



AGENDA
PLANNING COMMISSION
April 15, 2024 at 6:30 PM

Call to Order

Consideration of Minutes

1. PC MINUTES - MARCH 18, 2024

Disclosures and Recusals

Old Business

New Business

2. **Site Plan: requesting to add roof to existing deck – 33 Meddin Dr. – 4001 13008 -Zone R-1/NEC – North Beach Bar & Grill/George Spriggs.**
3. **Text amendment: STR Proposed Ordinance – City of Tybee.**

Adjournment

Standing Items

Adjournment

PLANNING COMMISSION

Anna Butler
 Beau Livingston
 Robert J. Matkowski
 Elaine McGruder
 S. Michelle Nooney
 David Roberts
 Marie Rodriguez

**ACTING CITY MANAGER**

Michelle Owens

COMMUNITY DEVELOPMENT DIRECTOR

George Shaw

CITY ATTORNEY

Edward M. Hughes
 Tracy O'Connell

Planning Commission Meeting MINUTES March 18, 2024

Chair Elaine McGruder called the March 18, 2024, Tybee Island Planning Commission meeting to order. Commissioners present were **Anna Butler, Marie Rodriguez, Elaine McGruder, Beau Livingston, David Roberts, Robert Matkowski** and **Michelle Nooney**.

Consideration of Minutes:

Chair Elaine McGruder asked for consideration of the February 12, 2024, meeting minutes. **Beau Livingston** stated he has a minor change on the 1206 Venetian property, to ask what the definition of sleeping in sanitary accommodations means and if it has to have a kitchen. He asked if it could have a kitchen. Michelle Nooney asked if the minutes could reference the City Council meeting that explains the two-year terms. **Marie Rodriguez** made a motion to approve. **Anna Butler** seconded. The vote to approve was unanimous.

Disclosures/Recusals:

Chair Elaine McGruder asked if there were any Disclosures or Recusals. There were none.

Old Business:

Chair Elaine McGruder asked if there was any old business. There was one.

Major subdivision plat final approval -708 Butler Avenue – Chris Koncul

George Shaw stated our ordinance requires that all major subdivisions' final plat must come back for City Council for final approval. This is a private neighborhood so in this case the roads and infrastructure will not be dedicated to the city. It meets all the other requirements. Staff recommends approval. **Robert Matkowski** stated under general notes on the first legal page, no wetland and environmental issues have been addressed on this plat. The way it is interpreted is that no one focused on that or paid attention to that. **George Shaw** stated there were none identified. **Robert Matkowski** asked on note number seven where it says has not been verified by field survey, it needs to be verified. **George Shaw** stated the property has been surveyed so it could be referencing the neighboring plats.

Robert Matkowski asked about note number ten. It states building setback information has not been provided by governing authority. **George Shaw** stated he was not sure why that is there or what it means, however it is all correct. **Anna Butler** asked could staff check with whoever prepared the plat to correct the notes. **Robert Matkowski** stated on page two, under field technical notes, it indicates a geo technical investigation should be done. **George Shaw** stated those have been done and are in the packet. **Robert Matkowski** asked under special construction notes, who would be checking to see if these are followed. **George Shaw** stated these are inspected by the county and the Community Development Director. Additionally, when they submit the house plans per lot sta

through all these for the house. **Marie Rodriguez** made a motion to approve. **David Roberts** seconded. **Anna Butler**, **Marie Rodriguez**, **David Roberts**, **Beau Livingston**, and **Michelle Nooney** voted for the approval. **Robert Matkowski** voted against the approval. The vote was 5 to 1. The vote was approved.

New Business:

Site Plan: requesting to add solar panels to roof-37 Meddin drive-40001 03012-Zone R-1/NEC-Tybee Island Marine Science Center.

George Shaw stated this is a request for solar panels on the roof of the marine science center. This is a city owned building. While this does not increase the footprint of the building, it is a city building and the city attorney felt this needed to go through the site plan process. The solar panels will reduce the electrical cost. The manufacturer states this will meet our 140 mile an hour winds. Also, the construction engineer for the building has stated this will handle the weight of the panels. Staff recommends approval. **Mark Reed**, who lives at 202 Eagles Nest, approached the Planning Commission and stated he is a trustee of the Marine Science Center and wanted to make his self-available for any questions. He stated this will reduce the amount of the power bill from about 65 to 70%. **Marie Rodriguez** made a motion to approve. **Robert Matkowski** seconded. The vote to approve was unanimous.

Beau Livingston stated under old business, at the last meeting **Robert Matkowski** asked for a follow up on the definition of sleeping and sanitary accommodations. Commissioners wanted to know if staff had any updates regarding that. **George Shaw** stated he did ask the Attorney about that and never got a response. He stated he checked with the County. They don't have a definition for that. It is understood to be a bedroom and a bathroom. It is also not defined in our code. He stated he brought that up to the LDC review consultant to add or change the language for that.

David Roberts made a motion to begin the meetings for the rest of our term with the pledge of allegiance. **Marie Rodriguez** seconded. The vote to approve was unanimous.

Adjournment: 8:00pm

Lisa L. Schaaf



STAFF REPORT

PLANNING COMMISSION MEETING OF: April 15, 2024

CITY COUNCIL MEETING OF: May 9, 2024

LOCATION: 33 Meddin Drive

PIN: 40001-13008

APPLICANT: North Beach Bar and Grill / George Spriggs

OWNER: City of Tybee Island

EXISTING USE: Restaurant and Bar

PROPOSED USE: Restaurant and Bar

ZONING: R-1 / NEC

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Ft. Screven Historic District

APPLICATION: Site Plan Approval

PROPOSAL: The applicant is requesting site plan approval for the addition of a roof structure over an existing wood deck on the south side of the building.

ANALYSIS: The proposed area is a side entrance to the kitchen and access to the interior of the establishment as well as some seating for guests. This is a pole barn type construction consistent with the other roofed areas previously added to the building.

STAFF FINDING: Staff recommends approval.

This Staff Report prepared by Walter Hattrich



CITY OF TYBEE ISLAND
SITE PLAN APPROVAL APPLICATION

Fee Item #2.
Commercial \$500
Residential \$250

Address or location of subject property: 33 MEDDIN DRIVE, TYBEE ISLAND, GA 31328

PIN# 40001 13008 Applicant's Name: NORTH BENCH BAR and GRILL / George Spriggs

Mailing Address: PO Box 2953, TYBEE ISLAND, GA 31328

Phone/Email: 912.429.0760 george.inamoment@gmail.com

Brief description of the land development activity and use of the land thereafter to take place on the property:

Adding of Roof to an Already Existing Deck.

