



AGENDA
PLANNING COMMISSION
December 19, 2022 at 6:30 PM

Call to Order

Consideration of Minutes

1. PC Minutes of November 14, 2022

Disclosures and Recusals

Old Business

New Business

2. **Variance: requesting setback encroachment – 817 1st Street – 40019 05001C – Zone R-T – David Toman.**
3. **Text and Map Amendment: requesting to rezone from R-1 to R-T - 1 Van Horn – 40003 10009 – Zone R-1 – Michael Foran.**
4. **Variance: requesting to disturb wetland buffer – Solomon & Polk – Zone R-1 – William Christiansen.**
5. **Text Amendment: Sec. 7-050 – Tree removal requirements – City of Tybee Island.**

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
November 14, 2022

Chair David McNaughton called the November 14, 2022, Tybee Island Planning Commission meeting to order. Commissioners present were **Susan Hill, Whitley Reynolds, Marie Rodriguez, Elaine McGruder, Marie Gooding** and **Martha Williams**.

Consideration of Minutes:

Chair David McNaughton asked for consideration of the October 17, 2022, meeting minutes. **Elaine McGruder** made a motion to approve. **Marie Rodriguez** seconded. Vote was unanimous.

Disclosures/Recusals:

Chair David McNaughton asked if there were any Disclosures or Recusals. **Chair David McNaughton** stated he would have to recuse his self from item two the Text amendment.

Public Hearings:

New Business:

Site Plan Approval with Variance: requesting to remove off street parking -1311 Butler Ave. -40007 16002 – Zone C-2 – Jim Sheffield.

Marie Rodriguez made a motion to approve. **Whitley Reynolds** seconded. Voting in favor to approve were **Susan Hill, Whitley Reynolds, Marie Rodriguez, Elaine McGruder, Marie Gooding**. Voting against the vote to approve was **Martha Williams**. The vote to approve was 5-1.

Text Amendment: Land Development Code - Section 4-051. Short-Term Rentals – City of Tybee.

Susan Hill made a motion to approve. **Marie Gooding** seconded. The vote to approve was unanimous.

Adjournment: 7:15pm
Lisa L. Schaaf



STAFF REPORT

PLANNING COMMISSION MEETING: December 19, 2022

CITY COUNCIL MEETING: January 12, 2023

LOCATION: 817 1st St. C-1

PIN: 40019 05001C

APPLICANT: David Toman

OWNER: David Toman

EXISTING USE: Residential

PROPOSED USE: Residential

ZONING: R-T

PROPOSED ZONING: R-T

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Commercial Gateway

APPLICATION: Variance from Sec. 3-090. Schedule of development regulations.

PROPOSAL: The applicant requests a variance from Sec. 3-090 (A) for expanding a nonconforming deck that is approximately eight feet into the rear setback.

ANALYSIS: The applicant would like to expand an existing nonconforming deck by enclosing it and adding an open deck above.

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	N/A
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	N/A
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
Staff recommends denial

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Variance application
- B. Survey
- C. Property card
- D. SAGIS map

Fee
Commercial \$500
Residential \$200



CITY OF TYBEE ISLAND
VARIANCE APPLICATION from the Tybee Island Land Development Code

Applicant: DAVID Toman
Telephone #: 912-247-4028 Email Address: DAVIDJ Toman @ Gmail. Com
Mailing Address PO Box 1359 Tybee Island GA 31328

*Note: If the applicant is not the property owner as listed on the property deed, a letter from the listed owner(s), including a telephone number and address along with any other relevant information, authorizing the applicant to act in their behalf must be included in the application.

PROCEDURE

Application Requirements

All applications must be complete, including required supporting documents. **Drawings or surveys will be 11" X 17" or larger.** Incomplete applications will not be accepted and will delay review.

Application Deadline

Applications are due by 4:00 p.m. of the last day of the month before the next scheduled Planning Commission meeting.

Application Submittal

Return one copy of this completed application and all supporting documents to: Tybee Island Planning and Zoning, City Hall, 403 Butler Avenue / P.O. Box 2749 City of Tybee Island, GA 31328

Application Public Hearings

Applications will be heard at a public hearing before the Planning Commission on the third Monday of each month, followed by a final decision by City Council at another public hearing on the second Tuesday of the following month. Each hearing will be held at 7 p.m. at the Public Safety Building, 78 Van Horn Dr.

Property Address (Or General Location Description if no Address Assigned): 817 1st Street
Unit e-1

Tax Map/Parcel ID#: 40019 05001C Current Zoning: R-T

Existing use of Property: Home

Proposed use of Property: Home

Has the property been denied a variance in the past 12 months? If so, please provide brief details:

Variance Questionnaire:

1. Does the requested variance change the Tybee Island character designation for the property as described in the Master Plan? If so, provide a brief explanation.

NO

2. Please explain the purpose of the requested variance and the intended development of the subject property if the variance is granted.

I would like to Screen in the existing Deck & Put a Deck above the existing Deck

3. Please explain the specific provision within the Tybee Island Land Development Code from which the variance is requested.

70 Foot

4. Per the Tybee Island Land Development Code, the Tybee Island Planning Commission shall not make a recommendation on a variance from the terms of the Land Development Code unless it has met the following. Please explain how the requested variance meets each of the following:

A. The need for a variance arises from the condition that is unique and peculiar to the land, structures and buildings involved.

The unit next to me extends Past what I would like to do

B. The variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the property involved would result in unnecessary hardship for the owner, lessee or occupants as distinguished from a mere inconvenience.

C. The condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property.

D. The condition is created by the regulation in the Tybee Island Land Development Code and not by the action of the property owner or applicant.

E. The granting of the requested variance will not conflict with Sec. 26-70-Amendments and modifications to the Fire Prevention Code of the Tybee Island Code of Ordinances or endanger the public.

F. The variance requested is the minimum variance that will make possible the reasonable use of the land, building or structures.

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

- | <u>REFERENCE</u> | <u>DESCRIPTION</u> |
|------------------|--|
| 5-040 (D) (1) | Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions. |
| 5-040 (D) (2) | Narrative describing the hardship and the reason for the variance request. (<i>Hardship means the circumstances where special conditions, which were not self-created or created by a prior owner, affect a particular property and make strict conformity with the restrictions governing dimensional standards (such as lot area, width, setbacks, yard requirements, or building height) unnecessarily burdensome or unreasonable in light of the purpose of this code. Unnecessary hardship is present only where, in the absence of a variance, no feasible use can be made of the property.</i>)
Explain the hardship: _____

_____ |
| 5-040 (D) (3) | A survey of the property signed and stamped by a State of Georgia certified land surveyor. |
| 5-090 (A) (1) | That there are unique physical circumstances or conditions beyond that of surrounding properties, including:
___ irregularity;
___ narrowness; or,
___ shallowness of the lot shape; or,
___ exceptional topographical or other physical circumstances, conditions, or considerations related to the environment, or the safety, or to historical significance, that is peculiar to the particular property; and; |
| 5-090 (A) (2) | Because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the Land Development Code, without undue hardship to the property.
<u>NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc.</u> |
| 5-090 (B) | <i>Height.</i> No part of any structure shall project beyond 35-feet above the average adjacent grade of a property except:
(1) See <u>section 2-010</u> , terms and definitions; height of building.
(2) The following items that were existing on the date of the adoption of this section; flag poles, television aerials, water towers and tanks, steeples and bell towers, broadcasting and relay towers, transmission line towers, and electric substation structures. |

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



Signature of Applicant

11-15-22

Date

5-090(C) *Variance longevity.* After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require public hearings by the Tybee Island Planning Commission and City Council. I have been made aware and I hereby acknowledge the scheduled hearing dates/times and location where this application will be considered. I also understand that review of this application will require a site visit, and I hereby authorize City staff and members of the Planning Commission and City Council to inspect the property which is the subject of this application.

Signature of Applicant  Date 11-15-22

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 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 of Applicant  Date 11-15-22

STAFF USE ONLY

Date received: _____ Received by _____

Fee Amount \$ _____ Check Number _____ Date _____

PUBLIC HEARING DATES:

Planning Commission _____ City Council _____

DECISION: (Circle One) Approved Denied

Approved with Conditions: _____



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 DT _____

Printed Name DAVID TOMAN _____

Date 11-15-22 _____

Salt Pines Homeowners Association
817 First Street
PO Box 2705
Tybee Island, GA 31328

November 30, 2022

To Whom It May Concern:

The Salt Pines Homeowners Association officers hereby give permission for the owner of Unit C-1, David Toman to build an attached second floor deck above the lower porch and screen in that porch.

Sincerely,

A handwritten signature in black ink, appearing to read "Janice Elliott". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Janice Elliott
Treasurer of Salt Pines Homeowners Association

PARID: 40019 05001C

TOMAN DAVID J

817 FIRST ST Unit C-1

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
TOMAN DAVID J			P.O BOX 1359 TYBEE ISLAND GA 31328

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
TOMAN DAVID J		P.O BOX 1359		TYBEE ISLAND	GA	31328

Parcel

Status	ACTIVE
Parcel ID	40019 05001C
Category Code	RES - Residential
Bill #	2940107
Address	817 FIRST ST
Unit # / Suite	C-1
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	19021.00 - S021 SALT PINES TWN
Total Units	
Zoning	R-T
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	UNIT C-1 SALT PINES TOWNHOMES FORT WARD TYBEE ISL SMB 10S 62
Deed Book	1632
Deed Page	0753

Permits

Permit #	Permit Date	Status	Type	Amount
220309	06/14/2022	Complete	RF - ROOF	\$76,000.00
160193-3	04/04/2016	Complete	HT - HEAT/FURN/HVAC	\$6,000.00
13-0349-2	05/31/2013	Complete	GM - GENERAL MAINT.	\$368.00
08-0208-1	04/29/2008	Complete	-	\$500.00

Inspection

Inspection Date	Reviewer ID
11/03/2022	RKRYZAK

03/01/2022
 03/15/2019
 12/03/2015
 07/14/2011

RKRYZAK
 ALCUMMIN
 AVMARCAN
 AVMARCAN

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2022	175,000	89,100	264,100	
2021	125,000	134,800	259,800	
2020	125,000	133,200	258,200	
2019	125,000	133,200	258,200	
2018	87,000	131,400	218,400	
2017	87,000	131,400	218,400	
2016	87,000	131,400	218,400	
2015	87,000	80,400	167,400	
2014	87,000	54,900	141,900	
2013	87,000	55,300	142,300	

Sales

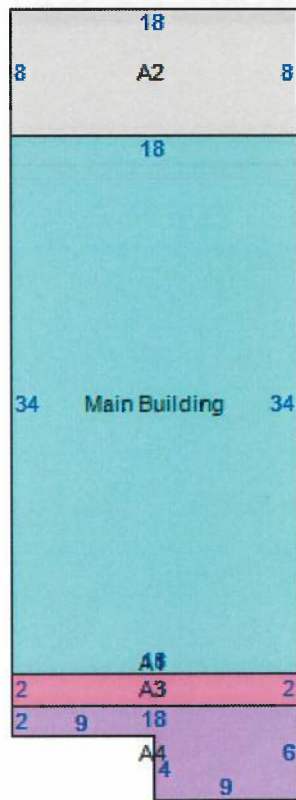
Sale Date	Sale Price	Sale Validity	Instrument Book - Page	Grantor	Grantee
05/30/2019	285,000	Q	1632 - 0753	AMY B. COURSEY N/K/A AMY SHEPHERD	TOMAN DAVID J
07/20/2017	0	U	WD 1132 - 119	COCKSPUR ISLAND ASSOCIATES LLC	COURSEY AMY B
09/09/2009	137,000	U	WD 355X - 629	HSBC BANK USA NATIONAL ASSOC	COCKSPUR ISLAND ASSOCIATES LLC
06/02/2009	195,500	U	NA 352T - 436	MICHAELS LEE ANN	HSBC BANK USA NATIONAL ASSOC
11/28/2005	278,000	Q	WD 298M - 0445	BRIDGES GLORIA JANE	MICHAELS LEE ANN

Land

Line Number	1
Land Type	U - UNIT
Land Code	07 - TOWNHOME UNITS
Square Feet	0
Acres	.03
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

Residential Building

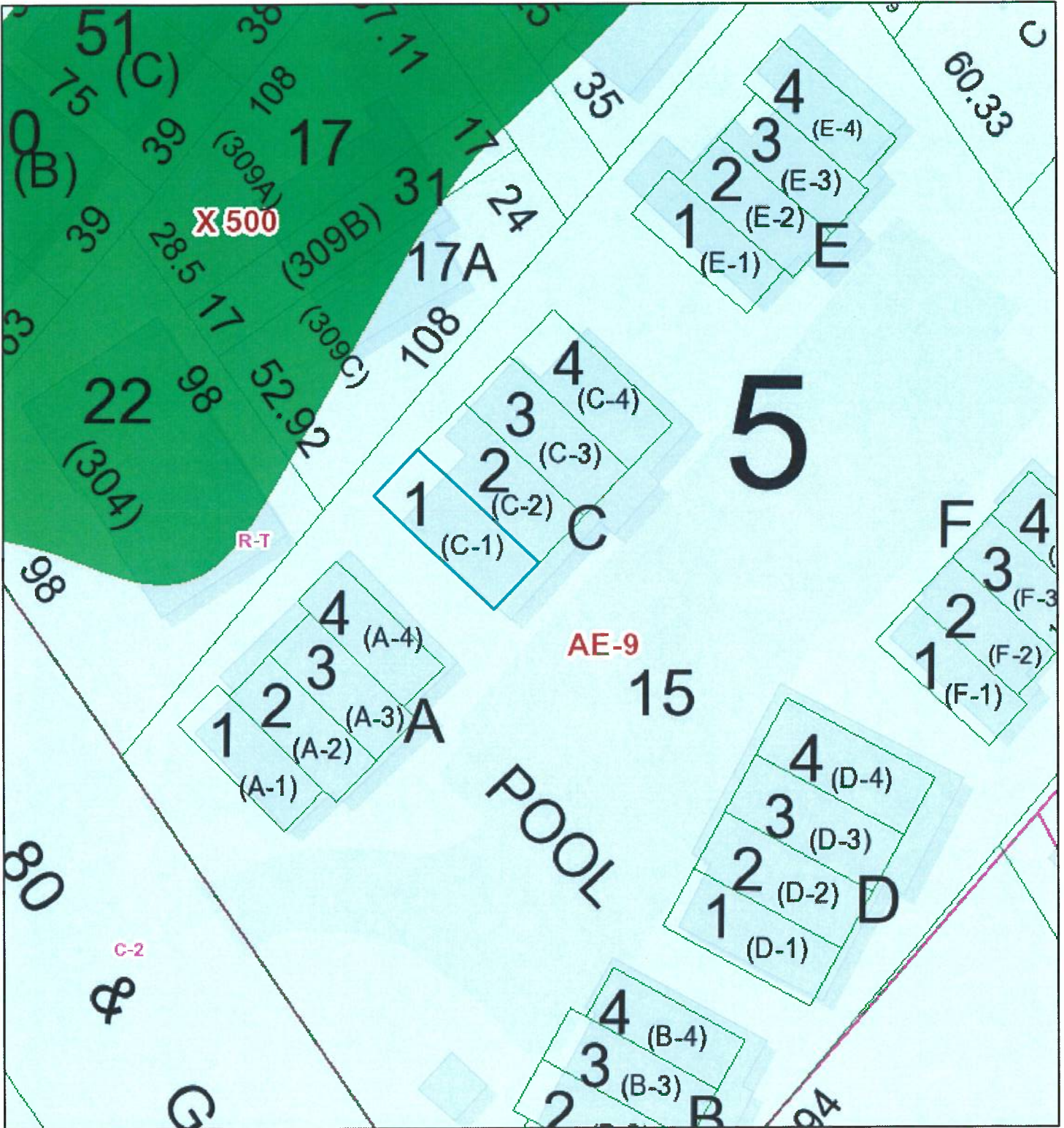
Card # 1
 Actual Year Built 1987
 Effective Year Built
 Type 3 - Town House / Condo
 Style/Stories 21 - TWO STORY END UNIT
 Percent Complete 100
 Quality 300
 Condition AV - AVERAGE
 Living Area 1,260
 Basement Area 0
 Finished Basement Area No
 Bedrooms 3
 Full / Half Baths 2 / 1



Item	Area
Main Building	612
A1 - 100:100- LIVING SPACE	36
A2 - 903:903-Wood Deck (SF)	144
A3 - 903:903-Wood Deck (SF)	36
A4 - 903:903-Wood Deck (SF)	72

Item #2.

