



AGENDA
PLANNING COMMISSION
August 15, 2022 at 6:30 PM

Call to Order

Consideration of Minutes

1. PC Minutes - July 18, 2022

Disclosures and Recusals

Old Business

2. Text Amendment: Land Development Code - 4-050(A)(2) -4-050(a)(B)(C) - 5-020(A)-5-040(B) - City of Tybee Island

New Business

3. Special Review -3 Ocean View CT-Daniel & Ann Iyer
4. Tree Appeal - 30 Meddin Dr. -Tybee Island Historical Society
5. Site Plan - 601 US Hwy 80 -Cameron Weeks

Adjournment

Standing Items

Adjournment

PLANNING COMMISSION

Marie Gooding
 Susan Hill
 David McNaughton
 Elaine McGruder
 Whitley Reynolds
 Marie Rodriguez
 Martha Williams



CITY MANAGER
 Shawn Gillen

COMMUNITY DEVELOPMENT DIRECTOR
 George Shaw

CITY ATTORNEY
 Edward M. Hughes

Planning Commission Meeting
MINUTES
July 18, 2022

Chair David McNaughton called the July 18, 2022, Tybee Island Planning Commission meeting to order. Commissioners present were **Vice Chair Elaine McGruder, Susan Hill, Whitley Reynolds, Marie Rodriguez** and **Marie Gooding**. **Martha Williams** was absent.

Consideration of Minutes:

Chair David McNaughton asked for consideration of the June 13, 2022, meeting minutes. **Whitley Reynolds** made a motion to approve. **Elaine McGruder** seconded. Vote was unanimous.

Disclosures/Recusals:

Chair David McNaughton asked if there were any Disclosures or Recusals. **David McNaughton** stated he would recuse himself from the Text Amendment to the Land Development code and **Elaine McGruder** will chair during that item.

Public Hearings:

Variance: 168 S. Campbell Ave: 40016 02016 – Steve Kellam.

George Shaw stated this property is in the front setback and the Marsh Buffer. The applicant was in the FEMA house lifting grant and then decided he needed a second floor but the grant does not allow any additions so he opted out of the grant program and is asking for the variance to do the upstairs. Staff recommends denial. **Steve Kellam**, who lives at 218 Catalina Drive approached the Planning Commission and stated he owns 168 Campbell Avenue and he would like to let his Contractor speak on this item. **Anthony Sapone** who lives at 112 Sea Lane approached the Planning Commission and stated he was the one that started building the upstairs before they were supposed to that was going to be planned for after the house was lifted so that got him kicked out of the grant and this is why they are asking for the variance now to build the upstairs. They really need an extra bath and bedroom to this footprint. Susan Hill asked if this is not approved what do you plan to do. **Anthony Sapone** stated put the roof back on and leave it the way it is. **David McNaughton** asked will a continuance propose an issue for you. **Anthony Sapone** stated it is getting rain in it because there is no roof right now. **Whitley Reynolds** made a motion to continue. **Elaine McGruder** seconded. The motion to continue was unanimous.

Variance: 6 Dogwood Ave: 40001 10013 – Barbara Miller.

George Shaw stated this is for a lift to help **Barbara Miller** who has mobility issues to be able to get up stairs easier. There is no space outside of the setbacks to put the lift. **Tim Steinhauser**, who lives at 22, Pulaski, approached the Planning Commission and stated he is Barbara Millers neighbor and is helping her out with the lift since she is using a walker now and will be having another surgery for her shoulder. There is no other area that will work for the lift. **Marie Rodriguez** made a motion to approve. **Elaine McGruder** Seconded. The motion to approve was unanimous.

Text Amendment: Land Development Code –4-050(A) (2) -4-050(A),(B), (C) -5-020(A) -5- 040(B) -City of Tybee Island

George Shaw stated there are three text amendments that the City Attorney has labeled Z1, Z2 & Z3. Z1 is creating a process to allow owner occupied short term rentals in the R1, R2 & R-1-B districts. Z2 is various potential changes that could create a method for creating a cap in the future. Z3 is the requirement for one parking space per bedroom. City Council would like comments, suggestions or a vote on these. **Elaine McGruder** stated she would still like to have a workshop on this. And she doesn't feel comfortable with any of these amendments without a workshop. **Whitley Reynolds** stated these could be handled by code enforcement or the police. There is more problem with weekend visitors. **Marie Gooding** stated a workshop would be very helpful for more information of what are we trying to accomplish. **Susan Hill** stated Tybee has raised the bar since the past and a workshop is needed to understand and develop a balance.

Speakers on Text Amendment:

Steve Buckner, 8 Rosewood Avenue. Dale Williams, 1101 2nd Avenue. Larry Phillips, 1310 2nd Avenue. Debbie Kerney, 1101 2nd Avenue. Tony Leschak, 40 Captains View. Brian Sheilds, 5 11th terrace. Tonya Huff, 52 Captains View. Ruth Wilson, 1304 Venetian Drive. Roger Huff, 52 Captains View. Mary McLemore, 3 Ally 3. Neil Estroff, 716 Jones Avenue. Ginny Van Oostrom, 1807 Butler Avenue. Loren Schroder, 152 Rendant Avenue. Trena Brown, 11 5th Avenue. Keith Gay, 117 Catalina Avenue. Beth Sheffield, 1601 Chatham Avenue. Cody Gay, 2 6th Avenue. Amy Gaster, 129 Eagles Nest Drive. Jenny Rutherford, 1202 US Hwy 80.

Marie Gooding made a motion on Z1 and Z2 to continue. **Whitley Reynolds** seconded. Until a workshop is scheduled. The vote to continue was 3-2. **Whitley Reynolds, Marie Gooding** and **Elaine McGruder** to break tie voted yeah and **Marie Rodriguez** and **Susan Hill** voted nay.

Marie Gooding made a motion on Z3 to deny. **Whitley Reynolds** seconded. The vote to deny was 3-2. **Whitley Reynolds, Marie Gooding** and **Elaine McGruder** to break tie voted yeah and **Marie Rodriguez** and **Susan Hill** voted nay.

Adjournment: 8:30pm
Lisa L. Schaaf



STAFF REPORT

PLANNING COMMISSION MEETING: July 18, 2022

CITY COUNCIL MEETING: August 11, 2022

LOCATION: 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: Amendment to Article 4, Zoning Districts.

PROPOSAL: Amend 4-050(A) (2) to add owner occupied short-term rental locations as allowed after special review. This would also allow this use in R-2 after special review. Amend 4-050(B) to allow owner occupied short-term rentals in R-1B after special review.

Amend 5-020(A) to add: "Compliance with all criteria for owner occupied short-term rental locations and the standards contained in Sec. 5-040(A)and(B) and 5-070 must be met."

Amend Sec. 5-040(B) to list requirements for owner occupied short-term rental locations

ANALYSIS: This amendment creates a method getting a permit for owner occupied STR in the R-1, R-1B, and R-2 districts.

STAFF FINDING

This Staff Report was prepared by George Shaw.

ATTACHMENTS

A. Amendment

Original Z-1 in WORD
ORDINANCE NO. 2022-_____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES RELATING TO SPECIAL REVIEW TO CHANGE THE PROVISIONS THEREOF AND TO SPECIFICALLY ADDRESS SPECIAL REVIEW REQUIREMENTS AT INITIAL APPLICATION FOR THE OPERATION OF A SHORT-TERM VACATION RENTAL IN ANY OWNER OCCUPIED LOCATION AND FOR CONTINUING SPECIAL REVIEW OF OWNER OCCUPIED SHORT-TERM VACATION RENTAL LOCATIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND TO REPEAL CONFLICTING ORDINANCES 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 and home rule powers; and

WHEREAS, the City of Tybee Island continues to address issues regarding the existence of Short-Term Vacation Rentals and issues relating thereto; and

WHEREAS, the City seeks to impose a special review requirement for alleged owner occupied Short-Term Vacation Rentals in residential zones (R-1; R-1-B; and R-2) so as to permit owner occupied STVRs upon special review under certain circumstances; and

WHEREAS, in order to accomplish implementation of proposed changes, amendments to the Land Development Code are necessary and appropriate;

NOW THEREFORE, it is hereby ordained that the code of ordinances will be amended so as to provide as follows:

SECTION I

To amend Section 4-050(A)R-1 residential district is amended so as to add to Subsection 2 thereof on uses permitted after special review so as to provide a new subsection to be:

- j. Owner Occupied Short-Term Vacation Rental Locations.

By inclusion in R-1 by special review such use would be permissible by special review in R-2.

SECTION II

To amended Section 4-050(B)R-1-B so as to add a paragraph that provides:

Upon special review, owner occupied Short-Term Vacation Rentals may be permissible.

SECTION III

For purposes of special review in connection with owner occupied locations for Short-Term Vacation Rental Locations Section 5-020(A) is amended so as to add the following sentence thereto:

Compliance with all criteria specified for owner occupied Short-Term Vacation Rental locations and the standards contained in Sections 5-040(A) and (B) and 5-070 must be met.