Property Owner's Name City of Tybee Address: 403 Butler Ave, Tybee Is, GA 31328

Phone/Email: 912.786.4573

Is Applicant the Property Owner? Yes No We are the leasee

If Applicant is the Property Owner, Proof of Ownership is attached: Yes

If Applicant is other than the Property Owner, a signed affidavit from the Property Owner granting the Applicant permission to conduct such land development is attached hereto. Yes

Current Zoning of Property R-1/NEC Current Use Restaurant + BAR

Names and addresses of all adjacent property owners are attached: Yes

If within two (2) years immediately preceding the filing of the Applicant's application for a zoning action, the Applicant has made campaign contributions aggregating to more than \$250 to the Mayor and any member of Council or any member of the Planning Commission, the Applicant and the Attorney representing the Applicant must disclose the following:

- a. The name of the local government official to whom the campaign contribution or gift was made;
- b. The dollar amount of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action, and the date of each contribution;
- c. An enumeration and description of each gift having a value of \$250 or more made by the Applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action.

George L. Spriggs, Jr. 2-25-24
Signature of Applicant Date

NOTE: Other specific data is required for each type of Site Plan Approval.

Fee Amount \$ 500.00 Check Number 15328 Date 3/4/24

City Official [Signature]

NOTE: This application must be accompanied by following information:

- ✓ 8 copies, no smaller than 11 x 17, of the proposed site plan and architectural renderings.
- N/A 8 copies, no smaller than 11 x 17, of the engineered drainage and infrastructure plan.
- N/A 8 copies, no smaller than 11 x 17, of the existing tree survey and the tree removal and landscaping plan.
- ✓ Disclosure of Campaign Contributions

The Planning Commission may require elevations or other engineering or architectural drawings covering the proposed development.

The Mayor and Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City's engineering consultant. (Note: Section 5-080 (A) requires, "Once the engineer has submitted comments to the zoning administrator, a public hearing shall be scheduled.")

The Applicant certifies that he/she has read the requirements for Site Plan Approval and has provided the required information to the best of his/her ability in a truthful and honest manner.

George A. Spang, Jr.
Signature of Applicant

2.25.24
Date



CITY OF TYBEE ISLAND

CONFLICT OF INTEREST IN ZONING ACTIONS DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you within the past two (2) years made campaign contributions or gave gifts having an aggregate value of \$250.00 or more to a member of the City of Tybee Island Planning Commission, or Mayor and Council or any local government official who will be considering the rezoning application?

YES _____ NO ✓ _____

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS OF \$250.00 OR MORE	GIFTS OF \$250.00 OR MORE	DATE OF CONTRIBUTION

IF YOU WISH TO SPEAK CONCERNING THE ATTACHED REZONING APPLICATION, THIS FORM MUST BE FILED WITH THE ZONING ADMINISTRATOR FIVE (5) DAYS PRIOR TO PLANNING COMMISSION MEETING IF CAMPAIGN CONTRIBUTIONS OR GIFTS IN EXCESS OF \$250.00 HAVE BEEN MADE TO ANY MEMBER OF THE PLANNING COMMISSION OR MAYOR AND COUNCIL.

Signature George J. Spriggs, Jr

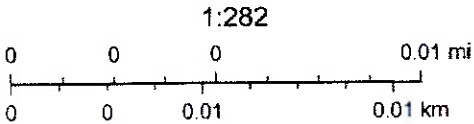
Printed Name George J. Spriggs, Jr

Date 2. 25. 24



2/26/2024, 3:03:27 PM

 Property Boundaries (Parcels)



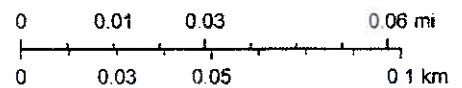
SAGIS Map Viewer



3/4/2024, 10:37:42 AM

1:2,257

-  Zoning
-  Property Boundaries (Parcels)



SAGIS

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
TYBEE CITY OF	TOWN HALL		TYBEE ISLAND GA 31328

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
TYBEE CITY OF	TOWN HALL			TYBEE ISLAND	GA	31328

Parcel

Status	ACTIVE
Parcel ID	40001 13008
Category Code	327 - Governmental Building
Bill #	2988497
Address	BEECHWOOD DR
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20500.00 - T500 TYBEE TO BULL R
Total Units	
Zoning	R-1/NEC
Class	E1 - Exempt - Public Property
Appeal Status	

Legal Description

Legal Description	TCT FT SCREVEN WD TYBEE
Deed Book	66B
Deed Page	357

Permits

Permit #	Permit Date	Status	Type	Amount
220043	01/21/2022	Complete	EL - ELECTRIC	\$42,000.00
200465	10/07/2020	Complete	EL - ELECTRIC	\$6,500.00
200004	01/06/2020	Complete	WO - WOOD DECK	\$20,000.00
190613	12/02/2019	Complete	DM - DEMOLITION	\$250.00
190019-30	01/08/2019	Complete	CM - COMMERCIAL	\$500,000.00

Inspection

Inspection Date	Reviewer ID
09/15/2022	SHAMMOND
12/08/2020	DEGRAVES
03/13/2019	KCHICKS

05/15/2017

ALCUMMIN

Item #2.

06/03/2015

LKWOMACK

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2023	708,000	319,300	1,027,300	
2022	708,000	129,800	837,800	
2021	708,000	118,700	826,700	
2020	5,664,000	374,500	6,038,500	
2019	5,664,000	374,500	6,038,500	
2018	5,664,000	1,153,300	6,817,300	
2017	5,664,000	1,160,700	6,824,700	
2016	5,621,300	1,167,800	6,789,100	
2015	5,621,300	1,171,900	6,793,200	
2014	6,464,600	1,000,000	7,464,600	

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
12/10/1956	0	U	QC	66B - 357	UNITED STATES COAST GUARD	TYBEE CITY OF

Land

Line Number	1
Land Type	A - ACREAGE
Land Code	G2 - GENERAL COMMERCIAL 2
Square Feet	514,008
Acres	11.8
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

OBY

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	6649 : WOOD, ON GRADE, FLAT	1995		1		2,219
1	1721 : BUILDING, CONCRETE FLOOR, PLAIN	1984		1		35

Commercial Building

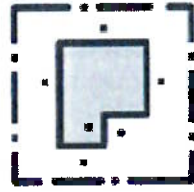
Card	1
Actual Year Built	1995
Effective Year Built	1995
Main Occupancy	529 : Snack Bar
Quality / Condition	2 / A-AVERAGE

Units
Total Area
Basement Area
Finished Basement Area

2,408

Item #2.

No



Sorry, no sketch available
for this record

Item	Area
Snack Bar - 529:Snack Bar	144
Restaurant - 350:Restaurant	2264
- 1721:BUILDING, CONCRETE FLOOR, PLAIN	35
- 6649:WOOD, ON GRADE, FLAT	2219



Lisa Schaaf

From: Downer Davis <dkdjr071419@yahoo.com>
Sent: Wednesday, March 20, 2024 1:42 PM
To: George Shaw; George Shaw
Cc: Lisa Schaaf; Lisa Schaaf
Subject: North Beach Grill

The plans I reviewed in your office showed the runoff from the new roof over the south side deck to be routed by downspouts into the south planter. This planter is contained by a headwall on it's south side, diverting the runoff back under the deck, where it currently falls through the deck board spacings.

I would recommend the project designer address the continued higher moisture content beneath this area.