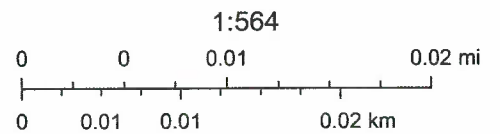




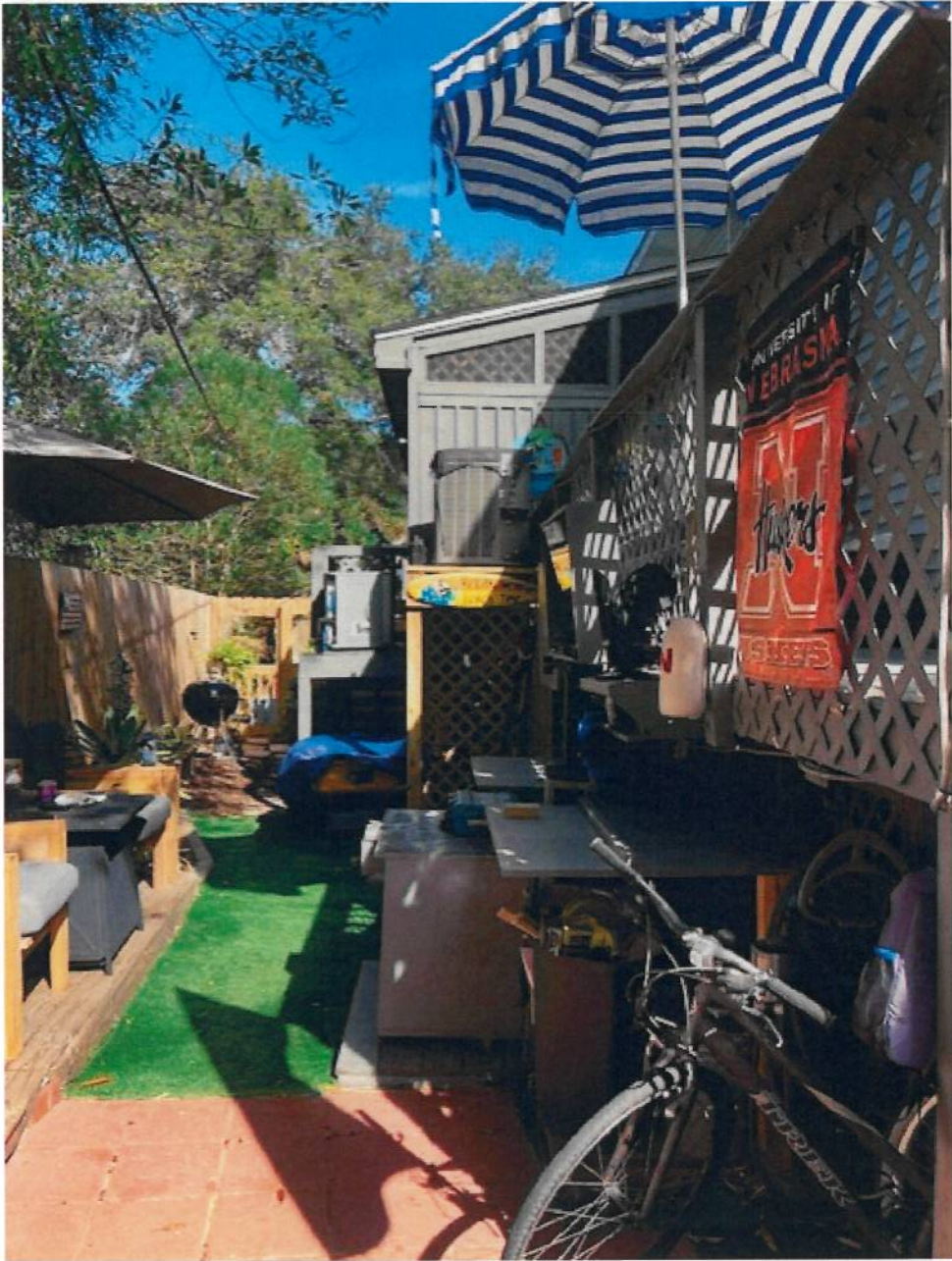
12/7/2022, 9:36:10 AM

Effective Flood Zones (2018)

- AE - Inside the 100 year Flood Zone
- A - Inside the 100 year Flood Zone
- AE Floodway - Inside a Regulatory Floodway
- VE - Inside the 100 year Flood Zone w/ Velocity Hazard
- X_500 - Inside the 500 year Flood Zone
- X - Outside the 500 year Flood Zone



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Permits

Date	Number	Amount	Purpose
06/14/2022	220309	\$76,000	RF
04/04/2016	160193-3	\$6,000	HT
05/31/2013	13-0349-2	\$368	GM
04/29/2008	08-0208-1	\$500	

Sales

Sale Date	Sale Price	Deed Book	Deed Page	Grantor	Grantee
5/30/2019	\$285,000	1632	0753	AMY B. COURSEY N/K/A AMY SHEPHERD	TOMAN DAVID J <i>SMB 10-S/62</i>
7/20/2017	\$0	1132	119	COCKSPUR ISLAND ASSOCIATES LLC	COURSEY AMY B
9/9/2009	\$137,000	355X	629	HSBC BANK USA NATIONAL ASSOC	COCKSPUR ISLAND ASSOCIATES LLC
6/2/2009	\$195,500	352T	436	MICHAELS LEE ANN	HSBC BANK USA NATIONAL ASSOC
11/28/2005	\$278,000	298M	0445	BRIDGES GLORIA JANE	MICHAELS LEE ANN
10/1/2004	\$220,000	276X	507	WHITE JOHN PATRICK, III	BRIDGES GLORIA JANE
2/5/2004	\$0	265K	655	KOHEL ANGELA M	WHITE JOHN PATRICK, III
8/15/2000	\$98,000	214O	0028	CLAXTON LESTER A & GLENDA	KOHEL ANGELA M

Photos



*Clerk of Superior Court
3rd FIR.
652-7198*



Chatham County, GA

Summary

Parcel Number 40019 05001C
Location 817 FIRST ST UNIT C-1
Address TYBEE ISLAND GA 31328
Legal Description UNIT C-1 SALT PINES TOWNHOMES FORT WARD TYBEE ISL SMB 105 62
Property Class R3 - Residential Lots
Neighborhood 19021.00 - S021 SALT PINES TWN (040) TYBEE
Tax District (040) TYBEE
Zoning R-T
Acres 0.03
Homestead Y
Exemptions CB125, S2S, M1S

[View Map](#)



Owner

TOMAN DAVID J
 P.O BOX 1359
 TYBEE ISLAND GA 31328
 January 1, 2022 Owner
 TOMAN DAVID J

Assessment

	2022 Certified	2021 Certified	2020 Certified	2019 Certified
LUC	RES	RES	RES	RES
Class	R3	R3	R3	R3
+ Land Value	\$175,000	\$125,000	\$125,000	\$125,000
+ Building Value	\$89,100	\$134,800	\$133,200	\$133,200
= Total Value	\$264,100	\$259,800	\$258,200	\$258,200
Assessed Value	\$105,640	\$103,920	\$103,280	\$103,280

Valuation Notice

[40019 05001c \(PDF\)](#)

Land

Description	Square Feet	Acres
TOWNHOME UNITS	1,307	0.0300

Total Acres:
0.0300

Residential Improvement Information

Card	1	Full Bath/Half Bath	2/1
Exterior Wall	Frame, Siding, Vinyl	Attic	
Style	TWO STORY END UNIT	Total Fixtures	10
Year Built	1987	Heat	WARMED & COOLED AIR
Effective Year Built	0	Heating Fuel Type	GAS
Living Area	1260	Fireplaces	0
Basement Square Footage	0	Quality	300
Finished Bsmt	No	Condition	AV
Bedrooms	3		

Additions

Card 1

Line	Lower	First	Second	Third	Area
0					612
1		100 - 100- LIVING SPACE			36
2		903 - 903-Wood Deck (SF)			144
3		903 - 903-Wood Deck (SF)			36
4		903 - 903-Wood Deck (SF)			72

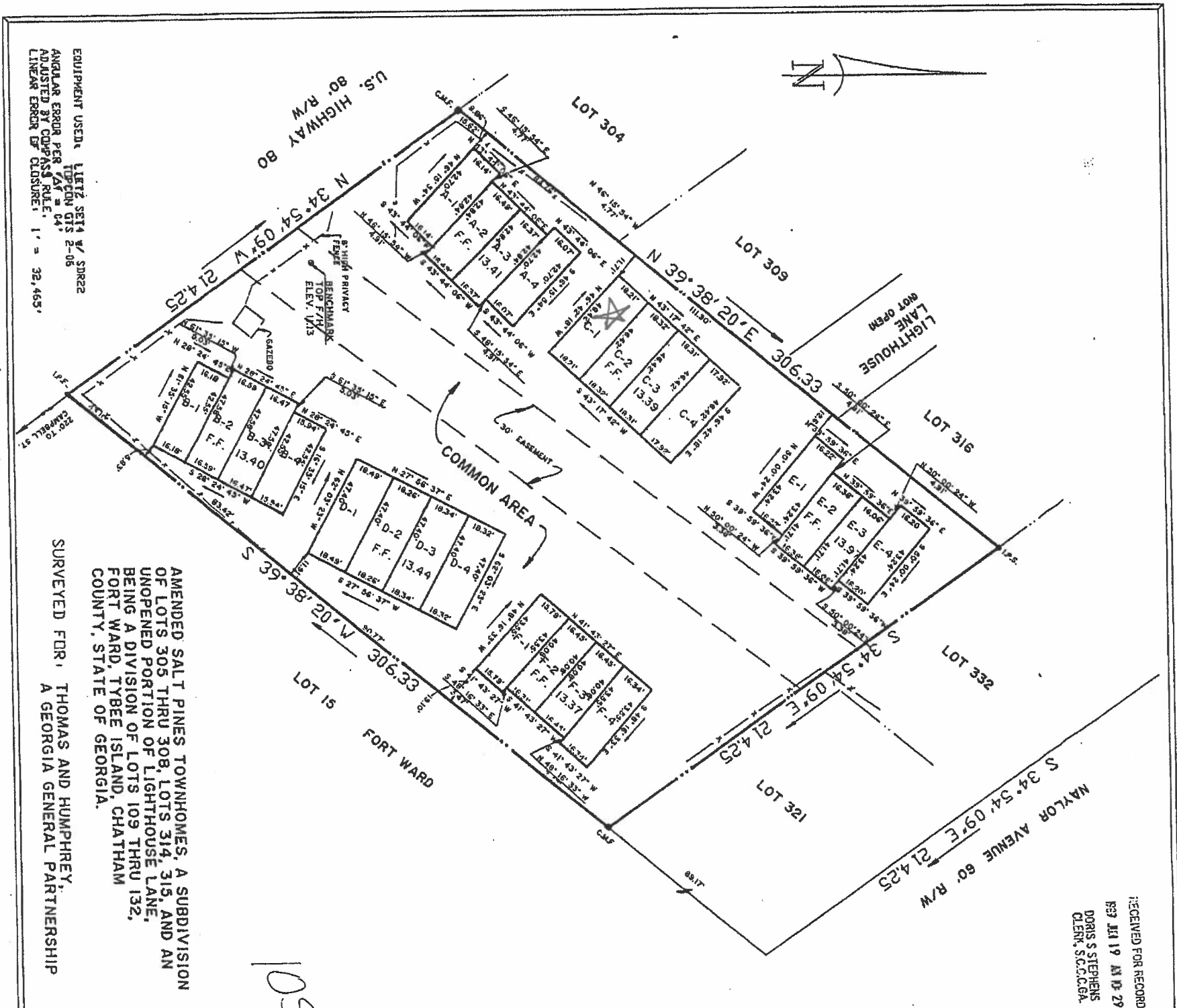


For reference

*New addition
F-2 & F-3*

SCALE: 1" = 60'

SHEET 1 OF 1	PLAT: 04/15/2021 FIELD: 04/01/2021 REVISION DATE: SALT PINES TOWNHOMES UNIT F-3	PREPARED FOR EMILY LIEBTAG 817 FIRST STREET UNIT F-3 TYBEE ISLAND, GEORGIA		GFS/GS 374 EASTRIDGE DRIVE SAVANNAH, GEORGIA PHONE: 912.354.6560 FAX: 912.354.6560 EMAIL: MITK574@COMCAST.NET
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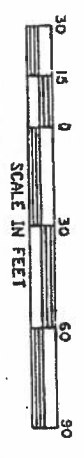
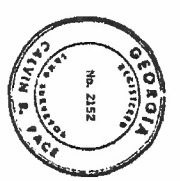
EQUIPMENT USED: LEITZ SET 4 W/ SPRZ
 ANGULAR ERROR PER STA = 64"
 ADJUSTED BY COMPASS RULE.
 LINEAR ERROR OF CLOSURE: 1" = 32,465'

AMENDED SALT PINES TOWNHOMES, A SUBDIVISION
 OF LOTS 305 THRU 308, LOTS 314, 315, AND AN
 UNOPENED PORTION OF LIGHTHOUSE LANE,
 BEING A DIVISION OF LOTS 109 THRU 132,
 FORT WARD, TYBEE ISLAND, CHATHAM
 COUNTY, STATE OF GEORGIA.