SECTION IV

For purposes of special review for owner occupied Short-Term Rental locations, Section 5-040(B) is amended so as to add new subsections to provide:

5. In the case of an owner occupied Short-Term Vacation Rental, the application shall identify all evidence to demonstrate that the owner or the owner's agent resides on the premises in a fulltime manner and will reside on the premises for the location at all times when a short-term rental is conducted. Evidence may include homestead exemption for the location, utility bills, affidavits of the applicant and/or neighbors of abutting or adjoining property or other locations indicating fulltime occupancy by the owner.

6. The application shall identify those areas within which the premises will be occupied by the owner, the owner's family and the short-term rentals on a plan submitted by the owner as well as details concerning the number of occupants planned, the nature of the occupants planned, such as, families only, or other owner required restrictions, or the absence of such restrictions, whether the owner is personally or through an agent conducting the STVR operation, including marketing thereof, or whether any marketplace innkeeper or local agency is involved and identify such entity or individual.

7. Approvals of owner occupied STVR locations shall be for a three (3) year term and, before any renewal of a permit at the end of such term shall be granted or authorized, an additional public hearing must be conducted. There is no presumption of entitlement to renewal, and no right to continue rentals on a short-term basis. Noncompliance with any condition imposed by the Mayor and Council pursuant to Section 5-070 will be a consideration of the Mayor and Council as will changes in the nature of neighboring properties that make the character of the operation inconsistent with the criteria established above, Section 5-070(A). The failure of the owner or owner's agent to occupy the premises as stated in the applications; a change in ownership of the location; death of the owner; any absence of the owner except for emergencies during a short term rental; violations of the disorderly house ordinance; or violations of any other ordinances at the location, may be grounds for denial of a renewal application or a revocation of an existing permit regardless of any remaining time in the term previously authorized.

SECTION V

Owner, in the context of a short-term rental, means the record owner of the property or any person or entity that leases from the record owner of the property, who engages in the business of furnishing for lease or for rent, either directly or through a third-party entity, a short-term rental unit and who must be licensed both as a business and under the Code of Ordinances.

Owner Occupied, as used herein shall mean a location where the following criteria are met: the title owner to the property permanently lives and resides solely at the location, maintains no other location for residency purposes and occupies the location at all times where and when short term rental activity is conducted, and the resident owner maintains a homestead exemption for the location.

OR

Owner Occupied, for the purpose of this ordinance, means real property which contains one or more dwelling unit (s) where the dwelling must be occupied by the property owner and constitutes his/her primary or usual place or residence. A dwelling unit must share the Property Identification Number assigned by the Chatham County Board of Assessors. Proof of owner-occupancy requires proof of a valid homestead exemption submitted with the application for a short-term vacation rental permit. In lieu of homestead exemption, a sworn affidavit and supporting documentation establishing proof of residency must be submitted by the applicant stating that the primary dwelling unit is the legal residence and domicile of the resident. Proof of residency is required in the form of two of the following: 1) A valid Georgia driver's license or Georgia identification card; 2) Registration for vehicles owned by and registered in the name of the applicant; 3) Voter Registration Card; 4) Previous years w-2 form or internal revenue service tax return, redacted as appropriate.



STAFF REPORT

PLANNING COMMISSION MEETING: July 18, 2022

CITY COUNCIL MEETING: August 11, 2022

LOCATION: 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: Amendment to Article 4, Zoning Districts.

PROPOSAL: Amend 4-050(A), (B), (C) to explicitly ban short-term rentals in R-1, R-1B, and R-2 and make existing short-term rentals in these districts nonconforming uses.

Additional amendments to Appendix A:

Amend to add several definitions.

Amend to add a notice of abandonment for nonconforming use.

Amend to add allowances for STR in districts other than R-1, R-1B, and R-2

Amend to add potential STR caps in certain districts

Amend to add exceptions for owner occupied locations

ANALYSIS: These amendments are intended to restrict STR locations and eventually reduce or cap the number of STRs in R-1, R-1B, and R-2 districts.

STAFF FINDING:

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Amendment

ORIGINAL Z-2 in WORD

ORDINANCE NO. 2022-04

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR THE CITY OF TYBEE ISLAND GEORGIA, SO AS TO REVISE PERMISSIBLE USES IN RESIDENTIAL ZONING DISTRICTS SPECIFICALLY R-1, R-1-B AND R-2 SO AS TO CLARIFY THE SAME AND TO DISALLOW THE CREATION OR PERMITTING OF CERTAIN USES TO INCLUDE SHORT-TERM VACATION RENTALS OF PROPERTIES IN SUCH ZONES BUT TO RECOGNIZE OR ADDRESS ANY PROPERTY CURRENTLY OPERATED AS A SHORT-TERM RENTAL PROPERTY IN SUCH ZONES, AND CONSIDER WHETHER SUCH USES SHALL BE AUTHORIZED TO CONTINUE SUBJECT TO THE TERMS CONTAINED HEREIN AND TO FURTHER AMEND THE CODE SO AS TO CLARIFY THE TERMS THEREOF BY WAY OF APPROPRIATE DEFINITIONS, TO PROVIDE FOR STANDARDS BY WHICH PREVIOUSLY OPERATED LOCATIONS AND NOW TO BE POTENTIALLY NON-CONFORMING USES THAT MAY BE DISCONTINUED, ABANDONED AND NO LONGER BECOME SHORT-TERM RENTAL PROPERTIES, AS DEFINED HEREIN AND TO CREATE REVIEW PROCEDURES RELATED TO ANY DISPUTES AS TO THE DISCONTINUANCE OF SUCH USES AND TO REPEAL CONFLICTING PROVISIONS, TO ESTABLISH AN EFFECTIVE DATE 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 revise zoning definitions and adopt ordinances under its police and home rule powers; and

WHEREAS, the City of Tybee Island has conducted numerous public hearings, surveys, focus group sessions, stakeholder conference calls and other means of gauging public opinion over a period of years, all on the subject of rentals for under 30 days. While these activities have been held covering all zoning areas on Tybee, this ordinance addresses rental activity within the R-1, R-1-B and R-2 areas only; and

WHEREAS, the community has a limited number of housing units contained within these three residential zones and is seeking to protect and maintain the quantity and diversity of housing options for the general public in accordance with the Tybee Island master plan. The character of the island's residential community is an important feature for residents and for any visitor on the island. The existing tourist trade is very dependent upon this diversity and on the unique character currently found in these zones; and

WHEREAS, the City of Tybee Island has demonstrated that the usage of this limited residential housing stock has become increasingly dominated by rentals for less than thirty days, and in many cases, high turnover rentals with stays of less than five days. These units are also increasingly operated by absent owners, agents, investment firms and other real estate operations with no connection to the Tybee Island community, as demonstrated during the many sessions for public input. This increase has been verified by third party software purchased by the City with the intent to register and monitor these Short-Term Vacation Rentals. The methods and results of this software have been made extensively public and have been thoroughly examined; and

WHEREAS, additionally, while anecdotal evidence demonstrates that behavior by this transient, rental population has improved significantly over the last few years, this has not been achieved without significant dedication of resources by the City of Tybee Island well as significant cooperation from local owner/operators, including, but not limited to, the creation of strict residential noise ordinances, sign ordinances, a dedicated complaint hotline, occupancy restrictions, and an entire dedicated enforcement department enforcing ordinances through citations. These efforts demonstrate the need for continued regulation of this expanding short term rental industry within the residential zones; 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 City has conducted a carrying capacity study that addresses the impact of density and consequences upon the City's infrastructure and which calls for restrictions beyond those previously imposed upon certain uses, including Short-Term Rentals; and

NOW THEREFORE, it is hereby ordained by the Mayor and Council duly assembled the Code of Ordinances will be amended so as to provide as follows:

SECTION 1 – PURPOSE AND INTENT

The purpose of this ordinance is to clarify the definitions and uses for certain residential zoning districts. Section 4-050(A)(B) and (C) of Article 4 of the Land Development Code shall be amended so as to include the following sections for all buildings and structures located within zoning districts R-1, R-1-B and R-2. Except as set forth herein, no residence, structure or building within zones R-1, R-1-B and R-2, shall be operated as a Short-Term Vacation Rental or leased or rented or held available for rental for less than thirty days. Existing and ongoing properly permitted Short-Term Vacation Rentals which have been operated within the City in zones R-1, R-1-B and R-2 prior to the effective date hereof shall not be a use as of right, but rather, such use will be a nonconforming use hereafter, except for owner occupied locations as authorized below or in other sections of the Code of Ordinances.

SECTION 2 – DEFINITIONS

The following words and phrases, as used in this article, shall have the following meanings:

Authorized agent means the owner's agent or the owner's designee who is normally available and authorized to respond to any issues arising from a short-term rental unit within two hours and who is authorized to receive written notice on behalf of the owner.

Cap means the maximum number of properties that may be licensed for Short-Term Vacation rental use in a given zoning district which may be later defined or established with a restricted zoning designation. The cap may be calculated as a percentage of the total number of developed dwelling units and developable lots within a zoning district or, alternately, as a flat number, not a percentage. Once a zoning district has met its cap, a waiting list or other means of determining eligibility for a permit may be established for properties which seek to obtain a short-term vacation rental permit.