I concur with the drainage design. Please advise if you need additional response.

Downer

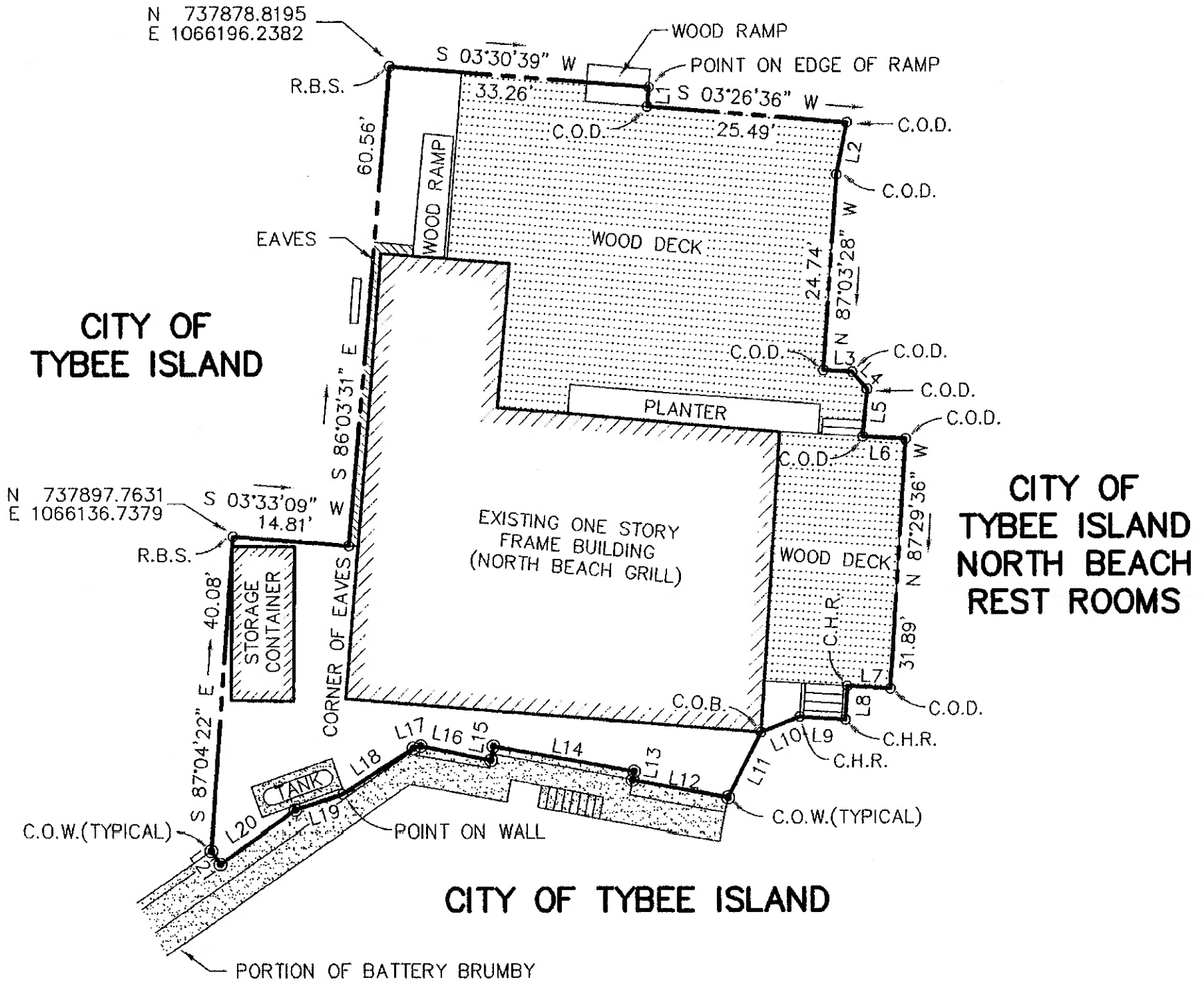
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N 86°12'43" W	2.38'	L12	N 09°13'39" E	12.37'
L2	N 79°43'40" W	6.70'	L13	S 80°53'42" E	1.14'
L3	S 02°42'09" W	3.71'	L14	N 09°06'18" E	18.36'
L4	S 48°02'44" W	2.85'	L15	N 80°59'08" W	1.81'
L5	N 86°03'30" W	5.97'	L16	N 10°20'25" E	9.14'
L6	S 02°12'51" W	5.42'	L17	N 17°02'44" W	0.97'
L7	N 02°30'24" E	5.45'	L18	N 34°26'15" W	10.68'
L8	N 87°29'36" W	4.25'	L19	N 19°23'22" W	6.30'
L9	N 02°30'24" E	5.87'	L20	N 36°01'18" W	11.75'
L10	N 22°41'42" W	5.29'	L21	N 54°31'58" E	2.03'
L11	N 64°06'34" W	9.29'			

C.O.W. = CORNER OF CONCRETE WALL
 C.O.D. = CORNER OF WOOD DECK
 C.H.R. = CORNER OF HANDRAIL
 C.O.B. = CORNER OF BUILDING
 R.B.S. = 1/2" REBAR SET

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE GEORGIA GRID COORDINATE SYSTEM EAST ZONE NAD 83 (2011 ADJUSTMENT) USING A CHAMPION TKO DUAL FREQUENCY GPS UNIT AND eGPS VRS NETWORK.



CITY OF TYBEE NORTH BEACH PARKING LOT



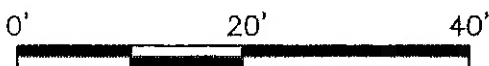
NOTE: ACCORDING TO 'FIRM' 13051CO213 & 214 DATED 9/26/08 THIS SITE IS IN A VE-15 FLOOD ZONE.

STATE OF GEORGIA
 CHATHAM COUNTY

PLAT SHOWING LOCATION OF PROPOSED 0.14 ACRE LEASED AREA FOR THE NORTH BEACH GRILL, LOCATED IN FORT SCREVEN WARD, TYBEE ISLAND, GEORGIA AND KNOWN AS No. 33 MEDDIN DRIVE.