SURVEYED FOR: THOMAS AND HUMPHREY,
 A GEORGIA GENERAL PARTNERSHIP

RECEIVED FOR RECORD
 1997 JUN 19 AM 10 29
 DORIS S STEPHENS
 CLERK, S.C.C.G.A.

105-102



CALVIN R. PACE
 GA. REG. LAND SURVEYOR No. 2152

CONSULTING ENGINEERS
 & LAND SURVEYORS

P.D. BOX 19179 SAVANNAH, GA (912) 354-9488	DRWN BY: CRP	CHKD: CRP
	SCALE: 1"=30'	DATE: 5/17/99
	SHEET: 1 OF 1	FILE: 589100

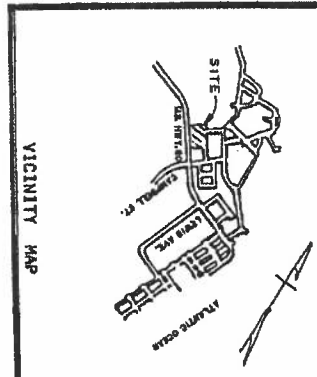
GENERAL NOTES:

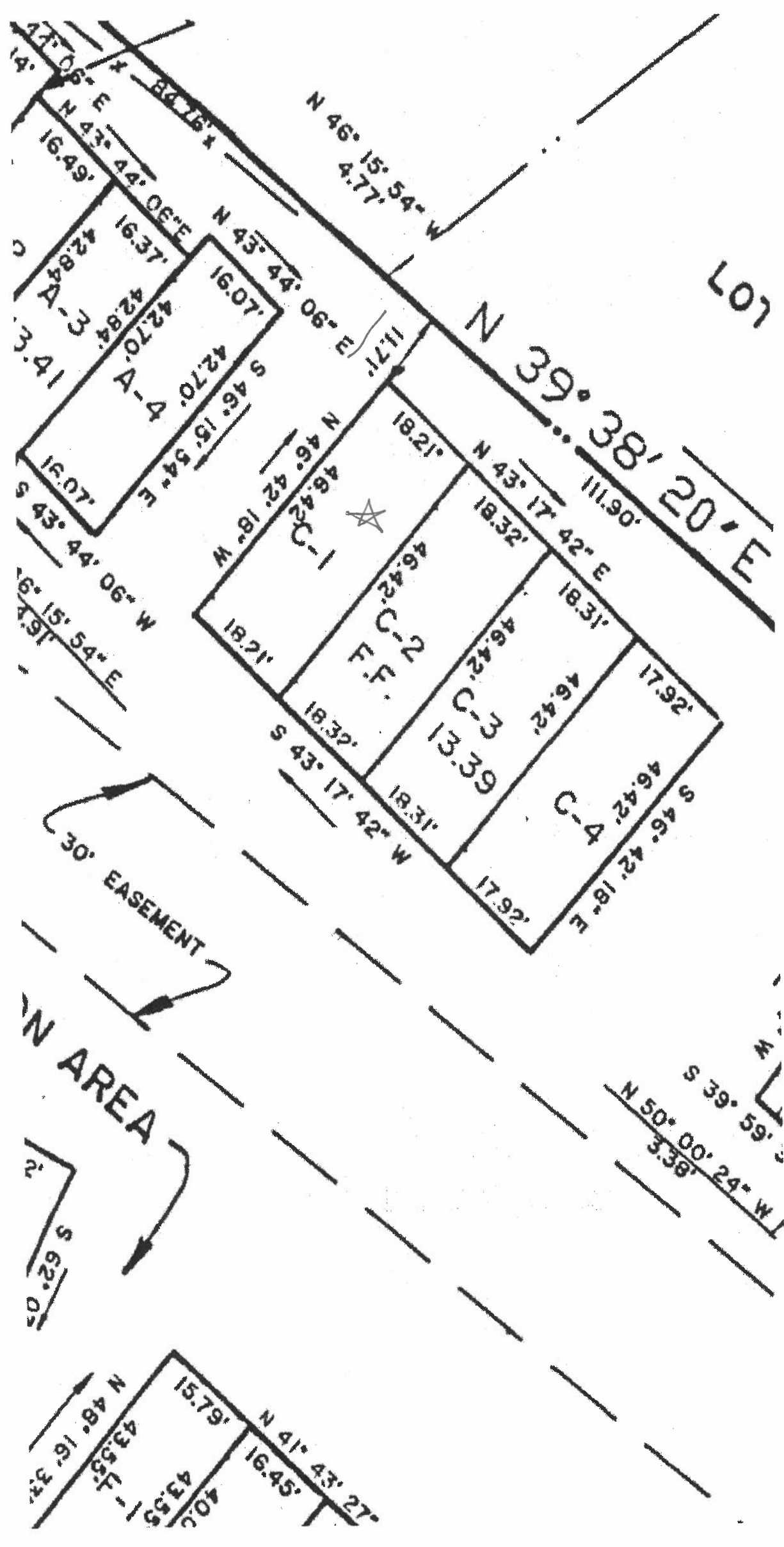
1. ALL LOTS ARE SERVED BY CITY OF TYBEE SEWER AND WATER SYSTEMS.
2. ALL COMMON AREAS ARE PRIVATE AND WILL BE MAINTAINED BY THE SALT PINES TOWNHOME HOMEOWNERS ASSOCIATION, INC.
3. ALL AREAS NOT LETTERED AND NUMBERED TO BE CONSIDERED COMMON AREAS.
4. UTILITIES (1" FOOT EASEMENT SHOWN) SHALL BE PLACED IN COMMON AREAS.
5. FINISH FLOOR OF ALL STRUCTURES SHALL BE 12.00 M.S.L. IN ORDER TO COMPLY WITH THE 100 YEAR FLOOD PLAIN ORDINANCE.

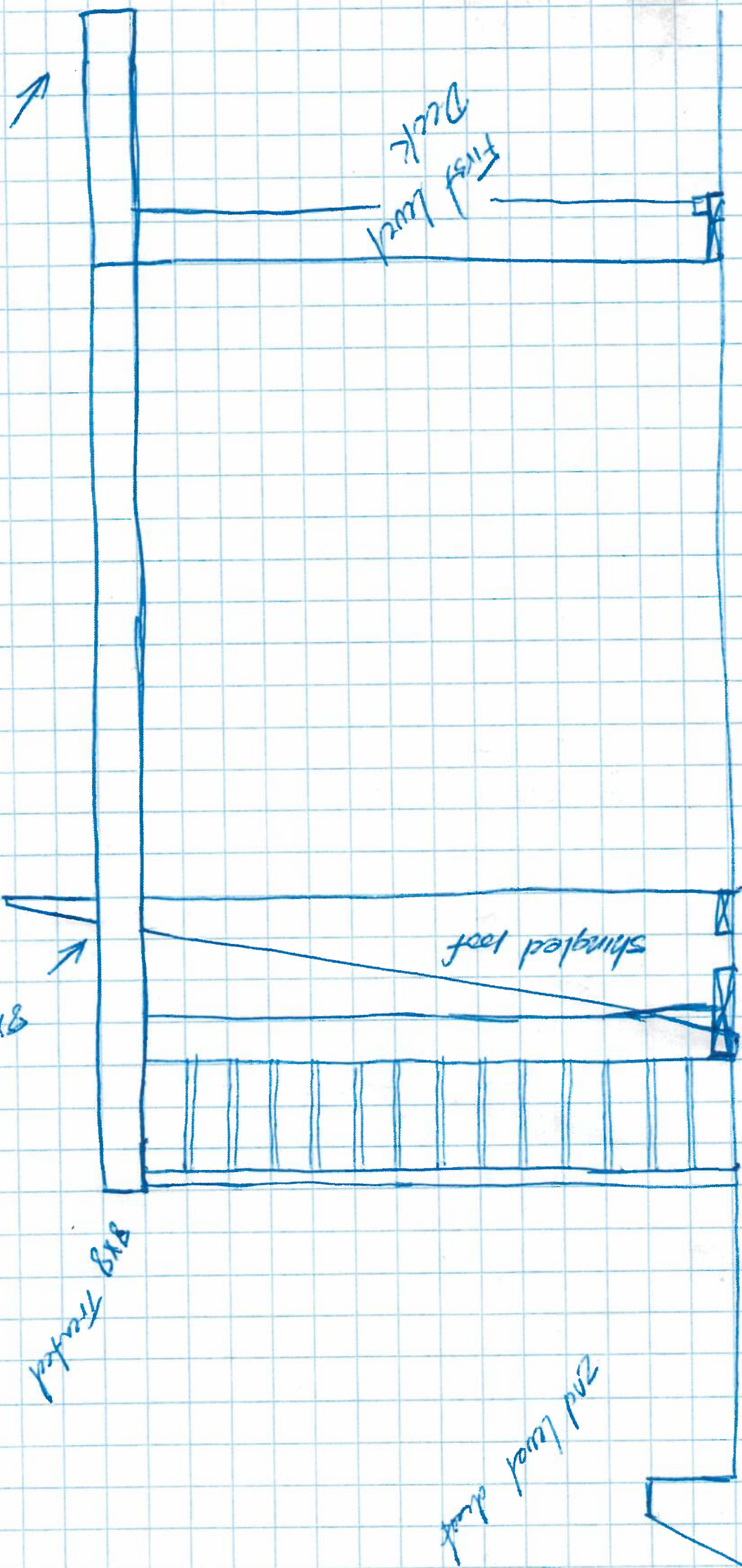
APPROVED BY THE CITY OF TYBEE ISLAND
 MAYOR: *John H. ...* DATE: *May 23, 1999*
 ZONING ADMINISTRATOR: *John H. ...* DATE: *May 23, 1999*
 CITY CLERK: *John H. ...* DATE: *May 23, 1999*
 APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENGINEERING AND SANITATION:
 DIRECTOR: *John H. ...* DATE: *May 23, 1999*

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FIRM FLOOD INS. MAP.

I HEREBY CERTIFY THAT THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.







First Level Deck

shingled roof

2nd Level deck

8x8 Truss

3.0 walk through door

Build roof to line to match neighboring roof line

8x8 Truss into roof



STAFF REPORT

PLANNING COMMISSION MEETING: August 15, 2022

CITY COUNCIL MEETING: September 8, 2022

LOCATION: 1 Van Horn

PIN: 40003 10009

APPLICANT: Michael Foran

OWNER: Savannah Bar Pilots, Inc.

EXISTING USE: Residence

PROPOSED USE: Residence

ZONING: R-1

USE PERMITTED BY RIGHT: Yes

APPLICATION: Map and text amendment to change zoning from R-1 to R-T.

PROPOSAL: The applicant requests the rezoning to match what they believe is the true nature of the neighborhood.

ANALYSIS: This area has multiple zoning districts. Within a short distance one can find R-1, R-1B, R-T and R-2 zoning districts. The area is mostly single family but there are also multifamily condos, the Post Theater, the nursing home and some duplexes.

COMMUNITY CHARACTER MAP: Ft. Screven Historic District

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 makes no recommendation without further guidance from City Council.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Map and text amendment application
- B. Sagis map



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

Fee \$500

"Recording"

Applicant's Name Michael A. Foran, Agent for Savannah Bar Pilots, Inc.
Profit Sharing Plan & Trust
Applicant's Telephone Number 912-233-9700
Applicant's Mailing Address P.O. Box 9946, Savannah, GA 31412

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] 11/4/2022
Signature of Applicant Date

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

1 Van Horn - 40003 10009 - Zone R-1
Michael A. Foran

request to
rezone from R-1 to RT

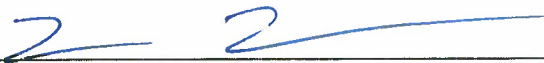
City Official [Signature] Date 11/15/22

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>No</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>No</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>Yes</u>	5-110 (A)	The existing land use pattern;
<u>Yes</u>	5-110 (B)	The possible creation of an isolated district unrelated to adjacent and nearby districts;
<u>Yes</u>	5-110 (C)	The existing population density pattern and the possible increase or overtaking of the load on public facilities;
<u>Yes</u>	5-110 (D)	Whether changed or changing conditions make the passage of the proposed amendment reasonable;
<u>Yes</u>	5-110 (E)	Whether the proposed change will adversely influence existing conditions in the neighborhood or the city at large;
<u>Yes</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>Yes</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>Yes</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>Yes</u>	5-110 (I)	Whether the proposed change is out of scale with the needs of the neighborhood or entire city;
<u>Yes</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>Yes</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

11/4/2022

 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

Printed Name Michael A. Foran

Date 11/4/2022



CITY OF TYBEE ISLAND
LAND DEVELOPMENT CODE
MAP AMENDMENT APPLICATION

Page 1 of 3

Fee \$500

Applicant's Name Michael A. Foran, Agent for Savannah Bar Pilots, Inc.
Profit Sharing Plan & Trust
Applicant's Telephone Number 912-233-9700
Applicant's Mailing Address P.O. Box 9946, Savannah, GA 31412

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- 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

Michael A. Foran Signature of Applicant 11/4/2022 Date

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

City Official _____ Date _____

PARID: 40003 10009
 SAVANNAH BAR PILOTS INC

1 VAN HORN

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
SAVANNAH BAR PILOTS INC	PROFIT SHARING PLAN & TRUST		146 GRAYS CREEK DR MICHAEL A FORAN AGENT SAVANNAH GA 31410-1041

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
SAVANNAH BAR PILOTS INC	PROFIT SHARING PLAN & TRUST	146 GRAYS CREEK DR	MICHAEL A FORAN AGENT	SAVANNAH GA		31410

Parcel

Status	ACTIVE
Parcel ID	40003 10009
Category Code	RES - Residential
Bill #	2926762
Address	1 VAN HORN
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20204.00 - T204 TYBEE BEACHFRON
Total Units	
Zoning	R-1
Class	R3 - Residential Lots
Appeal Status	