Short-term rental (STR) property means an accommodation, rented or leased for less than 30 consecutive days, used in a manner consistent with the residential character of the dwelling. There shall only be one short-term rental permit per parcel.

Sublet rentals is a property which is leased from its owner on a long-term basis (30 days or longer) but then made available by the lessee for short term rental or occupancy to a different party and shall be considered a short-term vacation rental and both lessor and lessee are subject to ordinances regulating short term vacation rentals.

SECTION 3 – NOTICE OF AND ABANDONMENT OF NONCONFORMING USE

If a property holding a Short-Term Vacation Rental permit in zoning districts R-1, R-1-B and R-2 fails to conduct short term rentals (rentals of less than 30 days each) within a consecutive 6-month period, it shall be presumed that such short-term vacation rental use has been abandoned and therefore such use shall be unauthorized. It is the owner or rental operator's burden to establish the rentals. The existence of rentals shall be proven by the applicable tax returns filed by the owner for that location. In the event tax returns or other verifiable tax documentation are not available due to the rental occurring, or allegedly occurring, through a marketplace innkeeper or an online booking service, (such as Airbnb or similar providers), the owner may establish rentals through other documentation including rental records to the City's satisfaction. No new permit or renewal of a permit shall be granted if an owner or rental operator fails to make this showing of rentals. Any new owner seeking a permit is responsible to demonstrate the prior property owner's rental history.

Any previously operated Short-Term Vacation Rental within the R-1, R-1-B and R-2 zoning districts which is determined abandoned will no longer be allowed to operate as a Short-Term Vacation Rental.

SECTION 4 – ALLOWANCES

In locations other than properties zoned R-1, R-1B or R-2, notwithstanding any other provisions in the Code of Ordinances, a Short-Term Vacation Rental use is allowable in any zoning districts as long as the Short-Term Vacation Rental location and the owners, agents or representatives for such location are in full compliance with all provisions of the City's then current Short-Term Vacation Rental Ordinance currently codified at 34-260, et seq. including but not limited to all requirements regarding the payment of taxes, compliance with the Good Neighbor Policy, enforcement of the occupancy limits, compliance with noise and other regulations and such property has avoided citations for violating the Disorderly House Ordinance. However, in zones R-1, R-1B and R-2, there shall only be one Short-Term Vacation Rental permit issued per parcel identified by tax records.

SECTION 5 – CAPS IN CERTAIN ZONING DISTRICTS

For purposes of this section, a restricted zoning designation category or cap shall be any zoning district in which an ordinance exists limiting the number of authorized Short-Term Vacation Rental units in that particular district. In the event a cap on Short-term Vacation Rental units exists for a certain zoning district and a permitted unit in that district is thereafter disqualified for a rental permit, that unit's permit shall be void. No new location or unit will be issued a Short-term Vacation Rental permit to operate as an STVR in any restricted zoning designation district which has already issued permits equaling the cap. Exceptions to this prohibition of issuing new permits over any cap may be allowed as set forth by ordinance. The City may establish a waiting list or other means of determining eligibility for a permit for locations in a restricted zoning designation district as necessary.

**SECTION 6 – NEW PERMITS PROHIBITED
EXCEPTION FOR OWNER OCCUPIED LOCATIONS**

No new permits are allowable in residential zones except as otherwise provided herein. Owner occupied, as defined herein, shall be permitted following special review if the requirements of all applicable ordinances are met, special review is approved by the Mayor and Council and any conditions imposed by the Mayor and Council are properly implemented.

SECTION 7

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

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 _____, 2022.

ADOPTED THIS ____ DAY OF _____, 2022.

MAYOR

ATTEST:

CLERK OF COUNCIL

FIRST READING: _____



STAFF REPORT

PLANNING COMMISSION MEETING: July 18, 2022

CITY COUNCIL MEETING: August 11, 2022

LOCATION: 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: Amendment to Article 4, Zoning Districts.

PROPOSAL: Amend 4-050(A), (B), and (C) to add a parking requirement for short term rentals in the R-1, R-1B, and R-2 districts.

ANALYSIS: The amendment contradicts our current residential parking requirement and will create additional hardscape or impervious surfaces.

STAFF FINDING:

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Amendment

Z-3
Revised 8-3-2022

To add a section to the Zoning Code, addressing parking at Short-Term Rental locations as follows:

Every Short-Term Rental location authorized to operate within the City shall submit a “parking plan” designating the number of authorized and required parking places for the Short-Term Rental location. The places designated shall be marked on a plat, or current survey and all required parking places shall be out of the right of way and on the premises of the STR location. However, vehicles may not be parked on the lawns or unpermitted areas depicted on the survey or plat. There shall be one parking place for each identified bedroom on the application or other submittal to the City for the Short-Term Rental operation plus one additional space. The restriction imposed by this section shall only apply to parking of a location from 11:00 p.m. until 7:00 a.m. daily.

ZONING

572.582 Z-3 Revised Zoning 8-3-2022 – Parking Plus One
 572.582 Z-3 Revised Zoning 7-1-2022
 572.582 Ordinance – Z-3 6/27/2022
 572.582 Ordinance – STVR-1 5/31/2022
 572.582 Ordinance – STVR – Additional Controls 5/23/2022
 572.582 Ordinance – STVR – Additional Controls 5/19/2022
 572.582 Ordinance – STVR – Additional Controls 5/16/202



**CITY OF TYBEE ISLAND
LAND DEVELOPMENT CODE
TEXT AMENDMENT APPLICATION**

Fee \$500

Applicant's Name CITY OF TYBEE ISLAND
Applicant's Telephone Number 912 - 472 - 5031
Applicant's Mailing Address P.O. Box 2749, TYBEE ISLAND, GA 31328

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.

Disclosure of Campaign Contributions form attachment hereto: Yes

[Signature] 6-27-2022
Signature of Applicant Date

NOTE: Other specific data is required for each proposed Text Amendment.


City Official George Shaw Date 6-27-2022

NOTE: This application must be accompanied by additional documentation, including drawings and/or text that include or illustrate the information outlined below.

Indicate in the spaces provided whether or not the required information is provided.

<u>YES or NO</u>	<u>REFERENCE</u>	<u>DESCRIPTION</u>
<u>Y</u>	5-020 (E)	An amendment to the text of the Land Development Code requires a hearing by the Planning Commission and approval by the Mayor and Council at a scheduled public hearing.
<u>Y</u>	5-040 (E) (1)	In the case of a text amendment, the application shall set forth the new text to be added and the existing text to be deleted.
	5-110	Section 5-110, Standards for Land Development Code or Zoning Map Amendment Approval, identifies standards and other factors to be considered by the Mayor and Council in making any zoning decision. The Applicant should provide written data addressing each of the below listed standards and factors to assure consideration of applicable information.
<u>N</u>	5-110 (A)	The existing land use pattern;
<u>N</u>	5-110 (B)	The possible creation of an isolated district unrelated to adjacent and nearby districts;
<u>N</u>	5-110 (C)	The existing population density pattern and the possible increase or overtaxing of the load on public facilities;
<u>Y</u>	5-110 (D)	Whether changed or changing conditions make the passage of the proposed amendment reasonable;
<u>Y/N</u>	5-110 (E)	Whether the proposed change will adversely influence existing conditions in the neighborhood or the city at large;
<u>N</u>	5-110 (F)	Potential impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity;
<u>Y</u>	5-110 (G)	The reasonableness of the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities when considering the proposed changes;
<u>.</u>	5-110 (H)	Whether the proposed change will be detrimental to the value or improvement or development of adjacent or nearby property in accordance with existing requirements;
<u>N</u>	5-110 (I)	Whether the proposed change is out of scale with the needs of the neighborhood or entire city;
<u>N</u>	5-110 (J)	Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public; and,
<u>Y</u>	5-110 (K)	The extent to which the zoning decision is consistent with the current city master plan or other local planning efforts, if any, of the city.

The Applicant certifies that he/she has read the requirements for Land Development Code Text Amendments and has provided the required information to the best of his/her ability in a truthful and honest manner.


Signature of Applicant

6-27-2022
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 X

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 Shaw

Printed Name George Shaw

Date 6-27-2022

Lisa Schaaf

From: George Shaw
Sent: Wednesday, July 20, 2022 3:13 PM
To: Lisa Schaaf
Subject: FW: Proposal to Amend Article 4 Zoning Districts - Parking Requirements - PDF 2
Attachments: Parking Ordinance Photos Redacted Part 2_Redacted.pdf

From: Cody Gay <codyg@renttybee.com>
Sent: Monday, July 18, 2022 4:45 PM
To: David McNaughton <dmcnaughton@cityoftybee.gov>; Marie Rodriguez <Mrodriguez@cityoftybee.gov>; Marie Gooding <Marie.Gooding@cityoftybee.gov>; Martha Williams <Martha.williams@cityoftybee.gov>; Whitley Reynolds <whitley.reynolds@cityoftybee.gov>; Elaine McGruder <elaine.mcgruder@cityoftybee.gov>; Susan Hill <susan.hill@cityoftybee.gov>; George Shaw <gshaw@cityoftybee.gov>
Cc: Keith L Gay Senior <keith@buytybee.com>
Subject: Proposal to Amend Article 4 Zoning Districts - Parking Requirements - PDF 2

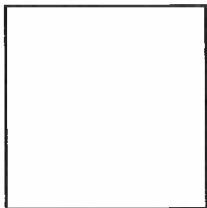
Distinguished Commission Members and City Staff,

This is email two provided to submit supporting documents for my objection stated in the previous email. The subject line of the email was Proposal to Amend Article 4 Zoning Districts - Parking Requirements - PDF 1

Cody Gay
Full-Time Resident and Business Owner Operator

Thank You!