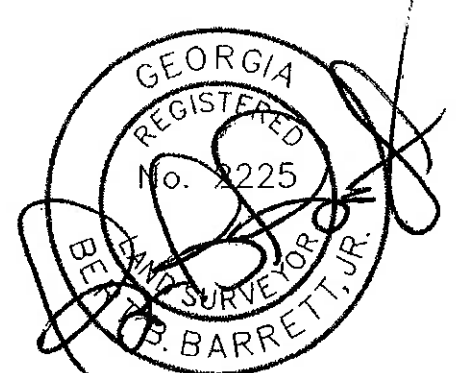
FOR: CITY OF TYBEE ISLAND

DATE OF SURVEY: MAY 3, 2016
 DATE OF PLAT: MAY 5, 2016
 SCALE: 1" = 20'



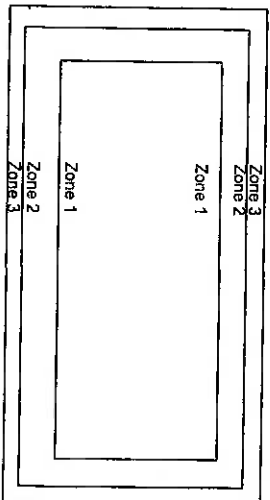
BERT BARRETT, JR.
 LAND SURVEYING, P.C.
 145 RUNNER ROAD
 SAVANNAH, GA. 31410
 (912) 897-0661
 LSF000671

E.O.C. PER POINT	< 0.05
< ERROR/POINT	_____
ADJ. METHOD	NONE
E.O.C. PLAT	1 / 26,851
TOTAL STATION	TRIMBLE 5603



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

WIND PRESSURE ON COMPONENTS AND CLADDING



Zone 1 +/- 16.96
 Zone 2 +/- 26.10
 Zone 3 +/- 36.27

PROFESSIONAL SERVICES BY
 DRISCOLL ENGINEERING, INC.
 PO BOX 357577
 GAINESVILLE, FL 32635
 PH (352) 351-1513
 CA 0890

PLANS AND SPECIFICATIONS.
 The plans and specifications presented herein are applicable only for the anticipated construction at the locations shown. If construction plans change, the Design Professional should be notified so the plans and specifications can be re-evaluated. The Design Professional should be given the opportunity to review final plans and specifications to see if the intent of the plans and specifications has been followed and/or if supplemental details and recommendations are needed. The Design Professional warrants that the plans and specifications contained herein, have been prepared in accordance with generally accepted professional engineering practice. No other warranties are implied or expressed.

CORPORATE PROTECTION

It is understood and agreed that the Design Professional's Basic Services under this Agreement do not include project observation or review of the Contractor's performance or any other construction phase services, and that such services will be provided by the Client. The Client assumes all responsibility for interpretation of the contractor Documents and for construction observation and supervision and waives any claims against the Design Professional that may be in any way connected thereto.

In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Design Professional harmless from any loss, claim or cost, including reasonable attorney's fees and costs of defense, arising or resulting from the performance of such services by other person or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to Contract Documents to reflect changed field or other conditions, except for claims arising from the sole negligence or willful misconduct to the Design Professional.

OWNERSHIP OF INSTRUMENTS OF SERVICE

All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the Design Professional as instruments of service shall remain the property of the Design Professional. The Design Professional shall retain all common law, statutory and other reserved rights, including the copyright thereto.

DEFECTS IN SERVICE

The Client shall promptly report to the Design Professional any defects or suspected defects in the Design Professional's work or services of which the Client becomes aware so that the Design Professional may take measures to minimize the consequences of such a defect. The Client warrants that he or she will impose a similar notification requirement on all contractors in his or her Client/Contractor contract and shall require all subcontractors at any level to contain a like requirement. Failure by the Client, and the Client's contractors or subcontractors to notify the Design Professional, shall relieve the Design Professional of the costs of remedying the defects above the sum such remedy would have cost had prompt notification been given.

VERIFICATION OF EXISTING CONDITIONS

Inasmuch as the remedial and/or rehabilitation of an existing building requires that certain assumptions be made regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of the building, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Design Professional harmless from any claim, liability or cost, (including reasonable attorney's fees and costs of defense) for injury or economic loss arising or allegedly arising out of the professional services provided under this Agreement, excepting only those damages, liabilities, or costs attributable to the sole negligence or willful misconduct of the Design Professional.

1-All construction shall comply with International Building Code 2021.

- Ultimate Wind Speed: 140
- Nominal Wind Speed: 108
- Wind Exposure Category: B
- Risk Category: 1 Non-Habitable
- Internal Pressure Coefficient (Cp1) = +/- 0.0
- Design Pressure Per FBC Chapter 16 and ASCE 7-22 Load Calculations
- Roof Live Load = 12.5 PSF
- Roof Dead Load = 2.5 PSF
- Min Soil Bearing capacity = 2000 PSF
- Truss Bearing Load Each End = 3,500 lbs
- Truss Uplift @ Post = 2,400 lbs

Wood framing and fasteners to meet NDS-2018 requirements.

Fastener requirements: (1) all nails are common galvanized; (2) all bolts are to be galvanized steel and include nuts and washers; (3) all other hardware (Simpson or equal) is to be installed according to manufacturer's specifications and recommendations; (4) nailing (size and number) shall satisfy Tables 2306.2.(1), 2306.3.(1), and 2306.3.(#) FBC unless otherwise indicated; (5) Fasteners exposed to the weather are to be treated for weather resistance and compatible with the type of pressure treated wood use (connectors, nails, bolts, nuts, & washers).

1. Wood Pole Concrete Footings
 - a. Minimum Ultimate Compressive Strength @ 28 days = 3,000 PSI
 - b. Bag concrete mix allowed for wood pole footings when mixed in accord with manufacturers requirements for a minimum ultimate compressive strength of 3,000 PSI.
 2. Building Concrete Wall Footings & Slabs
 - a. Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI-318) and "Specifications for Structural Concrete" (ACI-301), Latest Edition
 - b. Minimum Ultimate Compressive Strength @ 28 days = 3,000 PSI
 - c. All slabs on grade shall have construction or control joints not to exceed 10'-0" spacing, unless otherwise noted.
 - d. Electrical conduit and other pipes to be embedded in structural concrete floor slabs or walls shall be placed in accordance with the requirements of ACI-318, Paragraph 6.3
3. Reinforcing Steel
 - a. Reinforcing steel shall conform to ASTM A615, Grade 40 (Fy=40 ksi). Lap continuous bars for tension lap splice per ACI-318, unless otherwise noted. Provide corner bars of the same size and spacing as horizontal wall reinforcement. Cover for concrete reinforcing steel shall be in accordance with ACI-318, Paragraph 7.7
 - b. Welded wire fabric (WWF) shall conform to ASTM A185. Lap sheets two mesh spaces and wire tie adjacent sheets together securely. Cut alternate reinforcement at control joints.