Legal Description

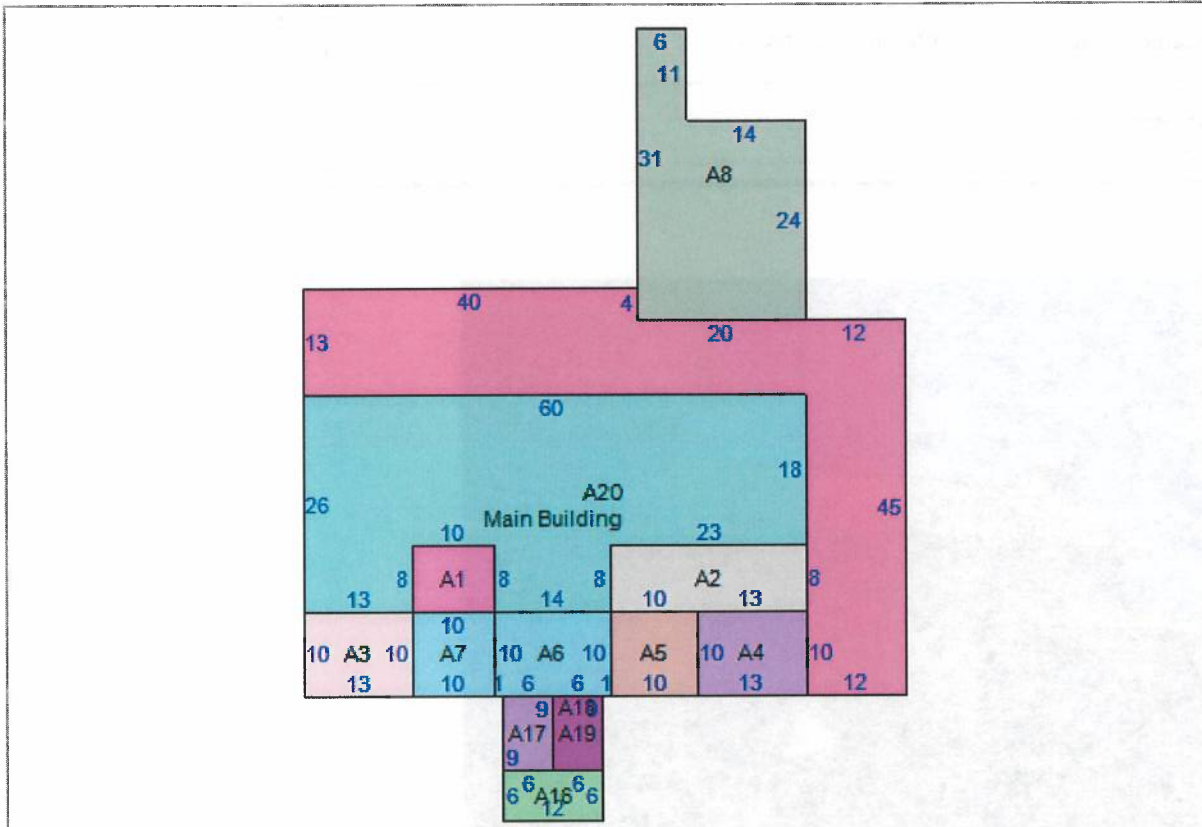
Legal Description	LT 8 OCEAN VIEW SUB SMB Q 51
Deed Book	167M
Deed Page	0161

Permits

Permit #	Permit Date	Status	Type	Amount
10-0243-5	05/12/2010	Complete	RF - ROOF	\$22,000.00
10-0237-4	05/07/2010	Complete	PL - PLUMBING	\$4,000.00
090425-2	09/29/2009	Complete	-	\$1,025.00
090402-3	09/11/2009	Complete	-	\$75,000.00
03-0111-1	02/27/2003	Complete	RN - RENOVATIONS	\$35,000.00

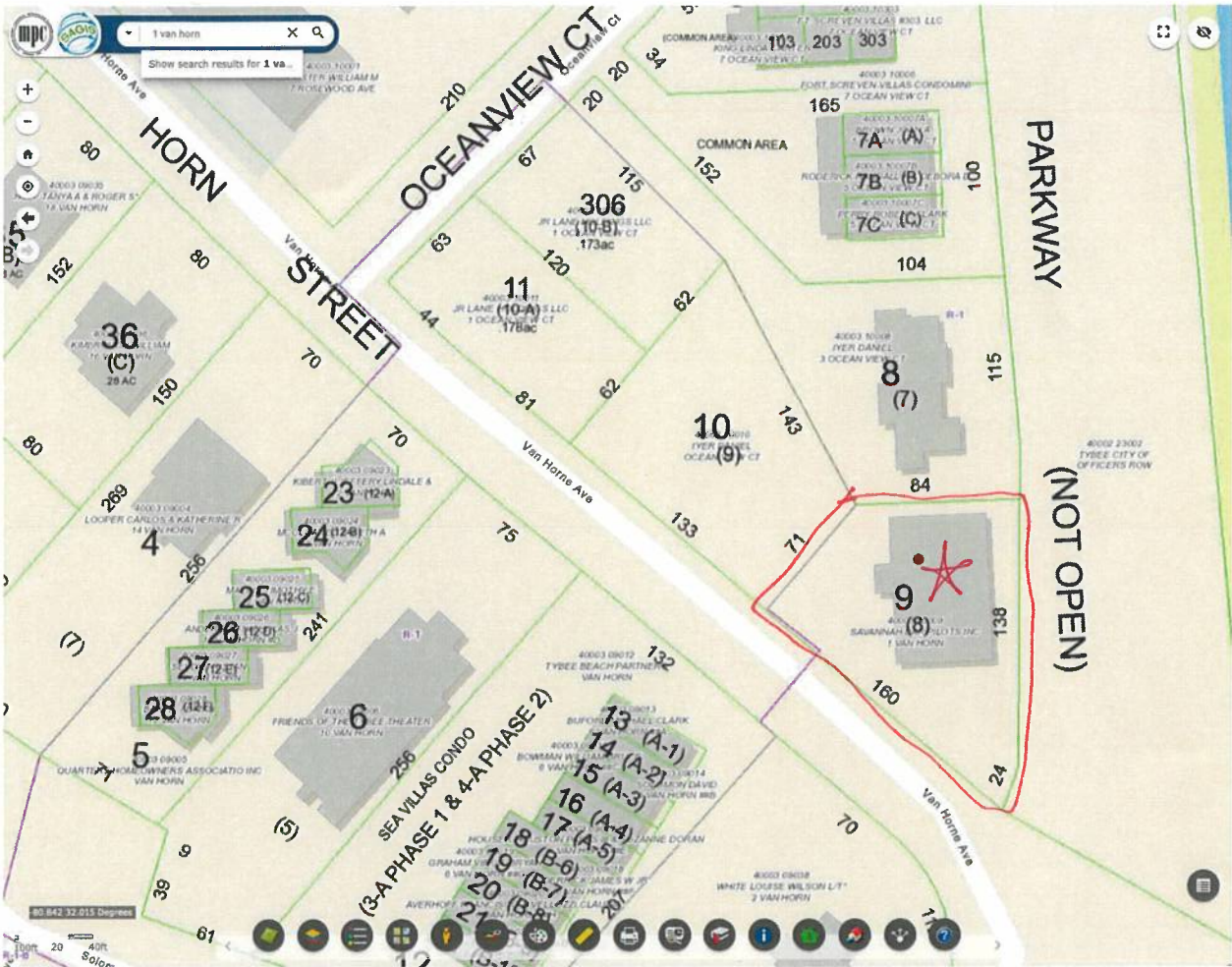
OBY

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	6616 : HOUSE LIFTING, ELEV. ABOVE FLOOD PLAIN, RAISED FLR	1988	C	1		1,296



Item	Area
Main Building	1296
- 6616:HOUSE LIFTING, ELEV. ABOVE FLOOD PLAIN, RAISED FLR	1296
A1 - 904/100/100:904-Slab Porch (SF) with Roof/100- LIVING SPACE/100- LIVING SPACE	80
A16 - 902:902-Raised Slab Porch (SF)	72
A17 - 904/904:904-Slab Porch (SF) with Roof/904-Slab Porch (SF) with Roof	54
A18 - 904:904-Slab Porch (SF) with Roof	54
A19 - 909:909-Enclosed Porch (SF), Solid	54
A2 - 904/100/100:904-Slab Porch (SF) with Roof/100- LIVING SPACE/100- LIVING SPACE	184
A20 - 904/906:904-Slab Porch (SF) with Roof/906-Wood Deck (SF) with Roof	1240

Section 5-040 (E) Requirements:



City of Tybee Island
Map Amendment Application
1 Van Horne Avenue,
Tybee Island, GA 31328



The Applicant, owner of 1 Van Horne Avenue (the “Property”), seeks to rezone the Property from R-1 to R-T. The Property is fully developed and no changes, additions, or revisions to the existing structure or premises are proposed. The Property is a family vacation home that is rented 208 days per year pursuant to Tybee Island Short Term Vacation Rental (STVR) Permit #STR2021-00730. No change of use is proposed.

The Property is bordered by R-T-zoned property to the west and across Van Horne Avenue. The Tybee Post Theater is immediately across Van Horne. The immediate vicinity is comprised of numerous multi-family condominiums and a few single-family homes that operate as vacation rentals. The purpose of the rezoning is to conform the zoning of the Property to the true nature of the neighborhood – multi-family and vacation rental.

Approaching the Property from the east along Van Horne:



10-Unit Condominium directly across Van Horne from the Property:



View of Property and condominiums from the west along Van Horne:



Tybee Post Theatre and 6-unit condominium across Van Horne from the Property:



Condominiums along Oceanview Ct. to the North:



Pin: 4-0003-10-004

STATE OF NEW YORK)
ORANGE COUNTY)

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of April, 1994 between WILLIE J. HIGHTOWER and JEANNETTE FRANTZ HIGHTOWER, parties of the first part and MICHAEL A. FORAN, AGENT FOR SAVANNAH BAR PILOTS, INC. PROFIT SHARING PLAN & TRUST, party of the second part.

WITNESSETH

First parties for and in consideration of the sum of Ten and no/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto second party, his heirs, successors and assigns, the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being in the City of Tybee Island, Chatham County, Georgia, and known and designated upon a map or plan of Ocean View Subdivision prepared by Barrett & Exley on June 30, 1978, as LOT B, OCEAN VIEW SUBDIVISION. Said map or plan of Ocean View Subdivision being recorded in the office of the Clerk of Superior Court of Chatham County, Georgia, in Subdivision Map Book Q, page 51. Express reference is hereby made to the aforementioned map or plan of said subdivision for better determining the metes, bounds and dimensions of the above property with improvements thereon, known as #1 Van Horne Street, Tybee Island, Georgia.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining unto second party, his heirs, successors and assigns, FOREVER IN FREE SIMPLE.

Said first parties, their heirs, executors, administrators, successors and assigns warrant a good and marketable title to said property with a full general warranty of title to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, first part have hereby set their hands and affixed their seals hereto the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Michael A. Foran (SEAL)
MICHAEL A. FORAN
AGENT FOR SAVANNAH BAR PILOTS, INC.
WILLIE J. HIGHTOWER
Jeannette Frantz Hightower
JEANNETTE FRANTZ HIGHTOWER

THOMAS GENOVA
Notary Public, State of New York
No. 4777858
Qualified in Dutchess County
Commission Expires 10/3/94

Acreage: 0.30

Section 5-110 Standards and Other Factors to be Considered

- 5-110 (A): **The existing land use pattern:**
The existing land use pattern is predominantly multi-family residential condominiums. The Tybee Post Theatre is opposite the subject property, across Van Horne Avenue. A single-family residence with an STR ordinance is immediately adjacent to the north. A single-family residence also occupies the parcel across Van Horne Avenue to the south.
- 5-110 (B): **The possible creation of an isolated district unrelated to adjacent and nearby districts:**
A rezoning of the Property will not create an isolated district unrelated to adjacent and nearby districts because the three neighboring properties to the west are zoned R-T, as are three adjacent properties across Van Horne.
- 5-110 (C): **The existing population density pattern and the possible increase or overtaxing of the load on public facilities:**
There will be no increase in the population density pattern or overtaxing of the load on public facilities because no new development or change of existing use will occur.
- 5-110 (D): **Whether changed or changing conditions make the passage of the proposed amendment reasonable:**
Parcels 40003 10010, 40003 10011, and 40003 10306, all zoned R-T and located immediately adjacent to the Property to the northwest, have all recently been developed and are expected to operate as short-term rentals.
- 5-110 (E): **Whether the proposed change will adversely influence existing conditions in the neighborhood or the city at large:**
The proposed change will not adversely influence existing conditions in the neighborhood or city at large because no new development or change of existing use will occur.
- 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:**
There will be no additional impact on the environment because no new development or change of existing use will occur.
- 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:**
There will be no increase in costs required of the public because no new development or change of existing use will occur.
- 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:**
The proposed change will not be detrimental to the value, improvement, or development of adjacent or nearby property because no new development or change of existing use will occur.

- 5-110 (I): **Whether the proposed change is out of scale with the needs of the neighborhood or entire city:**
There is no proposed change to the existing development or use of the property.
- 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:**
There will be no grant of special privilege to the individual because the existing use of the property will not change.
- 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 zoning decision is consistent with the current city master plan, which provides for the balancing of facilities and services needed by tourists and residents with the impacts of tourism on permanent island residents. The proposed rezoning will not increase the number of STRs on the island but instead will ensure that one existing STR is allowed to remain in an appropriate location that is dominated by multi-family condominiums and across the street from the Tybee Post Theatre, a tourist attraction.



STAFF REPORT

PLANNING COMMISSION MEETING: December 19, 2022

CITY COUNCIL MEETING: January 12, 2023

LOCATION: Polk and Solomon

PIN: 40021 12008 – 40021 11013

Lots along Solomon

APPLICANT: William Christiansen

OWNER: William Christiansen

EXISTING USE: Undeveloped lots and R of W

PROPOSED USE: Developable lots

ZONING: R-1

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: North Beach/Maritime District

APPLICATION: Zoning Variance (5-090) from Section 3-090.1 Streams, lakes, coastal marshlands and freshwater wetlands buffer/setback.

PROPOSAL: The applicant is requesting approval to excavate portions of the wetland buffer to remove trash and debris that had been dumped there over many years.

ANALYSIS: The trash needs to be removed for any residential development to occur. It is also better for the environment that the trash is removed and not allowed to deteriorate next to a wetland and near a marsh.