Cody Shawn Gay
Managing Partner
codyg@renttybee.com
(912) 800 9036



1106 US Highway 80 - PO Box 2802 - Tybee Island GA 31328

Phone 912.786.0100 - Fax 912.786.8770

This e-mail, any attachment, and the information contained therein ("this message") may contain information that is privileged, proprietary, confidential, and exempt from disclosure and are intended solely for the use of the addressee(s). If you have received this message in error, please send it back to the sender and delete it. If you are not the intended recipient, this disclaimer serves as



**PLANNING COMMISSION
NOTICE OF DETERMINATION**

Meeting date: July 18, 2022

Project Name/Description: Land Development Code –4-050(A) (2) -4-050(B)-5-020(A) -5-040(A)&(B)-5-070 – Z1-City of Tybee Island

Action Requested: Text Amendment

Special Review		Subdivision:	
Site Plan Approval		Sketch Plan Approval	___ Conceptual ___
Variance		Preliminary Plan Approval	___
Map Amendment		Final Plat Approval	___
Text Amendment	X	Minor Subdivision	___ Major Subdivision ___

Petitioner has met all documentation requirements, all external approval requirements, and all code requirements, except for the following:

The Planning Commission Motion on Petition: Approval Denial Continued

Action on Motion:

COMMISSIONER	FOR	AGAINST	COMMENTS
McNaughton			CHAIR - RECUSED
McGruder	X		VICE CHAIR
Gooding	X		MOTION
Hill		X	
Reynolds	X		SECOND
Rodriguez		X	
Williams	-----	-----	ABSENT

Planning Commission Chair: Elaine McGruder

Date: 7-20-2022

Planning & Zoning Manager: Alex M. Hill

Date: 7-20-2022



**PLANNING COMMISSION
NOTICE OF DETERMINATION**

Meeting date: July 18, 2022

Project Name/Description: Land Development Code -4-050(A), (B), (C) -Z2-City of Tybee Island

Action Requested: Text Amendment

Special Review		Subdivision:	
Site Plan Approval		Sketch Plan Approval	___ Conceptual ___
Variance		Preliminary Plan Approval	___
Map Amendment		Final Plat Approval	___
Text Amendment	X	Minor Subdivision	___ Major Subdivision ___

Petitioner has met all documentation requirements, all external approval requirements, and all code requirements, except for the following:

The Planning Commission Motion on Petition: Approval Denial Continued

Action on Motion:

COMMISSIONER	FOR	AGAINST	COMMENTS
McNaughton			CHAIR - RECUSED
McGruder	X		VICE CHAIR
Gooding	X		MOTION
Hill		X	
Reynolds	X		SECOND
Rodriguez		X	
Williams	-----	-----	ABSENT

Planning Commission Chair: Elaine McGruder

Date: 7-20-2022

Planning & Zoning Manager: [Signature]

Date: 7-20-2022



**PLANNING COMMISSION
NOTICE OF DETERMINATION**

Meeting date: July 18, 2022

Project Name/Description: Land Development Code -4-050(A), (B), (C) –Z3-City of Tybee Island

Action Requested: Text Amendment

Special Review		Subdivision:	
Site Plan Approval		Sketch Plan Approval ___	Conceptual ___
Variance		Preliminary Plan Approval ___	
Map Amendment		Final Plat Approval ___	
Text Amendment	X	Minor Subdivision ___	Major Subdivision ___

Petitioner has met all documentation requirements, all external approval requirements, and all code requirements, except for the following:

The Planning Commission Motion on Petition: Approval Denial Continued

Action on Motion:

COMMISSIONER	FOR	AGAINST	COMMENTS
McNaughton			CHAIR - RECUSED
McGruder	X		VICE CHAIR
Gooding	X		MOTION
Hill		X	
Reynolds	X		SECOND
Rodriguez		X	
Williams	-----	-----	ABSENT

Planning Commission Chair: Elaine McNaughton

Date: 7-20-2022

Planning & Zoning Manager: [Signature]

Date: 7-20-2022



STAFF REPORT

PLANNING COMMISSION MEETING: August 15, 2022
 CITY COUNCIL MEETING: September 8, 2022

LOCATION: 3 Oceanview Ct.

APPLICANT: Daniel and Cheri Iyer

OWNER: Daniel and Cheri Iyer

EXISTING USE: Residence

PROPOSED USE: Same

ZONING: R-1

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Ft. Screven Historic District

APPLICATION: Special review for construction of a retaining wall in the dune setback.

PROPOSAL: The applicant is requesting to build a retaining wall to stop dune encroachment.

ANALYSIS: The dunes on the Iyer property continue to move landward due to rain and wind. The landward toe of the dune is now partly below the Iyer home. The construction of the retaining wall would create a barrier to prevent the dune encroachment and allow the homeowners to have certainty regarding usable area.

The Fort Screven Historic District includes Officers Row and all of Ft. Screven, which represents significant historic, cultural and natural resources. Varied uses include new, larger scale development, traditional cottages, townhomes/condominiums, public uses/parks, historic sites, narrow streets, street trees, public parking. Zoning includes R-1, R-2, R-T, R-1/NEC, P-C, and PUD.

<i>Comprehensive Plan – Community Character Area The Ft. Screven Historic District</i>		<i>Meets Strategy Y/N or N/A</i>
<i>Recommended Development Strategies</i>		
1.	Establish standards and guidelines for signage	N/A
2.	Provide signage for landmarks and historic businesses	N/A
3.	Preserve and restore historic structures whenever possible	N/A
4.	Provide appropriate incentives for historic restoration projects	N/A
5.	Ensure continued preservation of old growth trees, parks, and greenspace	N/A
6.	Support an improved bicycle and pedestrian environment with connected facilities	N/A
7.	Consider adoption of architectural standards for historic structures	N/A

STAFF FINDING

Staff recommends approval.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Special review application
- B. Survey
- C. Wall design



CITY OF TYBEE ISLAND SPECIAL REVIEW APPLICATION

Fee \$500

Applicant's Name Daniel H. Iyer and Ann C. Iyer (912) 247-7897
 Address and location of subject property 3 Oceanview Court Tybee Island GA.
 PIN 4000310008 Applicant's Telephone Number (706) 614-4898 31328.
 Applicant's Mailing Address 3 Oceanview Ct. Tybee Island, GA 31328

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

Adding a retaining to protect property
 Property Owner's Name Daniel Iyer and Ann Iyer Telephone Number (706) 614-4898
 Property Owner's Address 3 Oceanview Ct. Tybee Island, GA 31328

Is Applicant the Property Owner? Yes No
 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 R1 Current Use Residential

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.

[Signature] _____ Date 6/16/2022

NOTE: Other specific data is required for each type of Special Review.

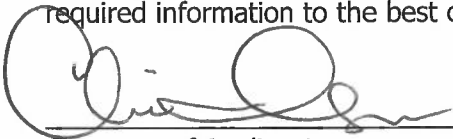
Fee Amount \$ 500.00 Check Number 910 Date 6/16/22

City Official [Signature]

NOTE: This application must be accompanied by following information:

- N/A A detailed description of the proposed activities, hours of operation, or number of units.
- 8 copies, no smaller than 11 x 17, of the proposed site plan and architectural renderings.
- Disclosure of Campaign Contributions form

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.



Signature of Applicant

6/16/2022

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

Printed Name Ann Chen Iyer

Date 6/16/2022

IYER DANIEL

Tax Commissioner Summary

Status ACTIVE
 Alternate ID 2926761
 Bill # 2926761
 Tax District/Description 040-TYBEE
 Legal Description LT 7 OCEAN VIEW SUB
 Appeal Status

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		16.8038

Parcel Information

Property Class R3 - Residential Lots
 Mortgage Company
 Exemptions

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
IYER DANIEL	IYER ANN CHERI*		3 OCEAN VIEW COURT TYBEE ISLAND GA 31328

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
IYER DANIEL	IYER ANN CHERI*		3 OCEAN VIEW COURT TYBEE ISLAND GA 31328

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2022	1	11,094.51	-11,094.51	0.00
2021	1	22,187.36	-22,187.36	0.00
2020	1	25,764.28	-25,764.28	0.00
2019	1	24,768.59	-24,768.59	0.00
2018	1	22,121.87	-22,121.87	0.00
2017	1	19,100.12	-19,100.12	0.00
2016	1	19,100.11	-19,100.11	0.00
2015	1	19,129.75	-19,129.75	0.00
Total:		163,266.59	-163,266.59	0.00