The Structural Design Work in This Set of Engineering Plans Is Subject to But Not Limited to The Following Exclusions:

1. Architectural Design Services
2. Civil Engineering and Site Plan Design Services
3. Electrical and Lighting Design Services
4. HVAC Design Services
5. Plumbing Design Services
6. Geotechnical Engineering Services
7. Life Safety Plan Design Services
8. Flood Resistant Design Per Asce24-14
9. Any and All Local Code Requirements and Comments Made by The Authority Having Jurisdiction with The Regard To The Plans And Specifications

These Exclusions Are All the Owner's Responsibility

18' x 36' POLE STORAGE STRUCTURE

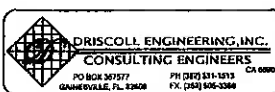
LEAN

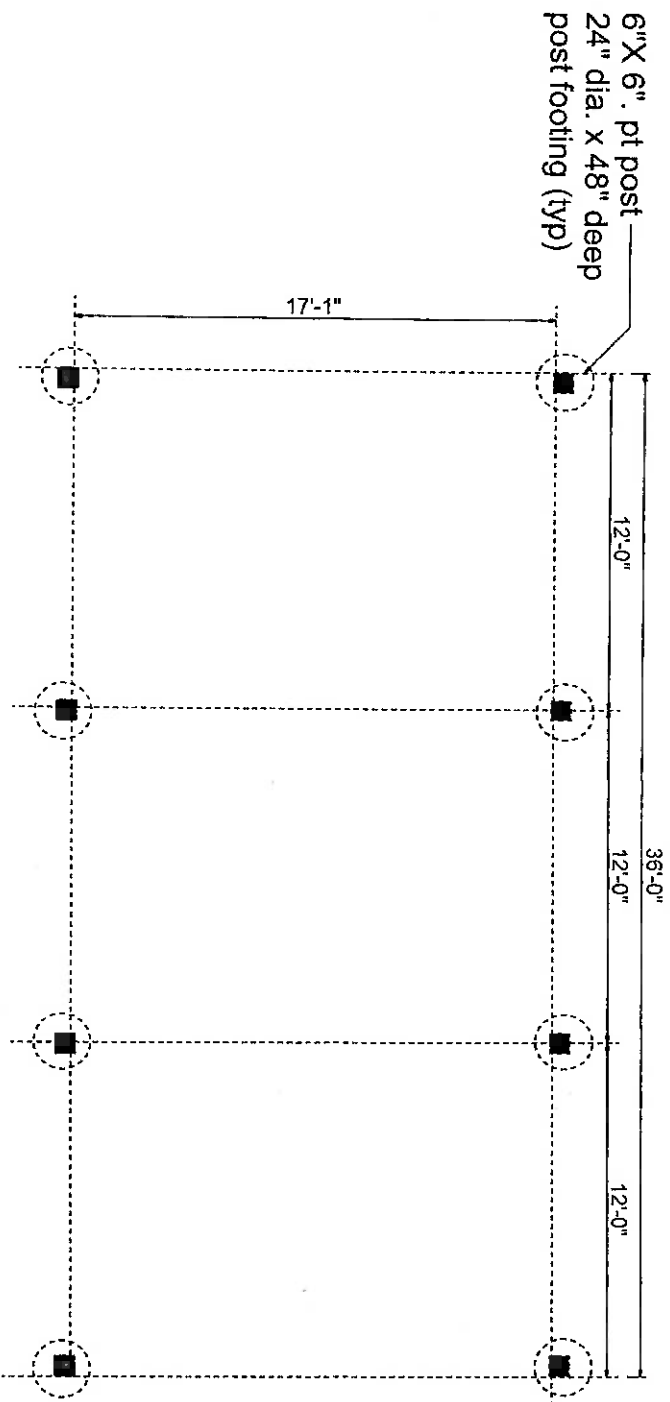
2-11-24

Michael E Driscoll PE

GA PE 02011

NORTH BEACH BAR & GRILL
 33 MEDDIN DR
 TYBEE ISLAND, DB24-89-bks





FOUNDATION PLAN VIEW
3/16" = 1'-0"

2-11-24

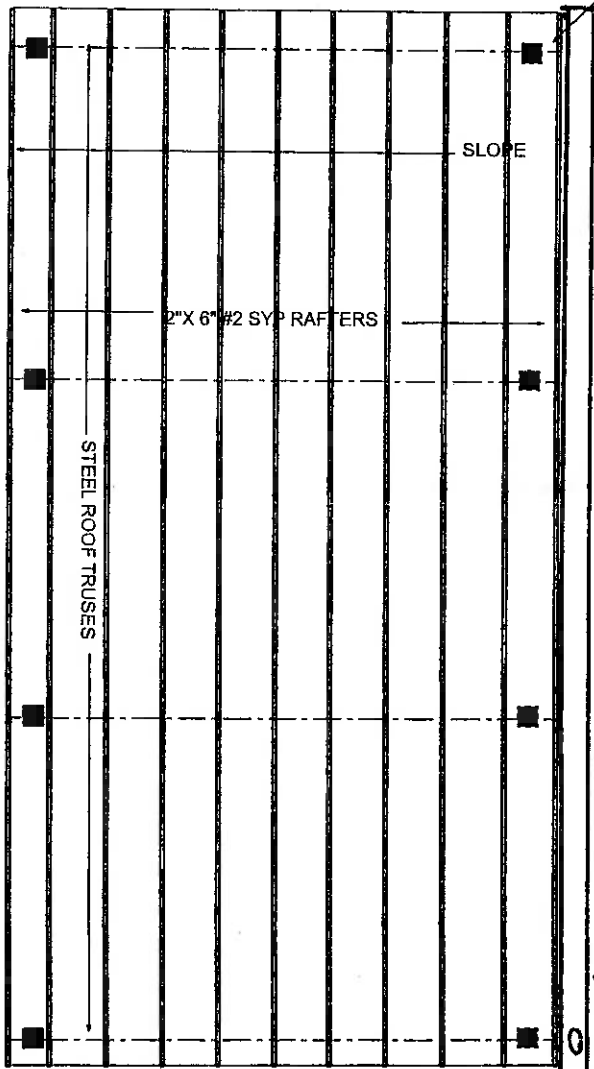
Michael E Driscoll PE
GA PE 02011

	DRISCOLL ENGINEERING, INC. CONSULTING ENGINEERS		CA 0690
	<small>PO BOX 367577 GAINESVILLE, FL 32606</small>	<small>PH (352) 331-1513 FX (352) 505-3366</small>	

NORTH BEACH BAR & GRILL
 33 MEDDIN DR
 TYBEE ISLAND. DB24-89-bks

SHEET:
2

ROOF PLAN VIEW



6" X 6" . pt post
24" dia. x 48" deep
post footing (typ)

SLOPE

2" X 6" #2 SYP RAFTERS

STEEL ROOF TRUSSES

Drainage: *

6" Gutter
To drain out
Splash pad
in existing
Flower bed

2-11-24
Michael E Driscoll PE
GA PE 02011

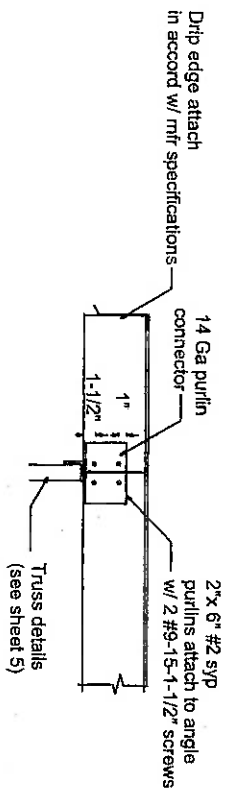
* Drainage:
6" Gutter to drain onto Splash pad
Comment added by Doug Hufto 9/12/92-7808