The Comprehensive Plan describes the North Beach/Maritime District as follows:

The North Beach/Maritime District is a multifaceted area with R-1, R-2, R-1B, R-1/NEC, R-T, E-C, PUD, and M-D zoning. Uses include commercial, recreational, campground, public/government uses and buildings, and a mix of residential styles and homes set on narrow streets. In addition to these developed portions, the area also includes extensive undeveloped environmentally sensitive areas with multi-use trails and public water access.

<i>Comprehensive Plan – Community Character Area The North Beach/Maritime District</i>		<i>Meets Strategy Y/N or N/A</i>
<i>Recommended Development Strategies</i>		
1.	Establish standards and guidelines for signage in keeping with island character	N/A
2.	Allow for the development of retail, restaurants and services for seasonal and year round populations	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 development of the Tybee Island bikeway, including bike lanes and multi-use trails	N/A
7.	Facilitate public water access where appropriate and on public property	N/A
8.	Discourage down-zoning from commercial to residential in the Lazaretto Creek area and maintain commercial dock usage	N/A

STAFF FINDING

Staff recommends approval

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Variance application
- B. SAGIS map (1 page)
- C. Erosion and sedimentation control plan showing extent of excavation

Fee
Commercial \$500
Residential \$200



CITY OF TYBEE ISLAND VARIANCE APPLICATION from the Tybee Island Land Development Code

Applicant: WILL CHRISTIAN SEN
Telephone #: 912-675-5585 Email Address: WILLIAM CHRIS 92@GMAIL.COM
Mailing Address 9975 FERCUSSON AVE., SAVANNAH, GA. 31406

*Note: If the applicant is not the property owner as listed on the property deed, a letter from the listed owner(s), including a telephone number and address along with any other relevant information, authorizing the applicant to act in their behalf must be included in the application.

PROCEDURE

Application Requirements

All applications must be complete, including required supporting documents. **Drawings or surveys will be 11" X 17" or larger.** Incomplete applications will not be accepted and will delay review.

Application Deadline

Applications are due by 4:00 p.m. of the last day of the month before the next scheduled Planning Commission meeting.

Application Submittal

Return one copy of this completed application and all supporting documents to: Tybee Island Planning and Zoning, City Hall, 403 Butler Avenue / P.O. Box 2749 City of Tybee Island, GA 31328

Application Public Hearings

Applications will be heard at a public hearing before the Planning Commission on the third Monday of each month, followed by a final decision by City Council at another public hearing on the second Thursday of the following month. Each hearing will be held at 6:30 p.m. at the Public Safety Building, 78 Van Horn Dr.

Property Address (Or General Location Description if no Address Assigned): _____

CORNER OF SALOMON AVE. AND POLK ST.

Tax Map/Parcel ID#: VARIES Current Zoning: R-1

Existing use of Property: VACANT

Proposed use of Property: SUBDIVISION (LOTS OF RECORD)

Has the property been denied a variance in the past 12 months? If so, please provide brief details:

NOT THAT WE ARE AWARE OF

Variance Questionnaire:

1. Does the requested variance change the Tybee Island character designation for the property as described in the Master Plan? If so, provide a brief explanation.

No

2. Please explain the purpose of the requested variance and the intended development of the subject property if the variance is granted.

ASKING FOR FRESH WATER BUFFER VARIANCE FOR PURPOSE OF UNDER GROUND DEBRIS REMOVAL

3. Please explain the specific provision within the Tybee Island Land Development Code from which the variance is requested.

25' BUFFER REQ'D BY TYBEE FOR FRESH WATER WETLANDS, NOT REQ'D BY US COE.

4. Per the Tybee Island Land Development Code, the Tybee Island Planning Commission shall not make a recommendation on a variance from the terms of the Land Development Code unless it has met the following. Please explain how the requested variance meets each of the following:

A. The need for a variance arises from the condition that is unique and peculiar to the land, structures and buildings involved.

DEBRIS COULD CAUSE HAZARD TO SURROUNDING ENVIRONMENT, ECD SYSTEM AND GROUND WATER

B. The variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the property involved would result in unnecessary hardship for the owner, lessee or occupants as distinguished from a mere inconvenience.

SEE "A" ABOVE

C. The condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property.

DEBRIS DEPOSITED IN THE PAST

D. The condition is created by the regulation in the Tybee Island Land Development Code and not by the action of the property owner or applicant.

CONDITION EXISTED PRIOR TO OWNER ACQUISITION

E. The granting of the requested variance will not conflict with Sec. 26-70-Amendments and modifications to the Fire Prevention Code of the Tybee Island Code of Ordinances or endanger the public.

No Impact

F. The variance requested is the minimum variance that will make possible the reasonable use of the land, building or structures.

SEE "A" ABOVE

G. If in marsh buffer has all points of Sec. 3-090.1 been considered.

N.A.

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

REFERENCE DESCRIPTION

5-040 (D) (1) Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions.

5-040 (D) (2) Narrative describing the hardship and the reason for the variance request. (*Hardship means the circumstances where special conditions, which were not self-created or created by a prior owner, affect a particular property and make strict conformity with the restrictions governing dimensional standards (such as lot area, width, setbacks, yard requirements, or building height) unnecessarily burdensome or unreasonable in light of the purpose of this code. Unnecessary hardship is present only where, in the absence of a variance, no feasible use can be made of the property.*)
Explain the hardship: _____

UNDERGROUND DEBRIS

5-040 (D) (3) A survey of the property signed and stamped by a State of Georgia certified land surveyor.
5-090 (A) (1) That there are unique physical circumstances or conditions beyond that of surrounding properties, including:

- ___ irregularity;
- ___ narrowness; or,
- ___ shallowness of the lot shape; or,
- exceptional topographical or other physical circumstances, conditions, or

considerations related to the environment, or the safety, or to historical significance, that is peculiar to the particular property; and;

5-090 (A) (2) Because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the Land Development Code, without undue hardship to the property.

NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc.

5-090 (B) *Height.* No part of any structure shall project beyond 35-feet above the average adjacent grade of a property except:

- (1) See section 2-010, terms and definitions; height of building.
- (2) The following items that were existing on the date of the adoption of this section; flag poles, television aerials, water towers and tanks, steeples and bell towers, broadcasting and relay towers, transmission line towers, and electric substation structures.

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


Signature of Applicant

09/14/22
Date

5-090(C) *Variance longevity.* After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require public hearings by the Tybee Island Planning Commission and City Council. I have been made aware and I hereby acknowledge the scheduled hearing dates/times and location where this application will be considered. I also understand that review of this application will require a site visit, and I hereby authorize City staff and members of the Planning Commission and City Council to inspect the property which is the subject of this application.

Signature of Applicant William Pittman

Date 09/14/22

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 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 of Applicant William Pittman

Date 09/14/22

STAFF USE ONLY

Date received: _____ Received by _____

Fee Amount \$ _____ Check Number _____ Date _____

PUBLIC HEARING DATES:

Planning Commission _____ City Council _____

DECISION: (Circle One) Approved Denied

Approved with Conditions: _____



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 William Christiansen

Printed Name William Christiansen

Date 09/14/22



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

May 20, 2022

Regulatory Division
SAS-2008-01161

Mr. William Christiansen
9975 Ferguson Avenue
Savannah, GA 31406

Mr. Shawn Gillen
Post Office Box 2749
Tybee Island, Georgia 31327

Dear Ms. Nelligan:

I refer to a request, submitted on your behalf by Mr. Tristan Turner with Sligh Environmental Consultants, Inc., requesting an Aquatic Resources Delineation Review (ARDR) for a 4.05-acre site located west of Polk Street, bisected by Telephone Avenue and Storer Street both City of Tybee right of way, on Tybee Island, Chatham County, Georgia (Latitude 32.0218, Longitude -80.8533). This project has been assigned number SAS-2008-01161 and it is important that you refer to this number in all communication concerning this matter.

We have completed an ARDR for this site. Any wetlands on-site were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. The enclosed survey entitled, "Wetlands Map For: Joseph Christiansen and William Christiansen", dated May 7, 2021, accurately identifies the delineated limits of all aquatic resources located within the review area.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act.

- 2 -

The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the CFR).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please contact me by phone at (912) 652-5690 or by email at skye.h.stockel@usace.army.mil.

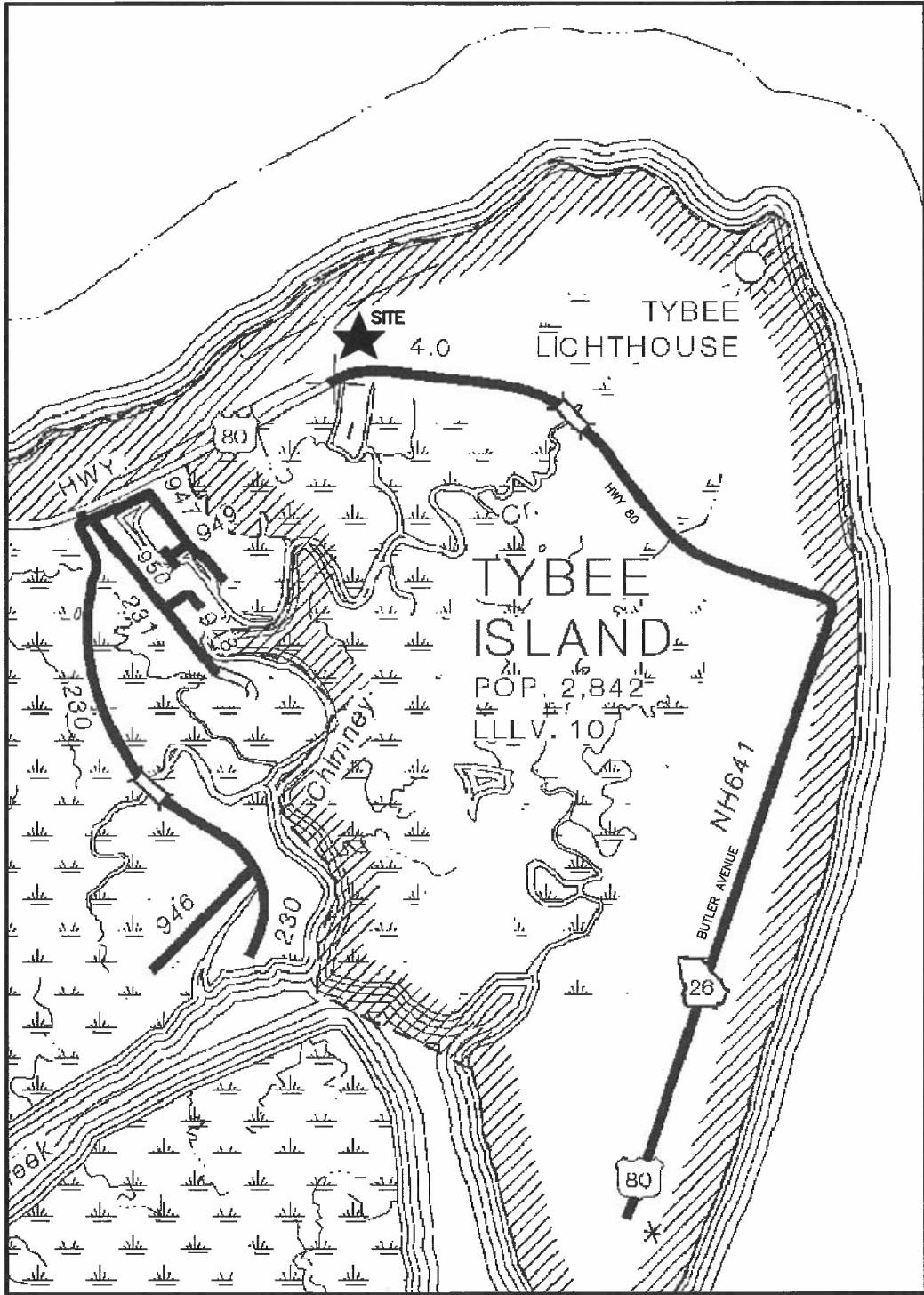
Sincerely,



Skye H. Stockel
Project Manager, Coastal Branch

Copy Furnished: Mr. Tristan Turner with Sligh Environmental Consultants, Inc.

Enclosures



VICINITY MAP



WETLANDS MAP FOR:
**JOSEPH CHRISTIANSEN &
 WILLIAM CHRISTIANSEN**

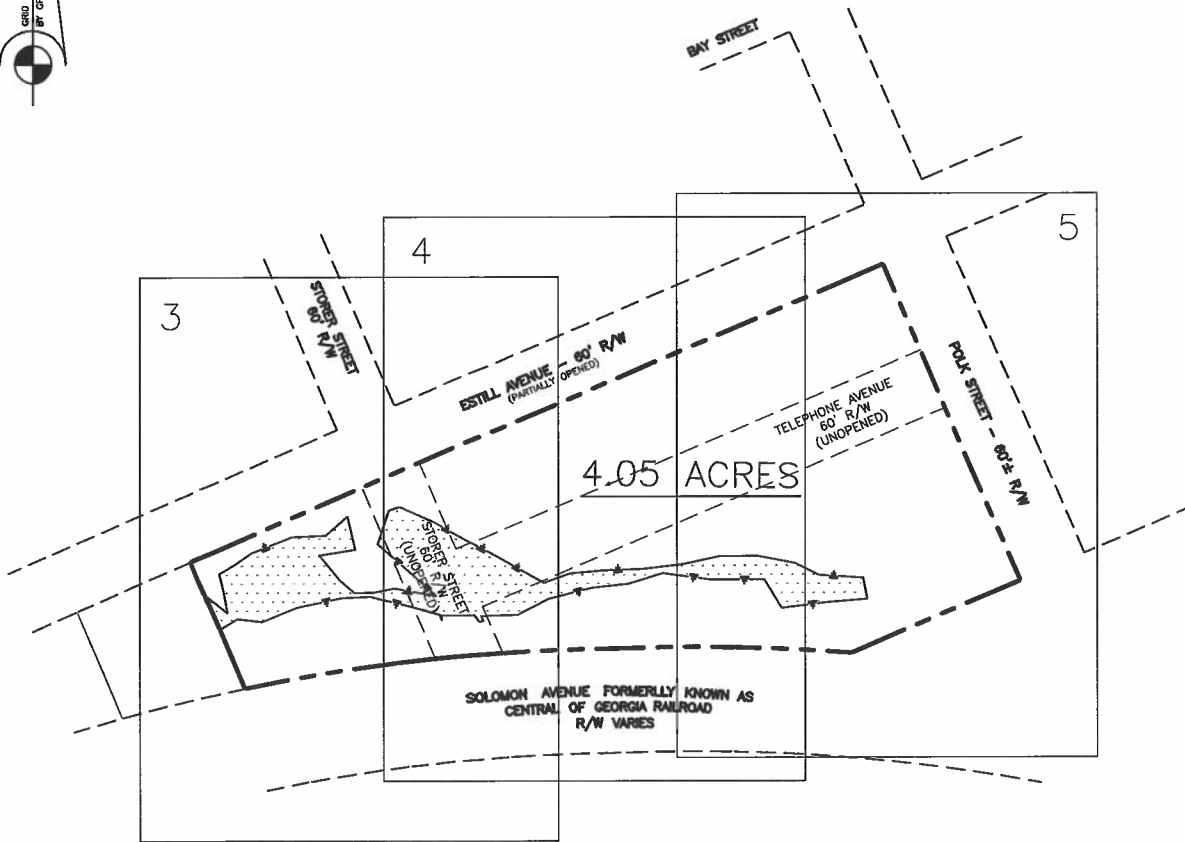
LOCATION: 5TH G.M.D. CHATHAM CO., GA.
 BAY WARD, CITY OF TYBEE ISLAND
 DRAWN: MAY 7, 2021
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113
 SCALE: N/A
 19059WETLAND.DWG
 SHEET 1

I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING SURVEY GRADE GPS EQUIPMENT. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY AND NOT BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE.