Payment Information

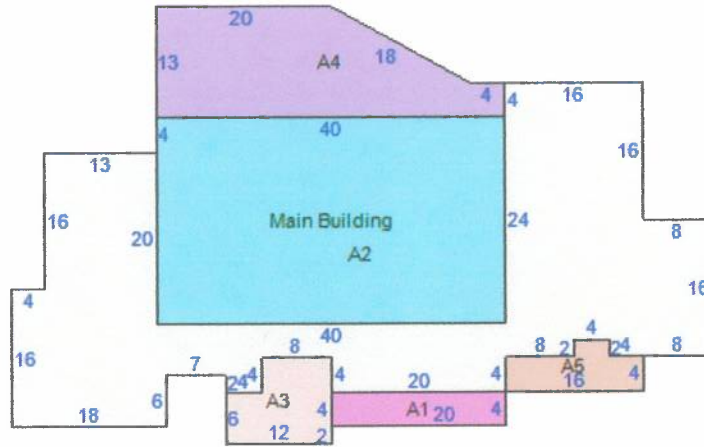
Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4163750297	MORTCO UPD-999555 MCPAY	05/10/2022 5000	05/10/2022 Z22	\$11,094.51	\$0.00 \$0.00		\$11,094.51

Payer Details

Payment Sequence	User ID Location	Effective Date Source	Total Payment	Payer Information
4163750297	MORTCO UPD-999555 MCPAY	05/10/2022 5000	\$11,094.51	LERETA, LLC 901 CORPORATE CENTER DR POMONA CA 91768

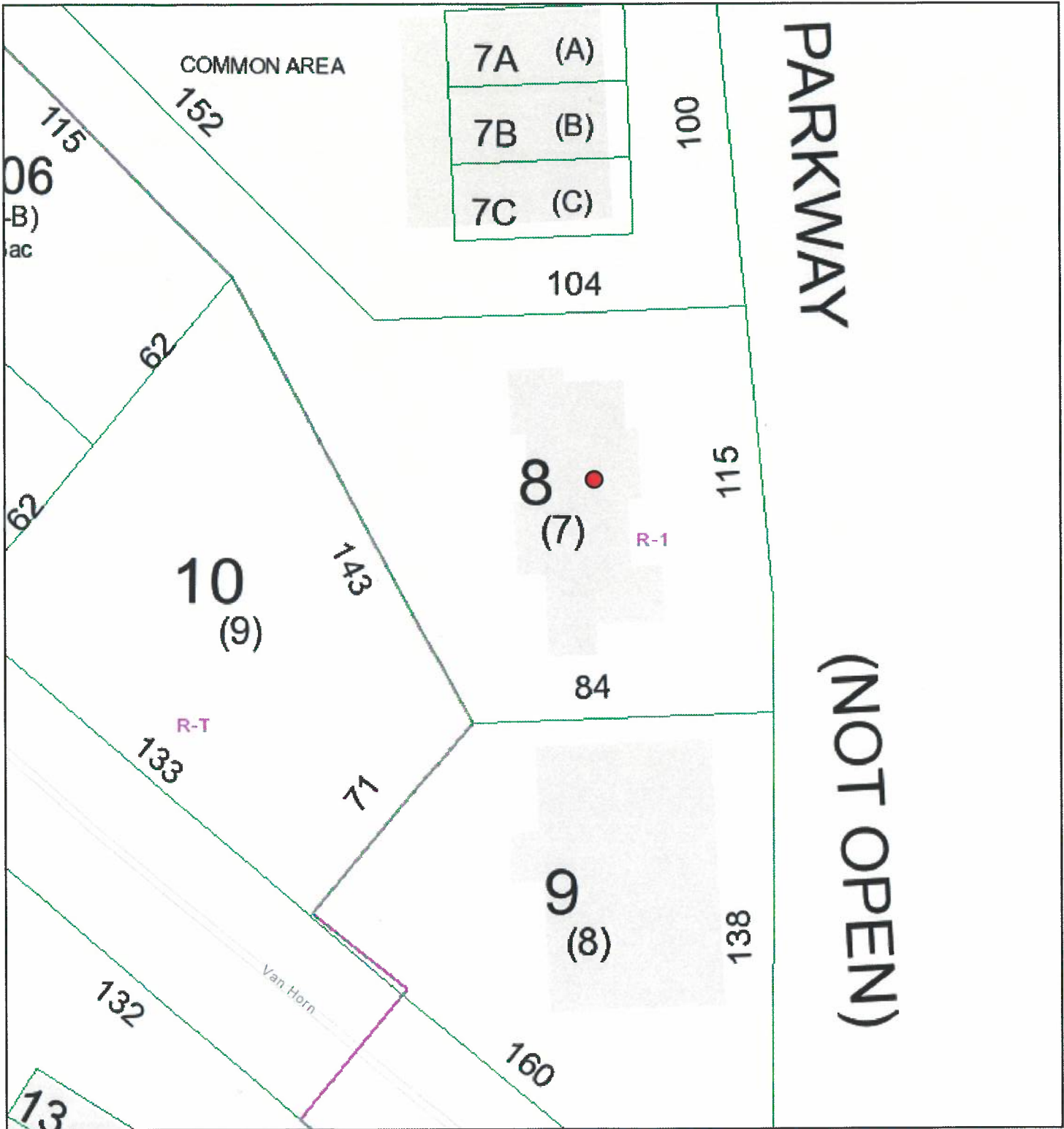
Billings Detail

Authority Code	Code	Authority Name	Millage	Billed	Paid	Due
COUNTY - OPER	TAX	COUNTY M&O	5.7720	\$3,810.87	-\$3,810.87	\$0.00
SCHOOL - OPER	TAX	COUNTY SCHOOL M&O	9.0660	\$5,985.74	-\$5,985.74	\$0.00
TYBEE - CITY	TAX	TYBEE ISLAND	1.9658	\$1,297.90	-\$1,297.90	\$0.00
Total:			16.8038	\$11,094.51	-\$11,094.51	\$0.00



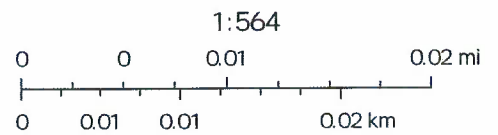
Item	Area
Main Building	960
- 901:OPEN SLAB PORCH	256
A1 - 100:100- LIVING SPACE	80
A2 - 100:100- LIVING SPACE	1390
A3 - 903:903-Wood Deck (SF)	104
A4 - 903:903-Wood Deck (SF)	412
A5 - 903:903-Wood Deck (SF)	72





7/19/2022, 11:06:42 AM

- Zoning
- Property Boundaries (Parcels)



**SURVEY OF LOT #7 OF THE OCEANVIEW SUBDIVISION
 LOCATED IN THE FORT SCREVEN SUBDIVISION
 TYBEE ISLAND, CHATHAM COUNTY, GEORGIA
 AREA = 0.359 ACRES**

LINE	BEARING	HORIZ DIST
L1	S44°43'48"W	20.21'
L2	N0°56'12"W	27.24'
L3	S2°32'16"W	6.64'
L4	S2°32'16"W	13.64'
L5	S4°59'19"E	22.10'
L6	S23°43'19"W	23.57'
L7	S15°51'59"E	12.53'
L8	S85°12'01"E	8.75'
L9	S15°51'04"E	18.97'
L10	S52°10'44"E	17.15'
L11	S31°37'27"E	6.99'

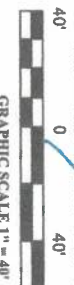


1. THE FIELD DATA WAS COLLECTED USING A TORCON-ES TOTAL STATION, CARLSON RTK DATA COLLECTOR AND A CARLSON BR300-GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE FIRM, OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978*.
5. THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN, THE CERTIFICATION, AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION

THIS PLAT IS A RETAIEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OR ANY USE OF PURPOSE OF THE LAND, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYING IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316 DATE 11/12/2022



