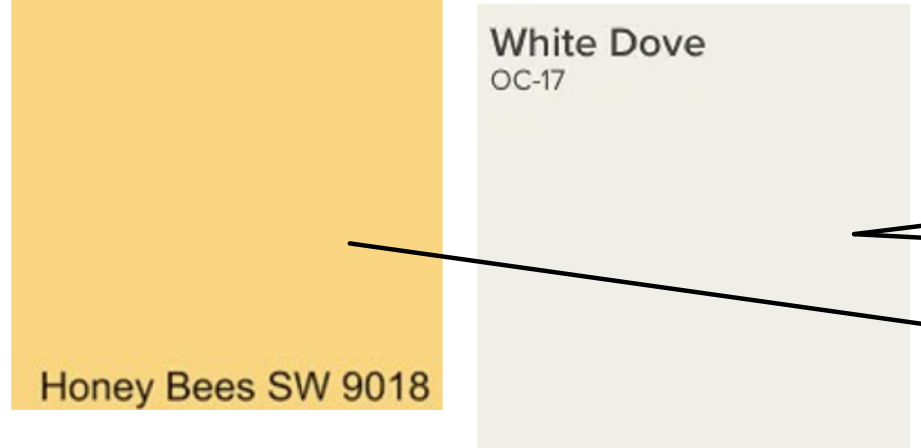


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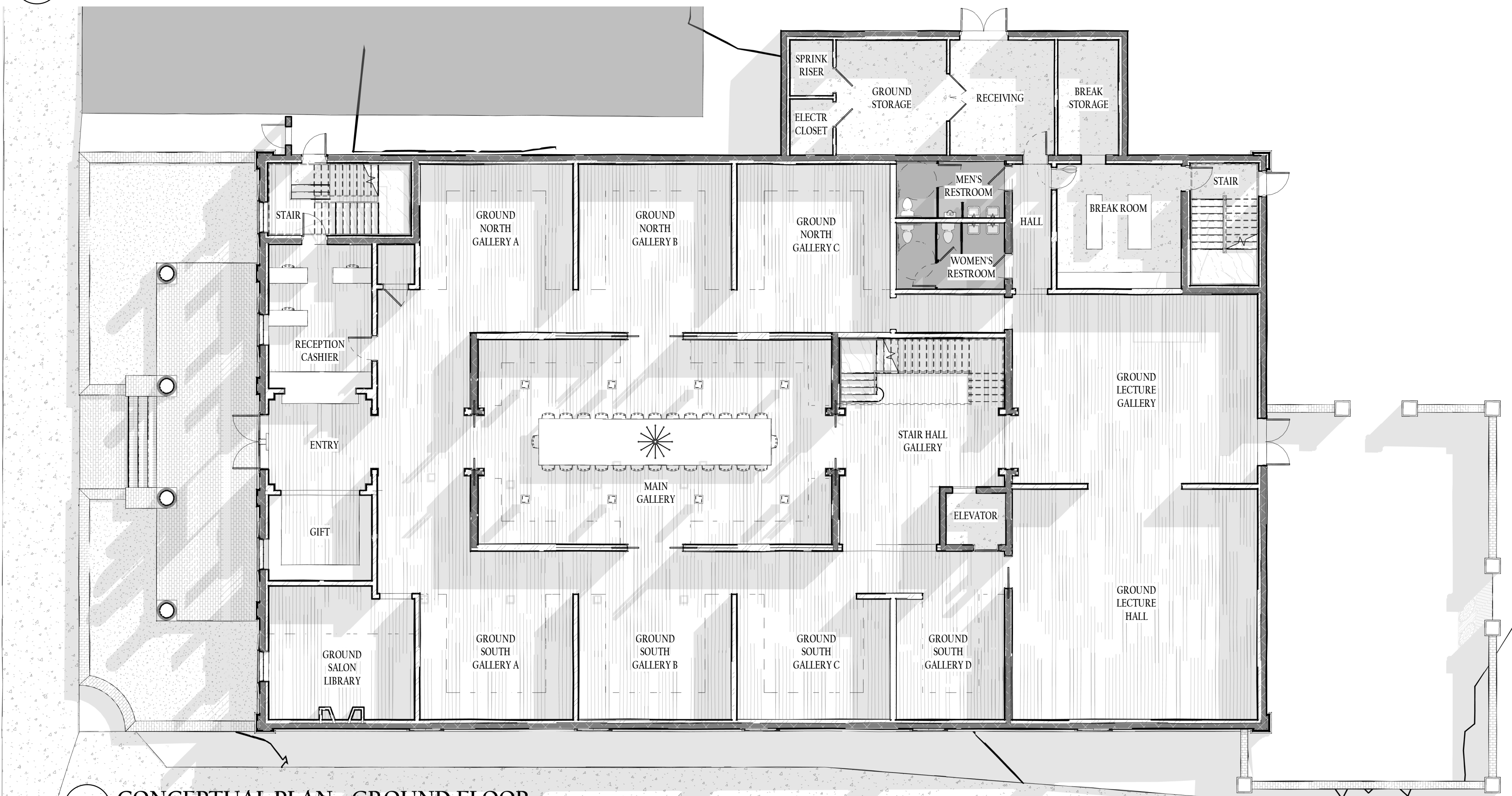