James M. Anderson

5-7-2021

JAMES M. ANDERSON & ASSOCIATES,
 REGISTERED LAND SURVEYORS
 P.O. BOX 894 104 OAK STREET
 STATESBORO, GA. 30459
 PHONE: (912) 764-2002



OVERALL BOUNDARY ACREAGE
 BOUNDARY TRACT = 4.05 AC.

TRACT 2 BOUNDARY
 WETLANDS = 0.55 AC.
 UPLANDS = 3.50 AC.
 TOTAL = 4.05 AC.

WETLANDS MAP FOR:
**JOSEPH CHRISTIANSEN &
 WILLIAM CHRISTIANSEN**

LOCATION: LOCATION: 5TH G.M.D. CHATHAM CO., GA.
 BAY WARD, CITY OF TYBEE ISLAND

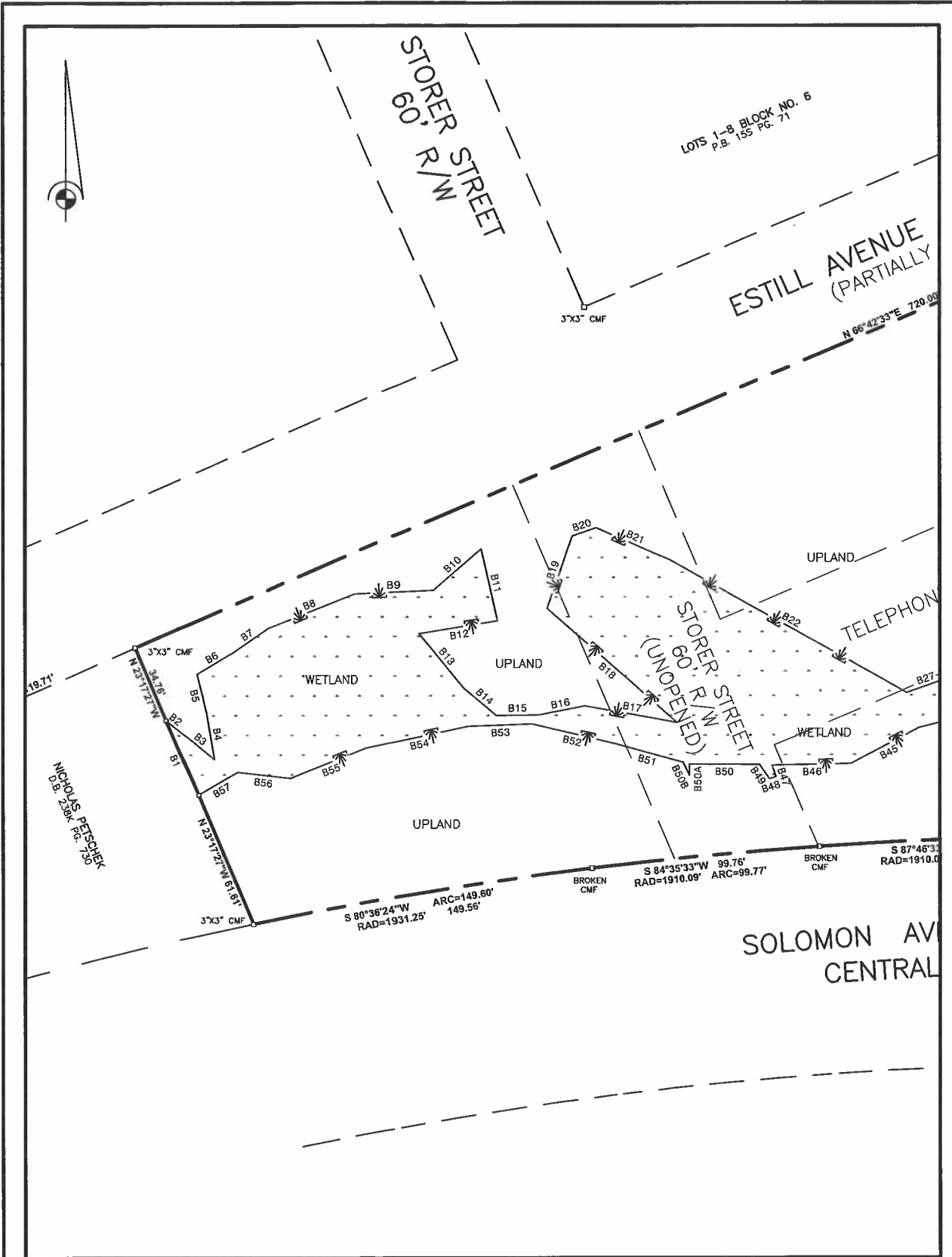
DRAWN: MAY 7, 2021
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113
 SCALE: NTS

19059WETLAND.DWG
 SHEET 2



I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING SURVEY GRADE GPS EQUIPMENT. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY AND NOT BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE.

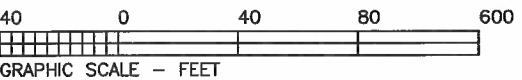
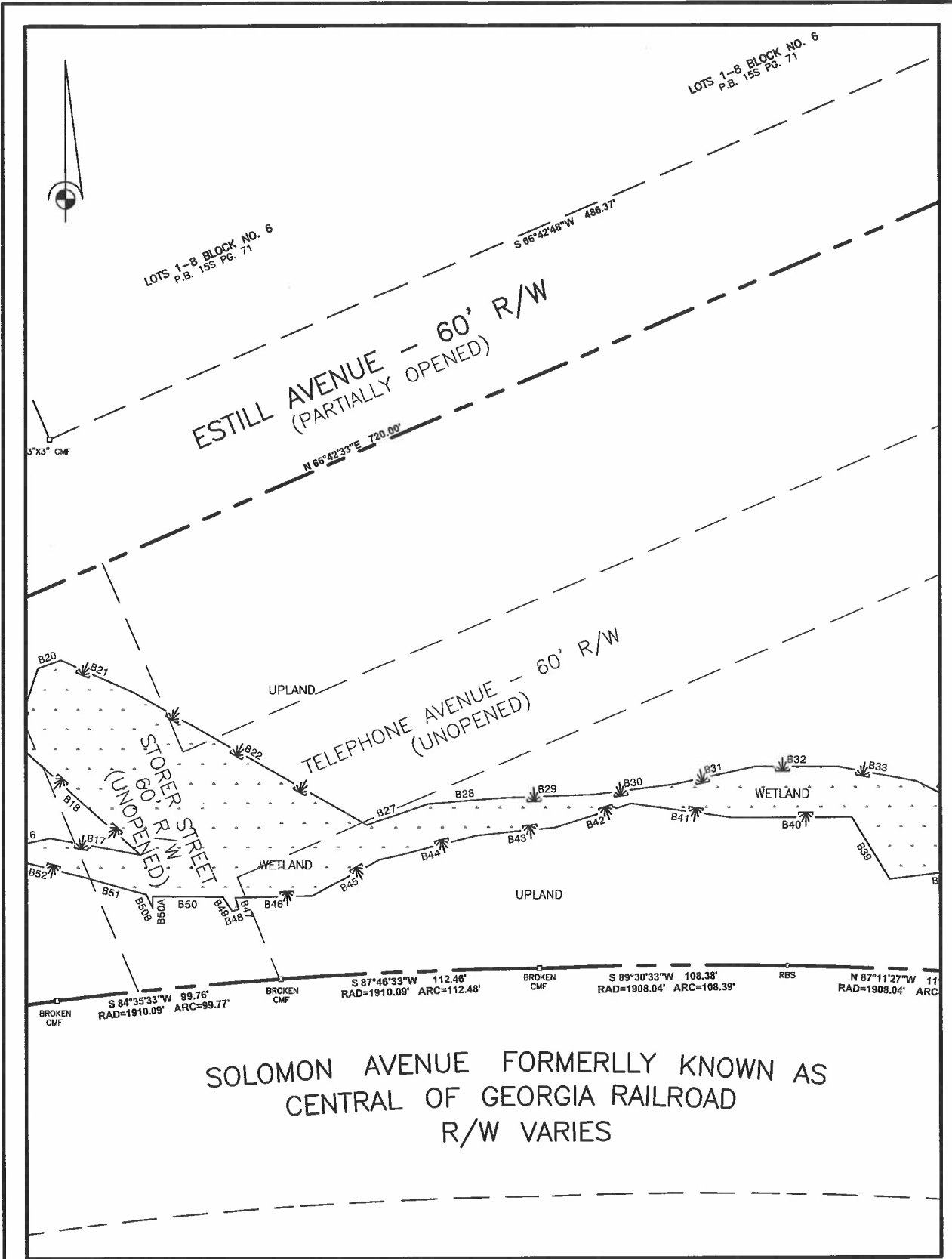
James M. Anderson



WETLANDS MAP FOR:
**JOSEPH CHRISTIANSEN &
WILLIAM CHRISTIANSEN**

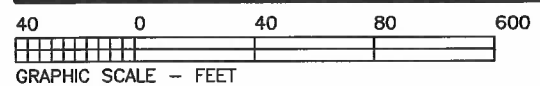
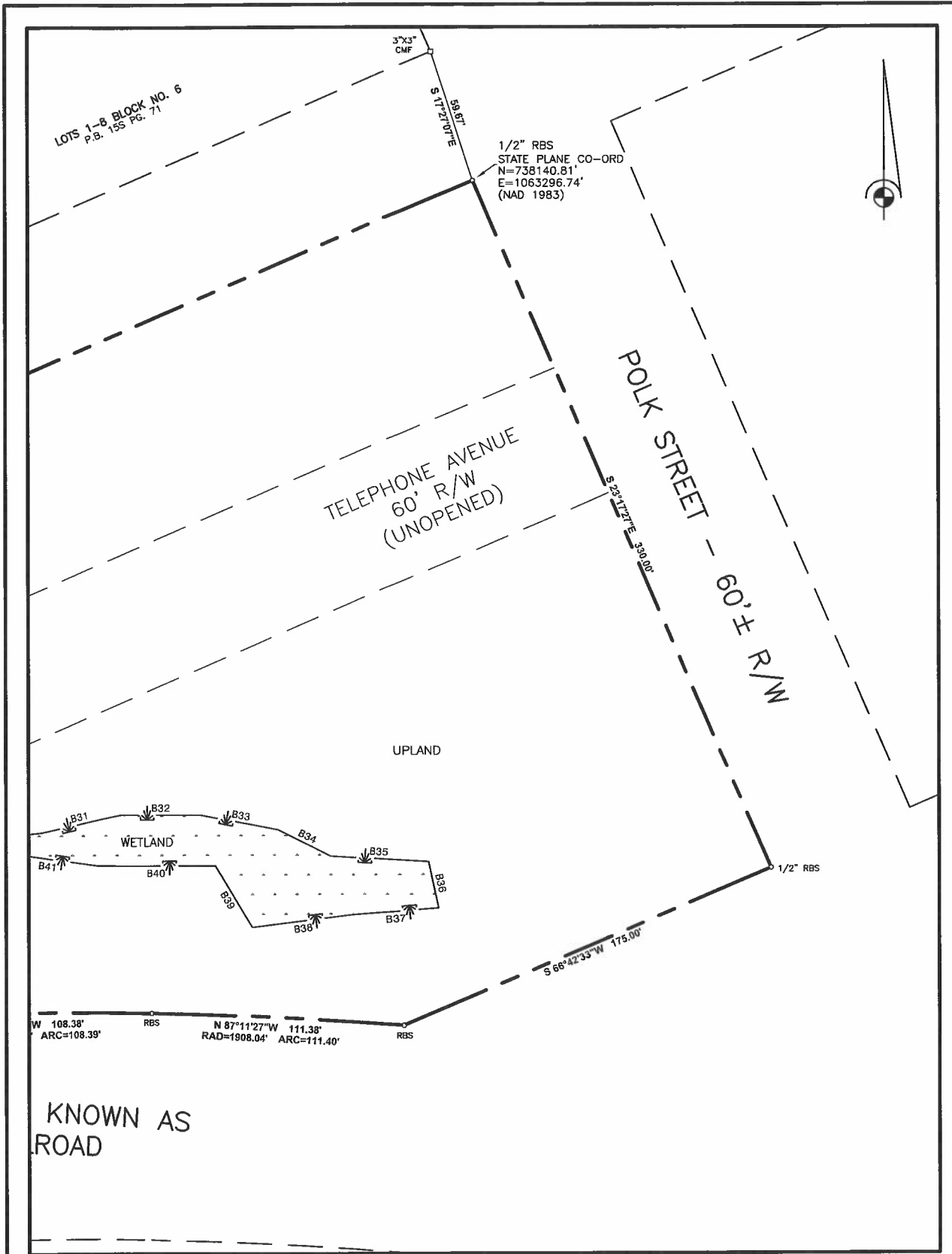
LOCATION: 5TH G.M.D. CHATHAM CO., GA.
BAY WARD, CITY OF TYBEE ISLAND
DRAWN: MAY 7, 2021
BY: JAMES M. ANDERSON-GA. R.L.S. 2113
SCALE: 1" = 40'
JN19059.CRD & JN19059WETLAND.DWG
SHEET 3

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 764-2002



WETLANDS MAP FOR:
**JOSEPH CHRISTIANSEN &
 WILLIAM CHRISTIANSEN**
 LOCATION: 5TH G.M.D. CHATHAM CO., GA.
 BAY WARD, CITY OF TYBEE ISLAND
 DRAWN: MAY 7, 2021
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113
 SCALE: 1" = 40'
 JN19059.CRD & JN19059WETLAND.DWG
 SHEET 4