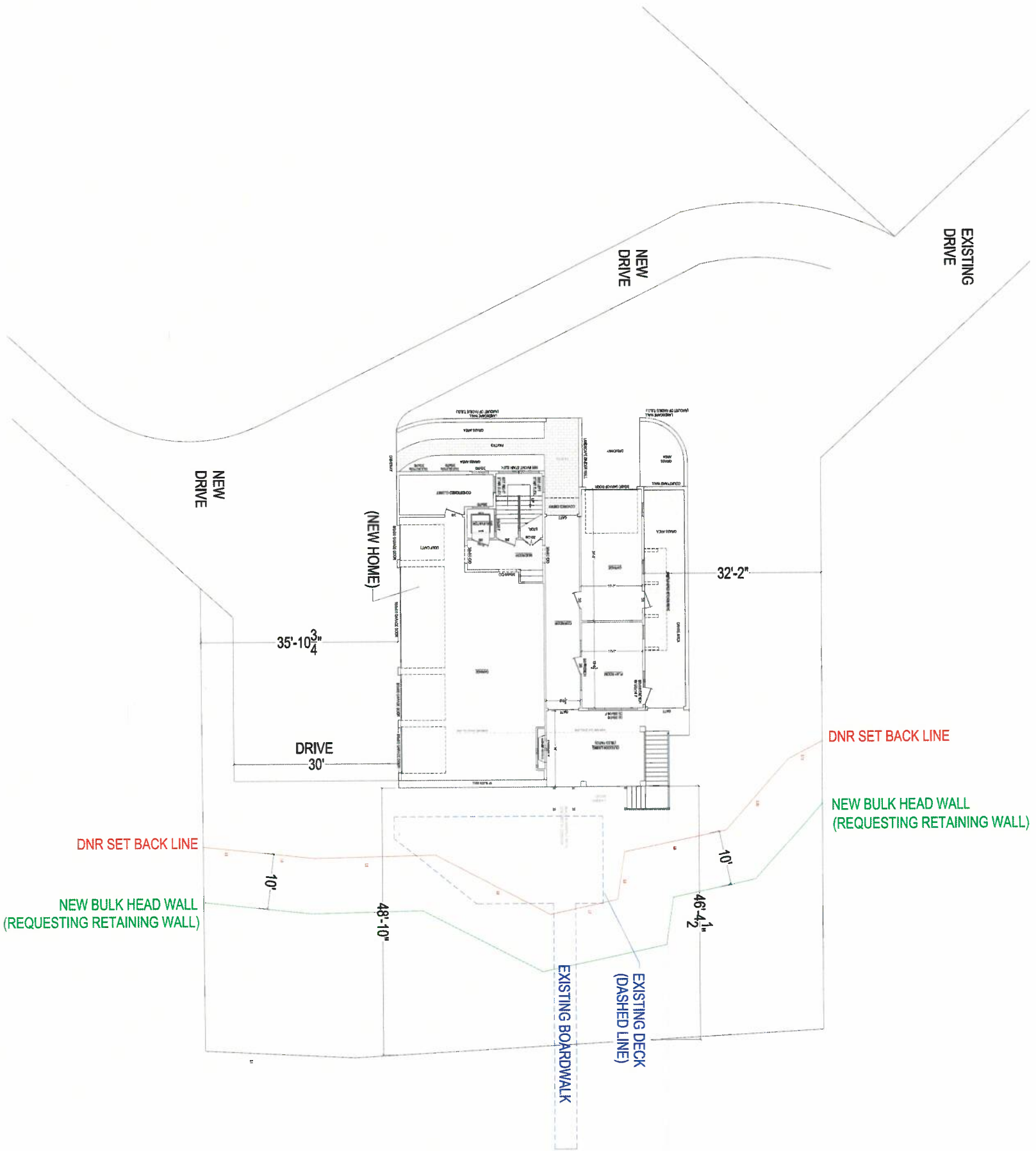
PREPARED BY:
GLISSON LAND SURVEYING
 WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417
 RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
 WMLGLISSON@BELL SOUTH.NET

REFERENCES:
 1. DB 1310 PG 366
 2. SMB Q PG 51

SURVEY FOR:
DANIEL & CHERI LYER

COUNTY: CHATHAM STATE: GEORGIA
 OCEAN
 WARD: FORT SCREVEN SUBD. VIEW

DATE: 01/10/2022 SCALE: 1" = _____
 FILE NUMBER: 22107
 TOTAL AREA = 0.359 ac. LOT: 7
 FIELD SURVEY DATE: 01/08/2022



SCALE: 1" = 10'-0"

A111

DRAWN BY:
 KEITH LARSON
 712 ROBBIENELLE DRIVE
 HAHIRA, GEORGIA 31632
 229-563-6589

DRAWING DATE: 6-26-2022

RESIDENCE
 DANIEL AND CHERI IYER

DRAWING:
 SITE PLAN

REVISION LOG	
DATE	DESCRIPTION

LDG
 Larson Design Group

REVISION LOG	
DATE	DESCRIPTION

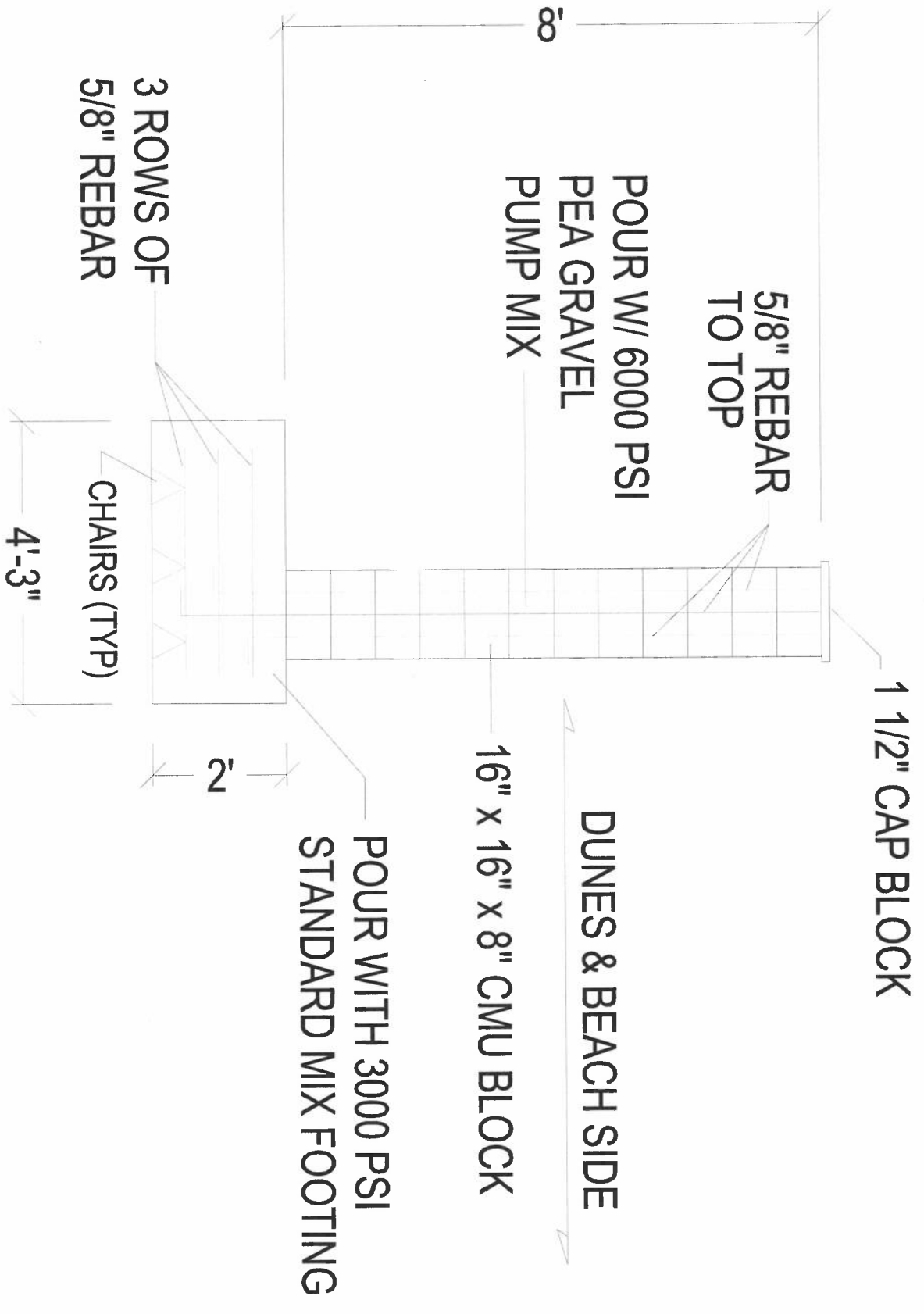
RESIDENCE: DANIEL AND CHERI IYER

DRAWING: BULKHEAD WALL CROSS SECTION

DRAWN BY:
KEITH LARSON
712 ROBBIENELLE DRIVE
HAHIRA, GEORGIA 31632
229-563-6589

DRAWING DATE: 6-26-2022

A112



BULKHEAD WALL CROSS SECTION

SCALE: 1" = 1'-0"



STAFF REPORT

PLANNING COMMISSION MEETING: August 15, 2022

CITY COUNCIL MEETING: September 8, 2022

LOCATION: 30 Meddin Dr.

APPLICANT: Tybee Island Historical Society

OWNER: Tybee Island Historical Society

EXISTING USE: Lighthouse and grounds

PROPOSED USE: Same

ZONING: R-1/NEC

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Ft. Screven Historic District

APPLICATION: Appeal of tree ordinance ruling.

PROPOSAL: The applicant is requesting to remove 14 live oak trees from their property. 34 trees were planted too close together and the request is intended to aid the health of the remaining trees.

ANALYSIS: The applicant’s arborist and the City arborist agree that these 14 trees should be removed for the health of the remaining trees. Our ordinance does not contemplate this situation and does not specifically allow for significant trees to be removed for thinning purposes.

The Fort Screven Historic District includes Officers Row and all of Ft. Screven, which represents significant historic, cultural and natural resources. Varied uses include new, larger scale development, traditional cottages, townhomes/condominiums, public uses/parks, historic sites, narrow streets, street trees, public parking. Zoning includes R-1, R-2, R-T, R-1/NEC, P-C, and PUD.