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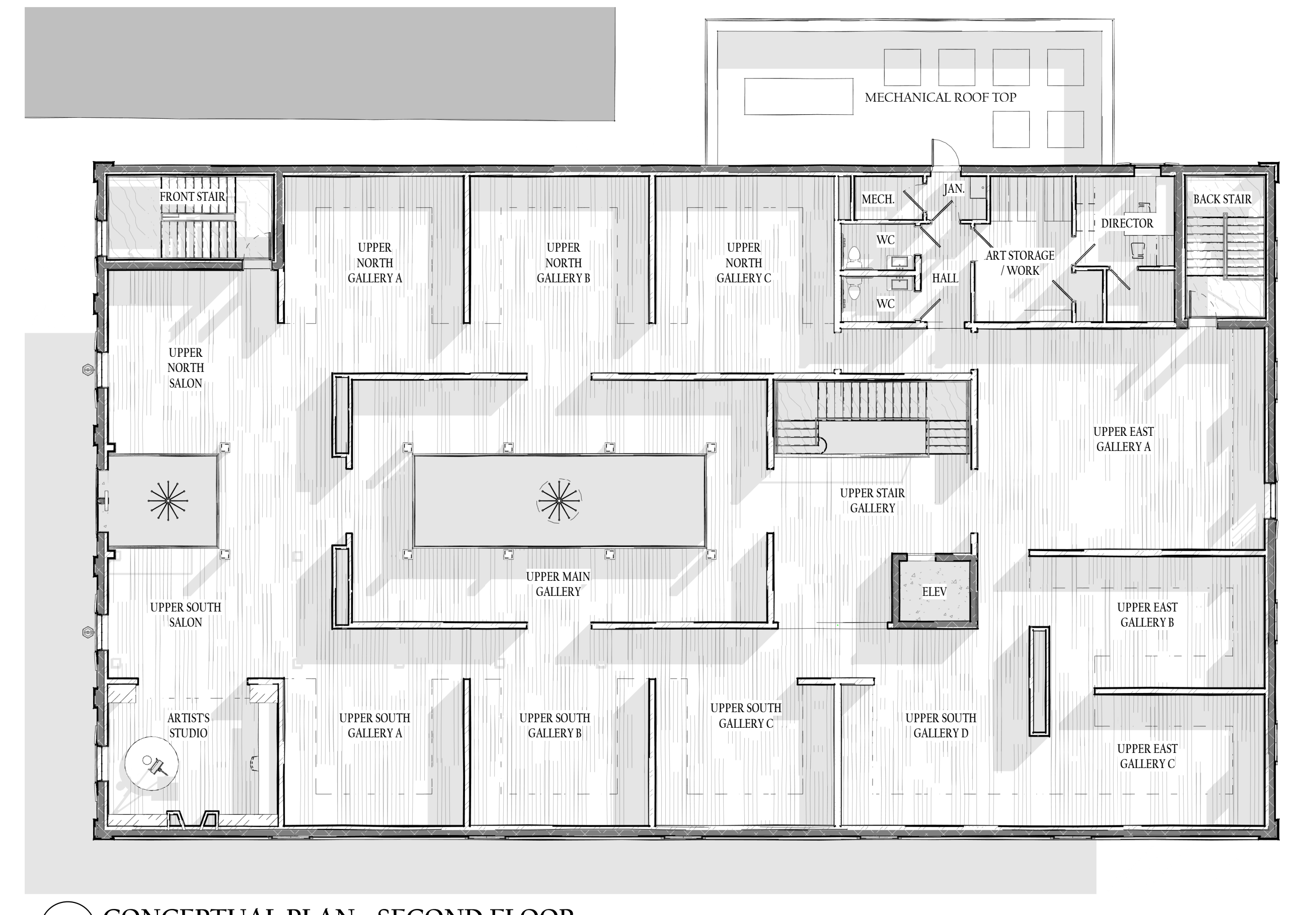
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