JAMES M. ANDERSON & ASSOCIATES,
 REGISTERED LAND SURVEYORS
 P.O. BOX 894 104 OAK STREET
 STATESBORO, GA. 30459
 PHONE: (912) 764-2002



WETLANDS MAP FOR:
**JOSEPH CHRISTIANSEN &
 WILLIAM CHRISTIANSEN**
 LOCATION: 5TH G.M.D. CHATHAM CO., GA.
 BAY WARD, CITY OF TYBEE ISLAND
 DRAWN: MAY 7, 2021
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113
 SCALE: 1" = 40'
 JN19059.CRD & JN19059WETLAND.DWG
 SHEET 5

JAMES M. ANDERSON & ASSOCIATES, INC.
 REGISTERED LAND SURVEYORS
 P.O. BOX 894 - 104 OAK STREET
 STATESBORO, GA. 30459
 PHONE: (912) 764-2002

WETLAND AREA

COURSE	BEARING	DISTANCE
B1	N 23°17'27" W	35.65'
B2	S 50°52'34" E	5.96'
B3	S 50°52'34" E	21.31'
B4	N 09°54'18" W	20.64'
B5	N 13°46'10" W	17.69'
B6	N 59°53'59" E	18.74'
B7	N 55°31'34" E	19.02'
B8	N 68°29'36" E	41.19'
B9	N 87°23'36" E	33.48'
B10	N 48°54'09" E	27.47'
B11	S 12°46'47" E	32.30'
B12	S 80°40'01" W	34.58'
B13	S 39°02'11" E	30.94'
B14	S 49°46'31" E	18.38'
B15	N 89°30'35" E	18.79'
B16	N 78°33'12" E	20.36'
B17	S 79°40'54" E	41.00'
B18	N 48°31'42" W	75.63'
B19	N 19°01'14" E	33.67'
B20	N 71°15'50" E	10.92'
B21	S 66°26'27" E	34.96'
B22	S 60°28'36" E	118.85'
B27	N 70°40'46" E	27.70'
B28	N 85°18'55" E	32.12'
B29	N 88°04'09" E	39.73'
B30	N 82°51'45" E	35.82'
B31	N 77°37'55" E	36.23'
B32	S 89°47'43" E	35.66'
B33	S 79°19'50" E	34.87'
B34	S 63°26'45" E	26.14'
B35	S 86°39'17" E	42.57'
B36	S 11°50'22" E	20.99'
B37	S 85°38'34" W	37.21'
B38	S 83°00'01" W	45.05'
B39	N 31°13'58" W	31.77'
B40	N 89°53'32" W	52.18'
B41	N 82°01'47" W	44.55'
B42	S 72°27'06" W	34.36'
B43	S 84°08'23" W	34.70'
B44	S 75°41'05" W	42.72'
B45	S 62°18'21" W	33.77'
B46	S 88°46'25" W	34.25'
B47	S 18°47'42" E	5.27'
B48	S 72°34'30" W	3.07'
B49	N 34°13'38" W	7.56'
B50	N 89°37'35" W	30.80'
B50A	S 00°00'00" E	5.00'
B50B	N 26°27'59" W	6.48'
B51	N 74°26'08" W	30.28'
B52	N 76°25'24" W	37.67'
B53	S 87°36'00" W	27.94'
B54	S 77°51'36" W	44.48'
B55	S 68°29'31" W	36.17'
B56	N 83°40'29" W	23.63'
B57	S 60°02'14" W	20.08'

NOTES:

1. WETLAND DELINEATION FLAGGED BY SLICH ENVIRONMENTAL CONSULTANTS, INC. DATE: APRIL 21, 2021.
2. BOUNDARY INFORMATION IS FROM A SURVEY MADE BY ME AND RECORDED IN PLAT BOOK 52 PAGE 33 OF CHATHAM COUNTY CLERK OF SUPERIOR COURT.
3. A PORTION OF THIS PROPERTY MAY BE CONSIDERED WETLANDS UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.



WETLANDS MAP FOR:
**JOSEPH CHRISTIANSEN &
 WILLIAM CHRISTIANSEN**

LOCATION: 5TH G.M.D. CHATHAM CO., GA.
 BAY WARD, CITY OF TYBEE ISLAND
 DRAWN: MAY 7, 2021
 BY: JAMES M. ANDERSON-GA. R.L.S. 2113
 SCALE: 1" = 40'
 JN19059.CRD & JN19059WETLAND.DWG
 SHEET 6

"I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING SURVEY GRADE GPS EQUIPMENT. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY AND NOT BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE."

James M. Anderson

5-7-2021

JAMES M. ANDERSON & ASSOCIATES, INC.
 REGISTERED LAND SURVEYORS
 P.O. BOX 894 104 OAK STREET
 STATESBORO, GA. 30459
 PHONE: (912) 764-2002

SOIL EROSION AND SEDIMENT CONTROL PLANS

FOR

REFUSE REMOVAL PROJECT

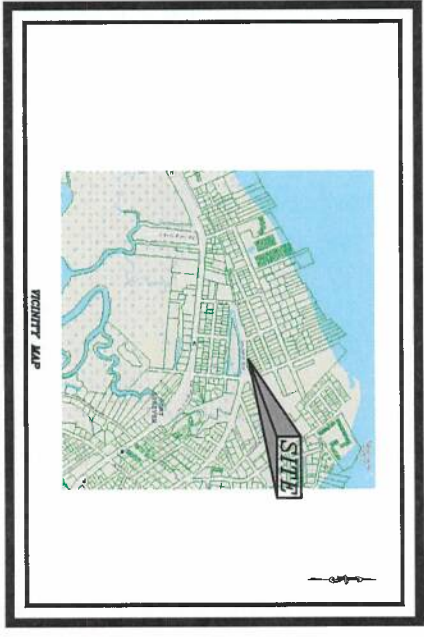
CORNER OF SOLOMON AVE. AND POLK STREET

TYBEE ISLAND, GEORGIA

FOR

Joseph Christiansen
 9975 Fergusson Avenue
 Savannah, Georgia 31406

December, 2022



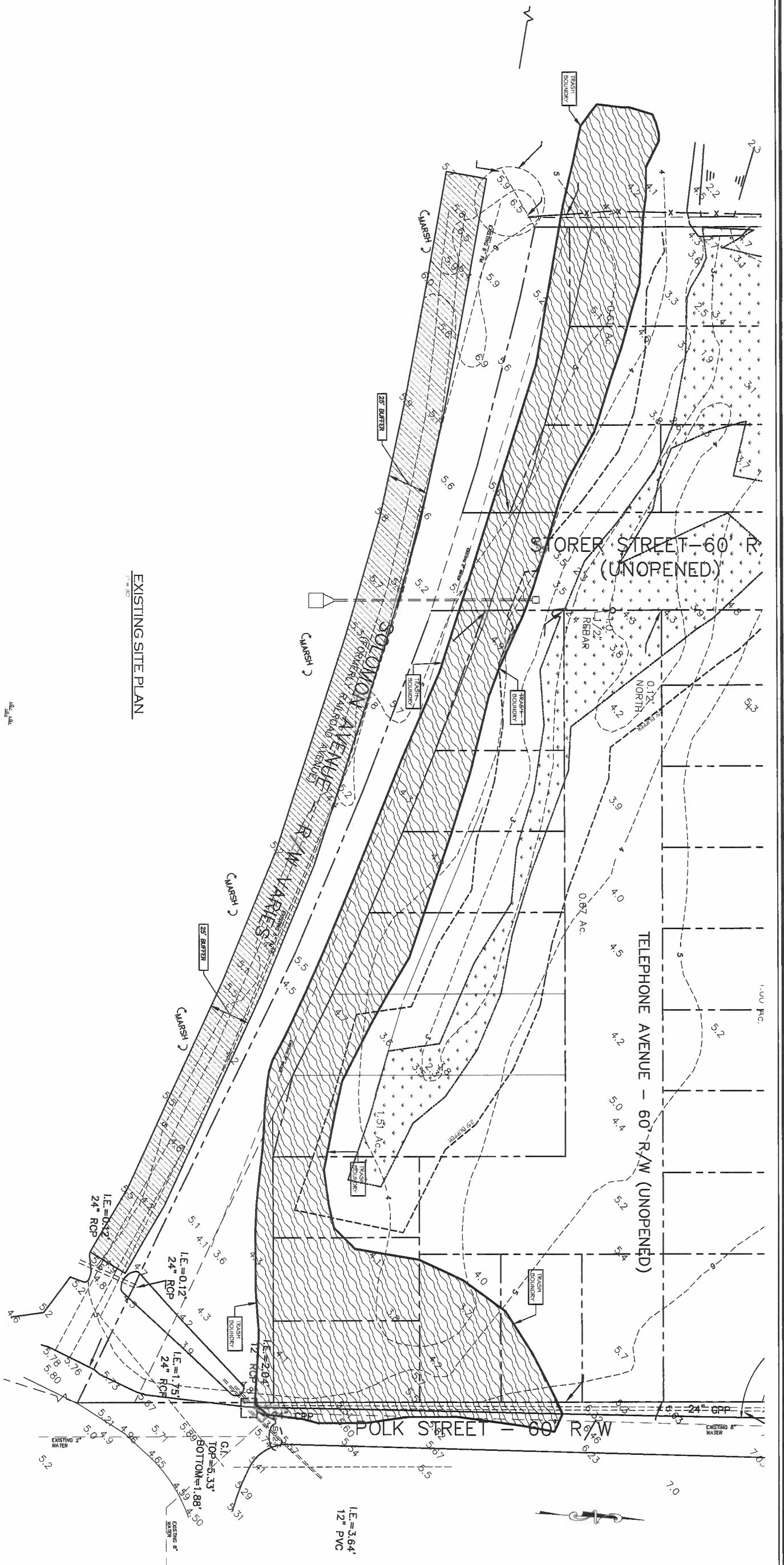
SCHEDULE OF DRAWINGS

DWG. NO.	DESCRIPTION
C1	COVER SHEET, SCHEDULE OF DRAWINGS AND VICINITY MAP
C2	EXISTING SITE PLAN
C3	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I
C4	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II
C5	SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III
C6	NOTES AND DETAILS
C7	NOTES AND DETAILS
C8	NOTES AND DETAILS
C9	NOTES AND DETAILS
C10	NOTES AND DETAILS
C11	NOTES AND DETAILS
C12	NOTES AND DETAILS

BOSWELL DESIGN SERVICES, INC.

OFFICE: 4700 EAST HIGHWAY 80
 Unit N, Suite 1
 MAILING: 103 NASSAU DRIVE
 SAVANNAH, GEORGIA 31410
 912 - 897 - 6932
 LAHBOS@BellSouth.net





EXISTING SITE PLAN

GEORGIA STATE NOTES:
 1. ANY AND ALL WORK WITHIN ANY SCISSOR CUT, REPORT OF WORK MUST BE APPROVED AND PERMITTED THROUGH THE SCISSOR CUT.

WETLAND AREA AND BUFFER AREA NOTES:
 1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER, CORPS OF ENGINEERS AND/OR GEORGIA DNR PRIOR ANY LAND DISTURBANCE IN WETLAND OR WETLAND BUFFER AREAS.

TRASH ENCLOSURE AND DISPOSAL NOTES:
 1. ALL TRASH ENCLOSURES, DISPOSAL AND ETC. ARE TO BE CONDUCTED WITH THESE ISLAND RESOURCES.
 2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THESE ISLAND PRIOR TO COMMENCEMENT OF ANY WORK.
 3. CONTRACTOR IS TO OBTAIN A S.O.W. TRASH TICKET TO PERFORM ANY WORK WITHIN THESE ISLAND WASTEWATER SYSTEM.
 4. CONTRACTOR IS TO OBTAIN A S.O.W. TRASH TICKET TO PERFORM ANY WORK WITHIN THESE ISLAND WASTEWATER SYSTEM.

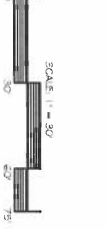
NOTES:
 1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPLICABLE UTILITIES PROVIDER.
 2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES CONFORMANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE GEORGIA DEPARTMENT OF REVENUE AT THE DISCRETION OF THE CONTRACTOR.
 3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RECYCLED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.
 4. REMOVE ALL DEBRIS AS NECESSARY FOR PROPOSED CONSTRUCTION.

PROJECT INFORMATION:
 P.L.N.: WAKES
 PROJECT ADDRESS: SOLOMON AVENUE AND POLK STREET, TYBEE ISLAND, GEORGIA
 CLIENT: JAMES W. VA
 SITE SIZE: 1.575 ACRES (TOTAL)
 ESTIMATED DISTURBED AREA: 0.81 ACRES
 STRIPING: N/A
 SIGNAGE: N/A
 FENCE: N/A
 EROSION CONTROL: N/A
 SOD: N/A
 OWNER: JOSEPH CHRISTIANSEN
 SAVANNAH, GEORGIA 31410
 OWNER MAIL: WILLIAMCH@GMAIL.COM
 PHONE: 912.475.5945

STRIP BUFFER ENCROACHMENT NOTES:
 1. NEW STRUCTURES ON THIS PROJECT DO NOT EXIST IN THE 25 OR 50 FOOT STRIP BUFFER.
 2. NON-STRIP ACTIVITIES SHALL NOT BE UNDERTAKEN WITHIN THE 25 OR 50 FOOT STRIP BUFFER FROM THE POINT OF VESTED VEGETATION AND BUFFER AS ASSIGNED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

PROJECT NOTES:
 1. THE PURPOSE OF THIS PROJECT IS FOR THE REMOVAL OF EXISTING REFUSE WHICH IS BURIED BENEATH THE GROUND SURFACE AT VARYING DEPTHS.
 2. CONTRACTOR IS TO OBTAIN AND UNDERSTAND THE ENVIRONMENTAL REPORT PRIOR TO COMMENCING THE REMOVAL PROCESS TO UNDERSTAND THE MATERIALS, EXTENT AND DEPTHS OF THE MATERIALS TO BE REMOVED.
 3. THE EXISTING REFUSE WAS PLACED IN THE PAST OVER TIME AND WAS DEPOSITED WITHOUT PERMIT AND AS SUCH, THE REFUSE MATERIAL WILL DIFFER IN TYPE, COMPACTION, ETC.

SPECIAL CONSTRUCTION NOTES:
 IF THE CONTRACTOR OWNER OR CAN RESPONSIBLY BE EXPECTED TO HAVE KNOWLEDGE OF AN OBSCURE HAZARD OR CONTAMINANT IN THE PAST, SPECIAL PRECAUTIONS SHALL BE TAKEN TO AVOID ANY WORK OR DISTURBANCE INCURRED BY THEM OR BEING STIPULATED TO BE RE-CONSTRUCTED BECAUSE OF SAID HAZARD OR CONTAMINANT.