<i>Comprehensive Plan – Community Character Area The Ft. Screven Historic District</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	Establish standards and guidelines for signage	N/A
2.	Provide signage for landmarks and historic businesses	N/A
3.	Preserve and restore historic structures whenever possible	N/A
4.	Provide appropriate incentives for historic restoration projects	N/A
5.	Ensure continued preservation of old growth trees, parks, and greenspace	N/A
6.	Support an improved bicycle and pedestrian environment with connected facilities	N/A
7.	Consider adoption of architectural standards for historic structures	N/A

STAFF FINDING

Staff recommends approval.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Appeal application
- B. Tree permit application



CITY OF TYBEE ISLAND APPEAL FORM

Owners Name (Appellant): Tybee Island Historical Society

Property Address: 30 Meddin Drive, Tybee Island, GA 31328

Mailing Address: P.O. Box 366. Tybee Island GA 31238

Email Address: sarah@tybeelighthouse.org

PIN: 40001-13010 Contact Number: 912-786-5801

Name and Address of Representative/Attorney (if any): Sarah Jones

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

Brief description of the land development activity and reason for the Appeal: _____

We wish to remove 14 live oak trees from a stand of 34. The oaks were planted twenty years ago before proper planting methods of live oaks was understood. Therefore, we now have an issue with the root system of the entire stand which is threatening all of the oaks. Not only is the root system in jeporady but the canopy of the trees is affecting the overall health of all of the trees. The 14 that the master arborist wishes to remove are already ailing due to the poor light and crowded root system. We have had two arborists, one a Master arborist, concur on the health of the trees. We hope to use the removal of these trees as teaching expierence for our grounds staff, and we invite the city arborist to be presnt at the time of their removal as well. The Master arborist will be the one to remove the chosen trees. Our primary concern is that if these 14 trees are not removed now, in the futurre we will lose a lot more than 14 trees.

=====

07/18/2022

Signature of Applicant _____

Date _____

City Official _____

From: Sydney Young <sydney@savannahtree.com>
Date: April 6, 2022 at 12:28:50 PM EDT
To: Allen Lewis <sallewis1@gmail.com>
Cc: info.coastal@gmail.com, biewy@cityofybee.org
Subject: Lighthouse Oaks

Hi Allen,
Shern Kendrick and I marked 14 trees we believe would be beneficial to remove in order to let the other ones have a better chance at maintaining a healthy status going forward. This would still leave about 19 oaks in that area, which is plenty to fill the spaces in the future. Live oaks are fast-growing, long-living species, so the spaces would not take too long to fill in. I am copying Shern here, who is a certified Master Arborist and owner of Coastal Arbor Care, to get you quotes on the tree removal. I know Brent will need to permit the removals, and they could be good learning tools for pruning before then, so some coordination regarding that may be in order for the future. I am happy to hear anyone's thoughts.

All the best,
Sydney

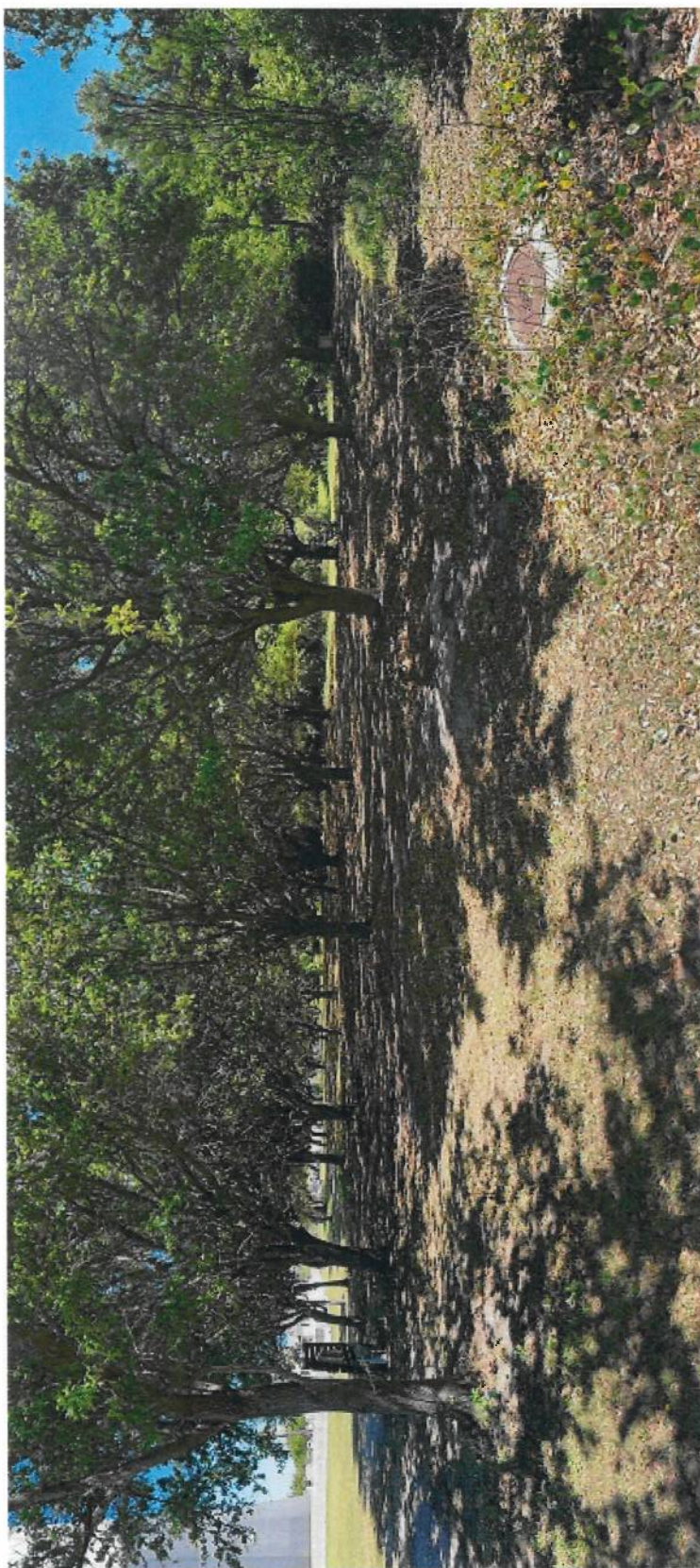

Sydney Young
FIELD MANAGER
O: 912.231.8733
M: 912.471.8928
sydney@savannahtree.com













CITY OF TYBEE ISLAND TREE REMOVAL PERMIT APPLICATION

Telephone: (912) 472-5033 · Fax: (912) 786-9539 Lschaaf@cityoftybee.org

Address of Property 30 Meddin Drive, Tybee Island, GA 31328

Owner's Name Tybee Island Historical Society Applicant's Name Sarah Jones

Owner's Address 30 Meddin Drive, Tybee Island, GA 31328 Applicant's Address 5 Calibogue Rd, Sav, GA 31410

Owner's Telephone 912-786-5801 Applicant's Telephone 912-247-1722

REQUIREMENTS FOR TREE REMOVAL

- Must maintain a density of 3 trees per 4,500 square feet. All trees with a 6" diameter at 4.5 feet above the ground count toward the density.
- Significant trees must be replaced inch-for-inch in like species with minimum 2-inch diameter trees or be otherwise mitigated.
- By accepting the Tree Removal Permit, the property owner and the applicant agree to comply with all requirements of the tree ordinance including mitigation requirements, planting specifications and tree survival requirements.

APPLICATION REQUIREMENTS

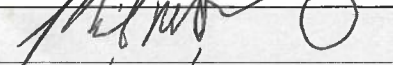
- Mark all trees proposed for removal.
- For new homes-scaled plot plan showing location, size and species of all trees on the lot which have a diameter of 6 inches or more at 4.5 feet above ground, all existing improvements, all proposed improvements, and property setbacks.
- Mark the planting location, size and species for all proposed replacement trees. (If replacement is proposed for another parcel of land, a plot plan of that parcel is required with the same information notated.)

Explain the species of tree(s), the reason for removal, and the location of the tree(s) _____
 According to our Master Arborist The live Oaks we are seeking approval to remove (14 total) have been selected by an arborist as they are planted too closely in a stand of 34 live Oaks. In order for the remaining live Oaks to achieve their mature form, it is advisable that the stand of trees be thinned in this manner. Leaving the trees as they are could damage the healthy trees and cause destruction to the overall root system.
 Arborist consulted: Brent Levy, Shem Kendrick of Coastal Arbor Care, and Sydney Young of Savannah Tree Foundation

I have reviewed the Tybee Island Land Development Code, Article 7, Tree Removal Regulations, and hereby agree to comply with the provisions thereof. I understand a permit application may require 5 business days to process.

Owner or Applicant Signature  Date 04/12/22

Owner or Applicant Printed Name Sarah Jones

City Official 	Permit Fee _____	<input type="checkbox"/> APPROVED
Date 7/12/22	Palms Up _____	<input type="checkbox"/> DENIED
	TOTAL _____	

Mitigation Required? YES NO

STAFF NOTES

1. 17"	} Live oaks	8. 22" Multi trunk	} Live oaks
2. 14"		9. 8"	
3. 13"		10. 11"	
4. 18"		11. 13"	
5. 11"		12. 15" Multi trunk	
6. 11"		13. 11"	
7. 12"		14. 13"	

* Property has at least 48 trees.