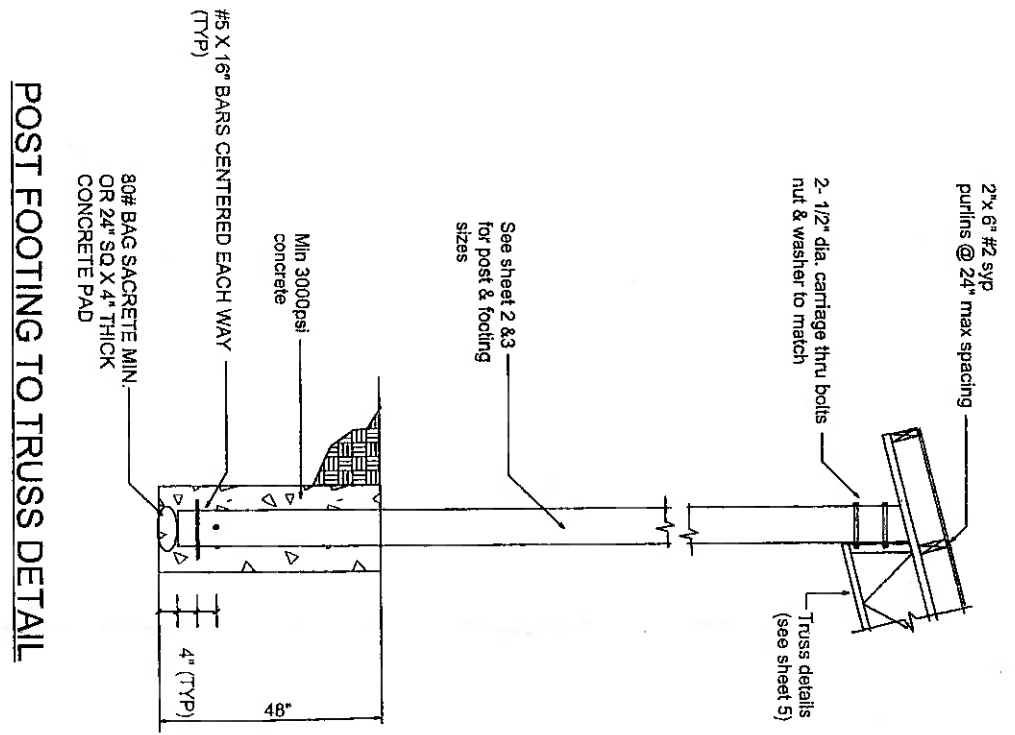
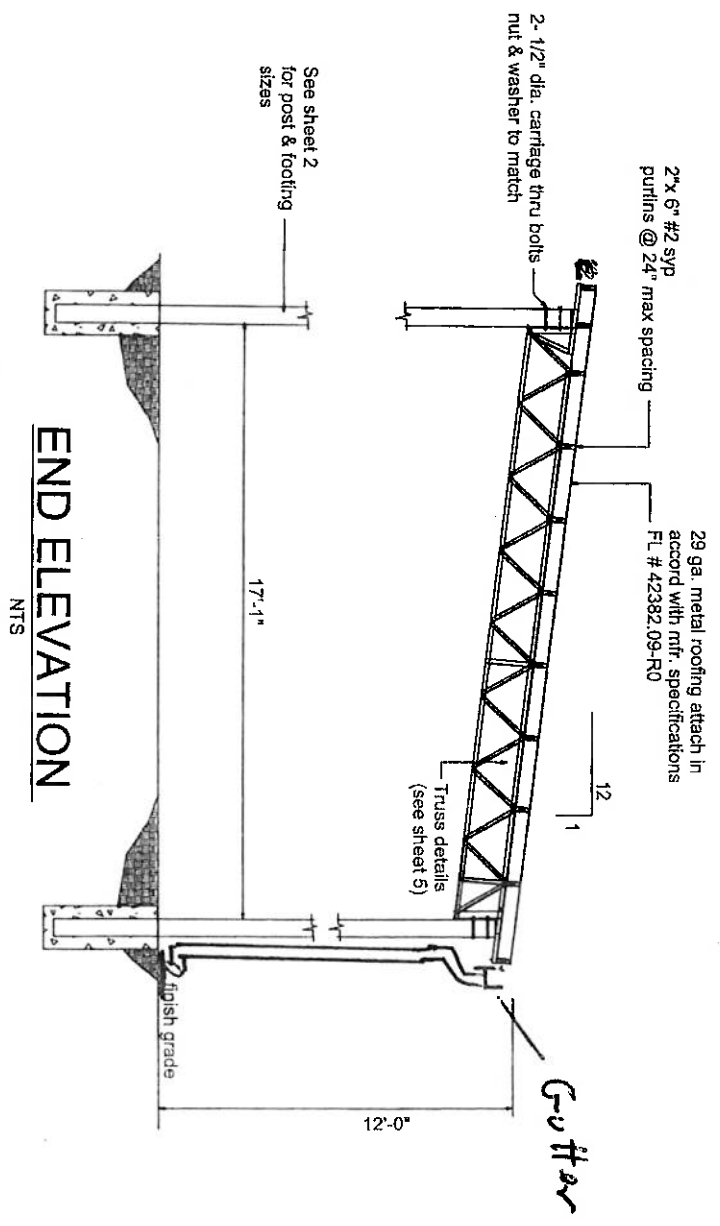
NORTH BEACH BAR & GRILL
33 MEDDIN DR
TYBEE ISLAND. DB24-89-bks

SHEET:

3

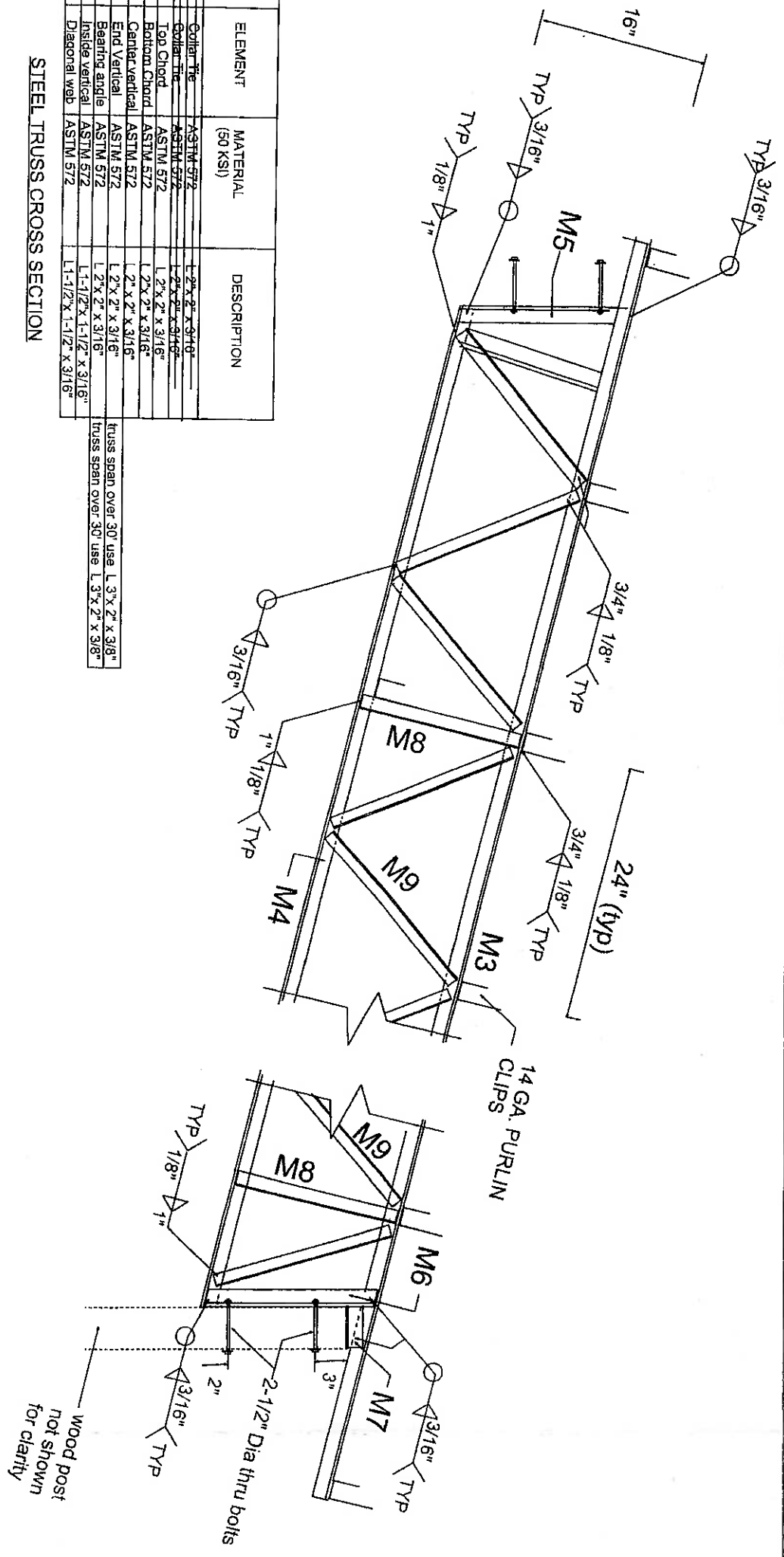


PURLIN CONNECTION DETAIL

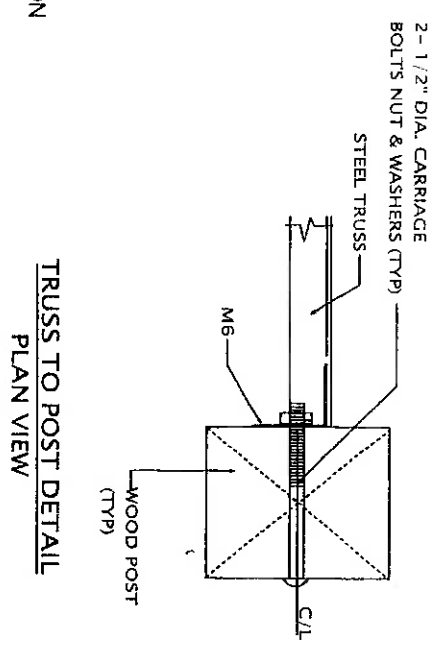


No.	ELEMENT	MATERIAL (50 KSI)	DESCRIPTION
M1	Column Tie	ASTM 572	L 2" x 2" x 3/16"
M2	Column Tie	ASTM 572	L 2" x 2" x 3/16"
M3	Top Chord	ASTM 572	L 2" x 2" x 3/16"
M4	Bottom Chord	ASTM 572	L 2" x 2" x 3/16"
M5	Center Vertical	ASTM 572	L 2" x 2" x 3/16"
M6	End Vertical	ASTM 572	L 2" x 2" x 3/16"
M7	Bearing angle	ASTM 572	L 1-1/2" x 1-1/2" x 3/16"
M8	Inside Vertical	ASTM 572	L 1-1/2" x 1-1/2" x 3/16"
M9	Diagonal web	ASTM 572	L 1-1/2" x 1-1/2" x 3/16"

STEEL TRUSS CROSS SECTION



- NOTES:**
- 1-MATERIALS SHALL CONFORM TO STEEL ASTM 572.
 - 2- ALL STEEL SHALL BE 50ksi IN ACCORD WITH CURRENT AISC MANUAL.
 - 3- WELDING ELECTRODES TYPE E70XX
 - 4- ALL WELDING SHALL BE IN ACCORD WITH CURRENT AWS REQUIREMENTS.
 - 5- ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER.
 - 6- BOLTS SHALL BE ASTM A325. w/ NUTS & WASHERS. (TYP)
 - 7- WELD STRENGTH 70 KSI MIN.
 - 8- ALL POST SHALL BE PRESSURE TREATED GROUND CONTACT. (1500lb min)
 - 9- PRIMING & PAINTING SHALL BE DONE BY TRUSS MANUFACTURER.
 - 10- MIN EDGE DISTANCE FOR BOLTS HOLES SHALL BE 3/4" MIN
 - 11- MAX TRUSS SPACING SHALL NOT EXCEED 12'-0" UNO.
 - 12- THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DAMAGES AS A RESULT OF POOR WORKMANSHIP, OR IMPROPER USE, AND ACCEPTS NO RESPONSIBILITY OR EXERCISES NO CONTROL WITH REGARD TO FABRICATION, HANDLING AND INSTALLATION OF TRUSSES.



TRUSS DETAILS

2-11-24
 Michael E Driscoll PE
 GA PE 02011



STAFF REPORT

PLANNING COMMISSION MEETING OF: April 15, 2024

CITY COUNCIL MEETING OF: May 9, 2024

LOCATION: N/A

PIN: N/A

APPLICANT: City of Tybee Island

OWNER: N/A

EXISTING USE: N/A

PROPOSED USE: N/A

ZONING: N/A

USE PERMITTED BY RIGHT: N/A

COMMUNITY CHARACTER MAP: N/A

APPLICATION: Proposal to amend the code of ordinances including Chapter 4 sections 4-050.1

PROPOSAL The proposal is to amend the code of ordinances including Chapter 4 sections 4-050.1 addressing short term rental properties and other ordinances, to establish and effective date, to repeal inconsistent ordinances and to provide for codification following any necessary edits and for other purposes.