STAFF REPORT

PLANNING COMMISSION MEETING: August 15, 2022

CITY COUNCIL MEETING: September 8, 2022

LOCATION: 601 Hwy. 80

PARCEL: 40003 08001

APPLICANT: Cameron Weeks

OWNER: 601 Hwy. 80, LLC

EXISTING USE: Former auto repair shop

PROPOSED USE: Golf cart rental

ZONING: C-2

PROPOSED ZONING: C-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Commercial Gateway

APPLICATION: Site plan review.

PROPOSAL: The applicant requests site plan approval for a golf cart rental business. This parcel was formerly Freddie's Garage.

ANALYSIS: The plan calls for no additional impervious space so no drainage plan is required. There is ample room for the seven required parking spaces. Renters will be able to exist the property on 5th Ave. to safely avoid Hwy. 80

The Comprehensive Plan describes the Commercial Gateway in which it lies as follows:

This area functions as an activity center and serves as the commercial gateway for the City. Zoning classifications are C-1, C-2, R-1, R-1B, R-T, and R-2. The mix of neighborhood commercial uses include shopping, crafts, restaurants, and eco-tourism

<i>Comprehensive Plan – Community Character Area Commercial Gateway</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	Encourage commercial and mixed use development and redevelopment along the US 80 commercial corridor	Y
2.	Discourage down-zoning within the US 80 commercial corridor	N/A
3.	Establish standards for a maximum percentage of residential use on a per parcel basis to encourage mixed use	N/A
4.	Enhance pedestrian movements with streetscape improvements	N/A
5.	Allow for the appropriate mix of retail, residential, and tourism related uses consistent with the Plan vision	Y
6.	Implement traffic calming measures and parking improvements	N/A
7.	Establish noise and sight buffers between commercial uses and adjacent residential area	N/A
8.	Review parking requirements to ensure they are not prohibitive to future commercial development	N/A

STAFF FINDING

This application is just a change of use auto repair to retail. No exterior changes will be made to the site. Staff recommends approval

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Site plan review application
- B. Site plans
- C. Property card
- D. SAGIS map



**CITY OF TYBEE ISLAND
SITE PLAN APPROVAL APPLICATION**

Fee Item #5.
Commercial
Residential \$250

Applicant's Name Cameron Weeks

Address and location of subject property 601 US HIGHWAY 80

PIN _____ Applicant's Telephone Number 845 505 4344

Applicant's Mailing Address 605 A ~~6th~~ MILLER AVE TYBEE ISLAND GA 31327

Brief description of the land development activity and use of the land thereafter to take place on the property:
FREDDIES GARAGE. NOTHING WILL BE CHANGED ON PROPERTY. GOLF CART RENTALS

Property Owner's Name 601 US. HIGHWAY 80 LLC Telephone Number 1-912-313-9940

Property Owner's Address 605 A 6th Street TYBEE ISLAND GA 31328

Is Applicant the Property Owner? Yes No

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 C2 Current Use VACANT

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.

Signature of Applicant [Signature] Date 7/25/22

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

Fee Amount \$ 500.00 Check Number Cash Date 7/25

City Official [Signature]

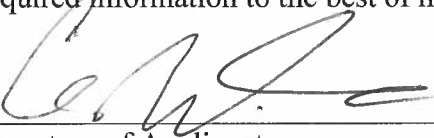
NOTE: This application must be accompanied by following information:

- NA 1 copy, no smaller than 11 x 17, of the proposed site plan and architectural renderings.
- NA 1 copy, no smaller than 24 x 36, of the engineered drainage and infrastructure plan.
- ✓ 1 copy, 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.")

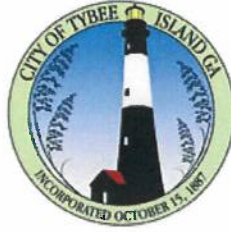
The Applicant certifies that he/she has read the requirements for Site Plan Approval and has provided the required information to the best of his/her ability in a truthful and honest manner.



Signature of Applicant

7/25/22

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 C.W.

Printed Name CAMERON WEEKS

Date 7/25/22

PARID: 40003 08001
 ANDERSON FREDERICK JOHN SR

Item #5.

601 US HIGHWAY 80

Tax Commissioner Summary

Status ACTIVE
 Alternate ID
 Bill #
 Tax District/Description 040-TYBEE
 Legal Description N PT LOT 213 S PT LOT 214 WD 1 TYBEE ISL
 Appeal Status

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		33.6050

Parcel Information

Property Class C3 - Commercial Lots
 Mortgage Company
 Exemptions

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
601 HWY 80 LLC			P.O. BOX 2497 TYBEE ISLAND GA 31328

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
ANDERSON FREDERICK JOHN SR			PO BOX 936 TYBEE ISLAND GA 31328-0936

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2022	1	3,439.33	0.00	3,439.33
2021	1	3,797.37	-3,797.37	0.00
2020	1	3,821.64	-3,821.64	0.00
2019	1	3,821.65	-3,821.65	0.00
2018	1	3,807.91	-3,807.91	0.00
2017	1	3,567.17	-3,567.17	0.00
2016	1	3,564.60	-3,564.60	0.00
2015	1	3,566.26	-3,566.26	0.00
Total:		29,385.93	-25,946.60	3,439.33

Payment Information

Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4163518212	LOCKBX UPD-99999 REMPROC	05/11/2021 LOCKBX	05/11/2021 Z21	\$1,910.88	\$0.00 \$0.00		\$1,910.88
4163623067	LOCKBX UPD-99999 REMPROC	10/25/2021 LOCKBX	10/25/2021 Z21	\$1,886.49	\$0.00 \$0.00		\$1,886.49

Item #5.



Property Owner Authorization

I, We, 601 Hwy 80 LLC hereby authorize Cameron Weeks, Representative for Golf Cart Pros LLC, to use the land and structure at 601 US Highway 80 Tybee Island, GA 31328 for operation of a Golf Cart leasing company.



Property Owner Signature

7/20/2022
Date

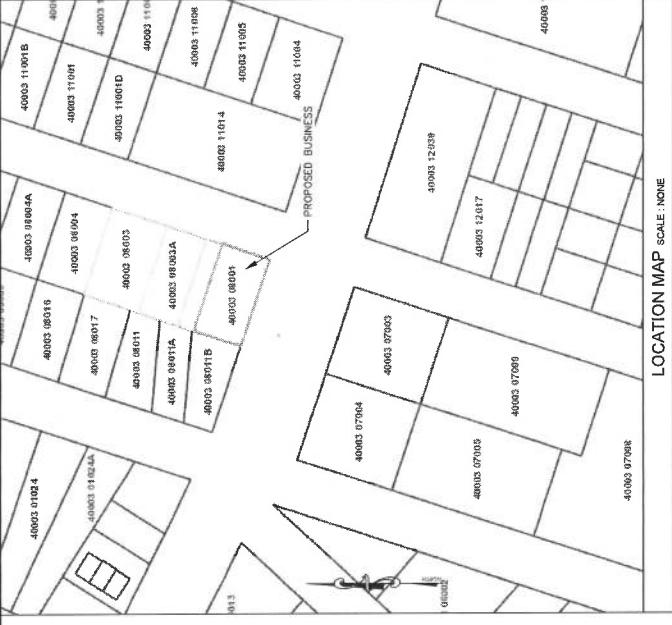


Lessee Signature

07/20/2022
Date

PRELIMINARY PLAN
601 US HIGHWAY 80, LLC

NO. DATE REVISIONS



TYBEE ISLAND, GA ZONING INFORMATION

DISTRICT: C-2
NOT APPLICABLE
MINIMUM LOT SIZE: 150 FEET
MINIMUM LOT WIDTH: 10 FEET
MINIMUM SETBACKS:
FRONT: 10 FEET
SIDE: 10 FEET
REAR: 6 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

LOT NO. 1:
PARCEL NUMBER: 40003 08001
LOCATION ADDRESS: 601 US HIGHWAY 80
TYBEE ISLAND GA 31328
LEGAL DESCRIPTION: N PT LOT 213 S FT LOT 214 WD 1 TYBEE ISL
PROPERTY CLASS: C3 - COMMERCIAL LOTS
NEIGHBORHOOD: 20500.00 - 1500 TYBEE TO BULL R
TAX DISTRICT: (040) TYBEE
ZONING: C-2, HIGHWAY BUSINESS
ACRES: 1.1515
HOMESTEAD: N

BUILDING NO. 1: SERVICE REPAIR
TOTAL SQ FOOTAGE 1248
BUILDING NO. 2: SERVICE REPAIR
TOTAL SQ FOOTAGE 840

LOT NO. 2:
PARCEL NUMBER: 40003 08002
LOCATION ADDRESS: 5TH AVE
TYBEE ISLAND GA 31329
LEGAL DESCRIPTION: 171 ZONING DISTRICT TYBEE ISLAND S/W ANNAH BEACH
PROPERTY CLASS: C3 - COMMERCIAL LOTS
NEIGHBORHOOD: 20500.00 - 1500 TYBEE TO BULL R
TAX DISTRICT: (040) TYBEE
ZONING: C-2, HIGHWAY BUSINESS
ACRES: 0.0905
HOMESTEAD: N