ANALYSIS: Request for recommendation and vote by City Council

STAFF FINDING N/A

This Staff Report prepared by Walter Hattrich

ATTACHMENTS

- A. Proposed Amendment

ORDINANCE No. _____ 2024

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES INCLUDING ORDINANCES IN THE LAND DEVELOPMENT CODE ZONING INCLUDING CHAPTER 4 SECTIONS 4-050.1 ADDRESSING SHORT TERM RENTAL PROPERTIES AND OTHER ORDINANCES SO AS TO ADDRESS THE EXPIRATION OF SHORT TERM RENTAL PERMITS IN CONNECTION WITH OWNERSHIP CHANGES AND TRANSFERS OF RELATED INTEREST BY OWNERS WITH PERMITS AND THE PROHIBITIONS OF ANY NEW PERMITS THEREAFTER FOR THE PROPERTY TO WHICH THE PRIOR PERMIT EXISTS, AFTER PUBLIC HEARINGS AND SUITABLE IMPUT AND TO CLARIFY THAT NO TRANSFER OF A PERMIT IS POSSIBLE WITH THE SALE OF A RESIDENCE AND TO PROVIDE FOR THE CESSATION OF A PERMIT WITHIN ZONE R1, R1B and R2 WITHIN THE CITY, TO ESTABLISH AN EFFECTIVE DATE; TO REPEAL INCONSISTENT ORDINANCES AND TO PROVIDE FOR CODIFICATION FOLLOWING ANY NECESSARY EDITS AND FOR OTHER PURPOSES

WHEREAS the duly elected governing authority for the City of Tybee Island, Georgia, is authorized under Article 9, Section 2, Paragraph 3 of the Constitution of the State of Georgia to adopt reasonable ordinances to protect and improve the public health, safety, and welfare of the citizens of Tybee Island, Georgia, and

WHEREAS the duly elected governing authority for the City of Tybee Island, Georgia, is the Mayor and Council thereof; and

WHEREAS the governing authority desires to adopt ordinances under its police, home rule and zoning powers granted to municipal and local governments under the State Constitution; and

WHEREAS cities must from time to time update existing zoning definitions to keep pace with changes in technology, population trends and land usages. The City of Tybee Island has determined that the increase in online reservation systems and other peer to peer technology breakthroughs has substantially altered the face of the tourism industry and this plays a significant role in changing the character of neighborhoods within these residential zones; and

WHEREAS the Council desires to make changes to the existing ordinances which permit new owners of previously permitted properties to apply to acquire permits for locations in Zones R1, R1B and R2 (hereinafter collectively referred to

as the “Residential Districts”) more appropriate measures should be adopted applicable to these properties upon transfer: and

Whereas the City of Tybee Island (the City) desires to reduce the number of short-term rentals in the Residential Districts; and

WHEREAS, to reduce short term rentals in Residential Districts, the City considers the best course of action to be to prohibit transfer or reissuance of STR permits upon sale or other transfer of the properties to which they apply; and

WHEREAS following public hearings as required by law, the Mayor and Council hereby ordain, and it is hereby ordained that the code of ordinances will be amended so as to provide as provided below; and

It is hereby ordained by the governing authority of the City of Tybee Island as follows:

SECTION 1

As to properties in the Residential Districts only, upon the “Transfer” defined below, of an “STR Property” defined below, whether or not disclosed pursuant to section 3(a) below, the “STR permit”, defined below, for that STR Property shall terminate and be of no further force or effect and such terminated STR permit shall not be assigned, transferred or renewed, and no permit shall be issued in its place; and no application to secure or renew an STR permit for such location shall be submitted or accepted by the City. LDC section 4-051.11 shall have no application to STR Properties or STR permits in the Residential Districts (R-1, R-1-B and R-2).

SECTION 2

“STR permit” shall mean a permit or right to conduct short term rental in the Residential Districts granted or renewed pursuant to LDC sections 4-051.2, 4-051.3 or 40501.11.

“STR Property” shall mean each residence, structure or building in the Residential Districts for which a current “STR permit” has been issued, granted or renewed.

“Short term rental” shall mean:

- (b) “Short-term rental” means an accommodation for guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of time less than 30 consecutive days. Such

use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types. This is also identified as “STR”. This shall exclude bed and breakfast accommodations as they are currently defined by the City of Tybee’s land development code. However, bed and breakfast establishments are required to have occupational tax certificates, and to pay taxes and fees as required by law or ordinance.

“Transfer” shall mean a conveyance of all, any portion of or any interest in the title to an “STR Property” or the conveyance of any proprietary or beneficial interest in any trust or artificial entity (i.e., LLC, partnership, corporation) which owns or holds record title to a STR Property; provided, however that, in the event a STR Property is owned in whole or part in cotenancy or by an artificial entity which has more than one cotenant, beneficiary, member, partner or shareholder (collectively referred to herein as “interest holder”) then a conveyance of an interest in that owner to another then existing interest holder of that owner (so that the number of interest holders in that owner is reduced) shall not be considered a Transfer.

SECTION 3

(a) The form of the application for the renewal of an STR permit (the “Application”) shall require disclosure of the full name or names of the current (as of the filing of the Application) owner or owners of the subject STR Property and, if any of the owners is an artificial entity, shall require the names of all its current members, partners, shareholders or beneficiaries, as the case may be. Further the form of the Application to be filed in 2025 shall require disclosure of each Transfer of the subject property which occurred after the “effective date” of this Ordinance; and after 2025 the Application shall require disclosure of each Transfer which occurred in the immediately preceding calendar year.

(b) In conducting any audit under the verification program and policy referred to in LDC section 4-051.10 or any other investigation of compliance by one or more STR properties, such audit or investigation by the City shall, if appropriate, include research of the Chatham County, Georgia real property and ad valorem tax records, filings and applications by the owner of the subject STR Property and any relevant information in Zillow or other publicly accessible or available private sources.

(c) Upon becoming aware of the occurrence of a possible Transfer whether because of a disclosure in an Application pursuant to section 3(a) above or because of an audit or investigation referred to in section 3(b) above or for any other reason,

the City shall notify the owner of the STR Property involved of the Transfer and the resulting termination of That STR Property's STR permit. Such notice shall be mailed by regular and certified return receipt mail to the address of the owner or the owner's manager supplied in that STR Property's most recent Application. The owner shall have 20 days from the date such notice was mailed to refute the occurrence of a Transfer and to contest the termination of the STR permit by a written notice to the city manager. A hearing will be held before the city manager or the manager's designee within 7 business days unless otherwise agreed upon in writing to a future specific date no more than 30 days thereafter. Following the hearing, the manager or the manager's designee will make a written determination within 3 business days. The Provisions hereof relating to hearings may become subject to future code amendments providing for code enforcement hearings applicable to zoning and other codes.

SECTION 4

If any section, subsection, clause, or provision of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, subsection, clause, provision or portion of this ordinance which is not invalid or unconstitutional. Where the provisions of this ordinance are in conflict with other ordinances, the most restrictive provision shall be enforced.

SECTION 5

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 6

It is the intention of the governing body, and it is hereby ordained, that the provisions of this ordinance shall become effective and be made a part of the Code of Ordinances, City of Tybee Island, Georgia, and the sections of this ordinance may be renumbered to accomplish such intention.

SECTION 7

This ordinance shall be effective upon its adoption by the Mayor and Council pursuant to the Code of the City of Tybee Island, Georgia.

This Ordinance shall become effective on _____ day of _____, 2024.

ADOPTED THIS ____ DAY OF _____, 2024.

MAYOR

ATTEST:

CLERK OF COUNCIL

FIRST READING: _____
SECOND READING: _____
ENACTED: _____