DRAWING NUMBER
C-2
2 OF 12 SHEETS

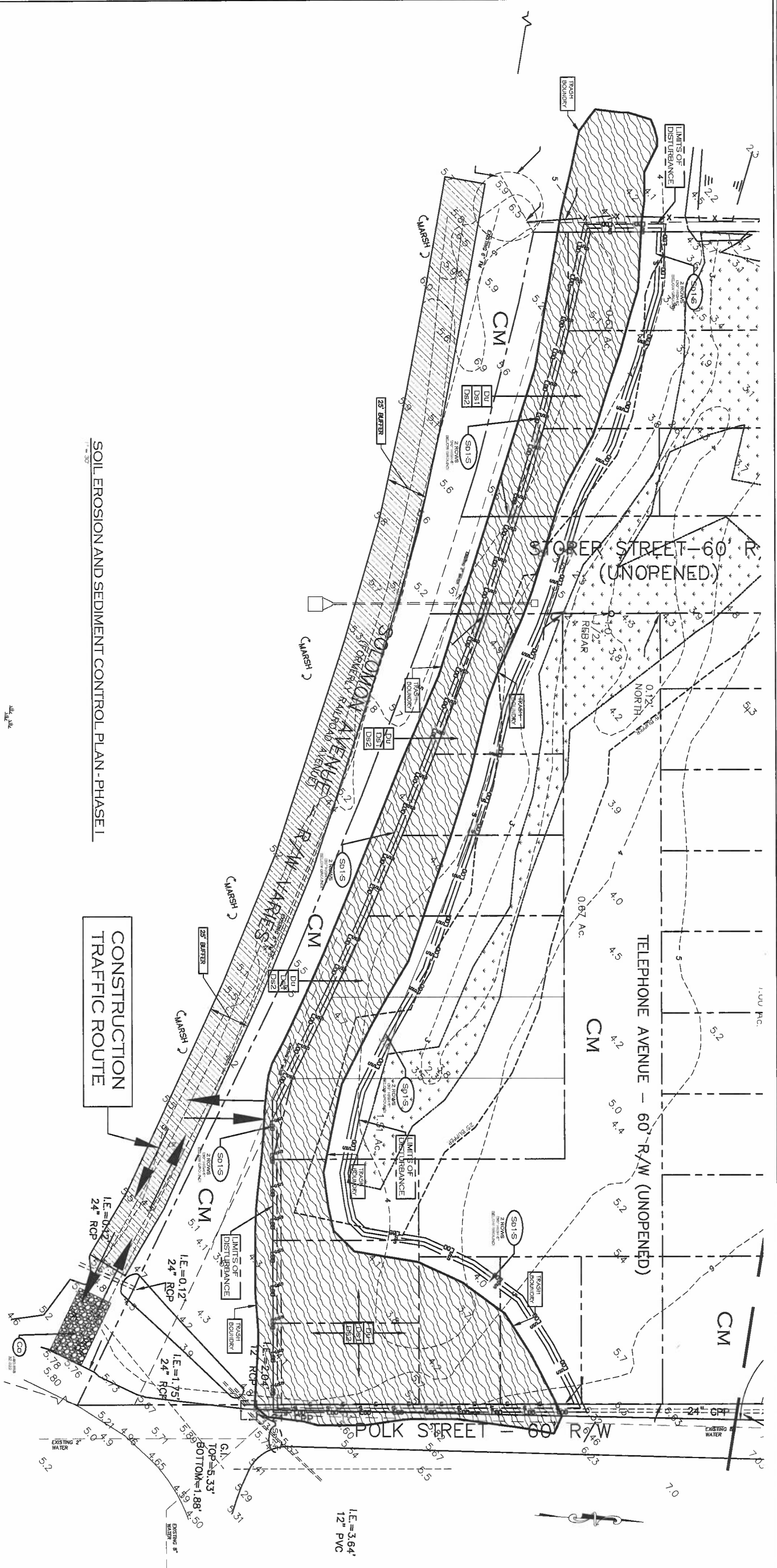


SOIL EROSION AND SEDIMENT CONTROL PLANS
 REFUSE REMOVAL PROJECT
 TYBEE ISLAND, GEORGIA
 FOR
 JOSEPH CHRISTIANSEN
 SAVANNAH, GEORGIA
EXISTING SITE PLAN

DESIGNED: MAB
 CHECKER: MAB
 DATE: December 6, 2022
 JOB NO.: ---
 SCALE: as shown

BOSWELL DESIGN SERVICES, INC.
 OFFICE: 4700 EAST HIGHWAY 80
 Unit N, Suite 1
 MAILING: 103 NASSAU DRIVE
 SAVANNAH, GEORGIA 31410
 912-897-6932
 LAHBOS@Bellsouth.net

NO.	REVISIONS



SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I

CONSTRUCTION TRAFFIC ROUTE

PROJECT NOTES:

1. THE PURPOSE OF THIS PROJECT IS FOR THE REMOVAL OF EXISTING REFUSE WHICH IS BURIED BENEATH THE GROUND SURFACE AT VARYING DEPTHS.
2. CONTRACTOR IS TO OBTAIN AND UNDERSTAND THE ENVIRONMENTAL REPORT PRIOR TO COMMENCING THE REMOVAL PROCESS TO UNDERSTAND THE MATERIALS, EXTENT AND DEPTHS OF THE MATERIALS TO BE REMOVED.
3. THE EXISTING REFUSE WAS PLACED IN THE PAST OVER TIME AND WAS DEPOSITED WITHOUT PERMIT AND AS SUCH, THE REFUSE MATERIAL WILL DIFFER IN TYPE, COMPACTION, ETC.

SPECIAL CONSTRUCTION EXIT NOTES:

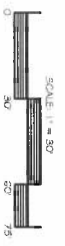
1. CONTRACTOR IS TO INSPECT POLK STREET AND MCKENZIE AVENUE THREE TIMES A DAY FOR SEDIMENT TRACKING ON DAYS OF CONSTRUCTION ACTIVITIES.
2. INSPECTIONS ARE TO TAKE PLACE IN MORNING PRIOR TO OR AT THE TIME OF DAILY CONSTRUCTION ACTIVITIES, MID-DAY AND AFTER CONSTRUCTION ACTIVITIES HAVE CEASED FOR THE DAY.
3. ANY SEDIMENT, ETC., FOUND ON THE PAVED SURFACES DUE TO CONSTRUCTION AT THESE INSPECTION TIMES IS TO BE SWEEPED FROM THE TRAVEL LANES PROMPTLY AND TO THE SATISFACTION OF THE CITY OF TYBEE ISLAND PERSONNEL.

SOIL EROSION CERTIFICATION NOTE:

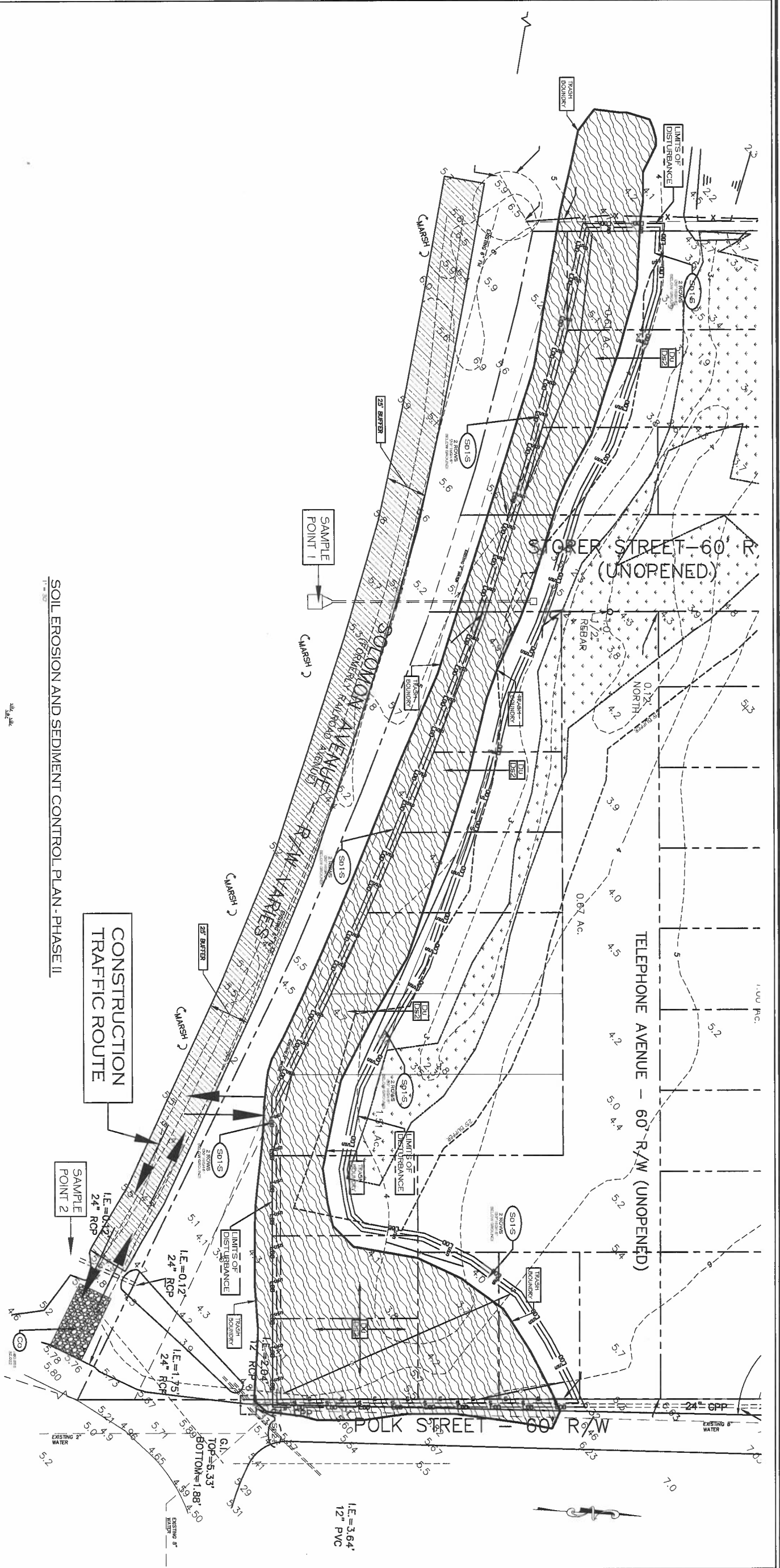
1. THE LEVEL II CERTIFICATION IS ONLY FOR CERTIFICATION OF THE DESIGN OF THE SOIL EROSION AND SEDIMENT CONTROL PLANS FOR THIS REFUSE REMOVAL PROJECT.
2. SITE DESIGN AND CALCULATIONS OF ALL OTHER PARTS AND AREAS OF THE PROJECT ARE TO BE CERTIFIED, STAMPED AND SIGNED BY OTHERS AND ARE NOT THE RESPONSIBILITY OF THE LEVEL II DESIGNER FOR THIS REFUSE REMOVAL PROJECT.

LEVEL II CERTIFICATION

NO. 2104
ISSUED 11-15-05
EXPIRES 11-15-23



		SOIL EROSION AND SEDIMENT CONTROL PLANS REFUSE REMOVAL PROJECT TYBEE ISLAND, GEORGIA FOR JOSEPH CHRISTIANSEN SAVANNAH, GEORGIA	DESIGNED: --- DRAW: MAB CHECKED: ---	BOSWELL DESIGN SERVICES, INC. OFFICE: 4700 EAST HIGHWAY 80 Unit N, Suite 1 MAILING: 103 NASSAU DRIVE SAVANNAH, GEORGIA 31410 912-897-6932 LAHBOS@Bellsouth.net	REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
SOIL AND SEDIMENT CONTROL PLAN - PHASE I			DATE: December 6, 2022 JOB NO.: --- SCALE: as shown	3 OF 12 SHEETS C-3									



SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II

PROJECT NOTES:

1. THE PURPOSE OF THIS PROJECT IS FOR THE REMOVAL OF EXISTING REFUSE WHICH IS BURIED BENEATH THE GROUND SURFACE AT VARYING DEPTHS.
2. CONTRACTOR IS OBTAIN AND UNDERSTAND THE ENVIRONMENTAL REPORT PRIOR TO COMMENCING THE REMOVAL PROCESS TO UNDERSTAND THE MATERIALS, EXTENT AND DEPTHS OF THE MATERIALS TO BE REMOVED.
3. THE EXISTING REFUSE WAS PLACED IN THE PAST OVER TIME AND WAS DEPOSITED WITHOUT PERMIT AND AS SUCH, THE REFUSE MATERIAL WILL DIFFER IN TYPE, COMPACTION, ETC.

SOIL EROSION CERTIFICATION NOTE:

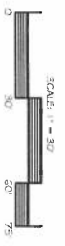
1. THE LEVEL II CERTIFICATION IS ONLY FOR CERTIFICATION OF THE DESIGN OF THE SOIL EROSION AND SEDIMENT CONTROL PLANS FOR THIS REFUSE REMOVAL PROJECT.
2. SITE DESIGN AND CALCULATIONS OF ALL OTHER PARTS AND AREAS OF THE PROJECT ARE TO BE CERTIFIED, STAMPED AND SIGNED BY OTHERS AND ARE NOT THE RESPONSIBILITY OF THE LEVEL II DESIGNER FOR THIS REFUSE REMOVAL PROJECT.

SPECIAL CONSTRUCTION EXT NOTES:

1. CONTRACTOR IS TO INSPECT POLK STREET AND MCKENZIE AVENUE THREE TIMES A DAY FOR SEDIMENT TRACKING ON DAYS OF CONSTRUCTION ACTIVITIES.
2. INSPECTIONS ARE TO TAKE PLACE IN MORNING PRIOR TO OR AT THE TIME OF DAILY CONSTRUCTION ACTIVITIES, MID DAY AND AFTER CONSTRUCTION ACTIVITIES HAVE CEASED FOR THE DAY.
3. ANY SEDIMENT, ETC., FOUND ON THE PAVED SURFACES DUE TO CONSTRUCTION AT THESE INSPECTION TIMES IS TO BE SWEEP FROM THE TRAVEL LANES PROMPTLY AND TO THE SATISFACTION OF THE CITY OF TYBEE ISLAND PERSONNEL.

LEVEL II CERTIFICATION

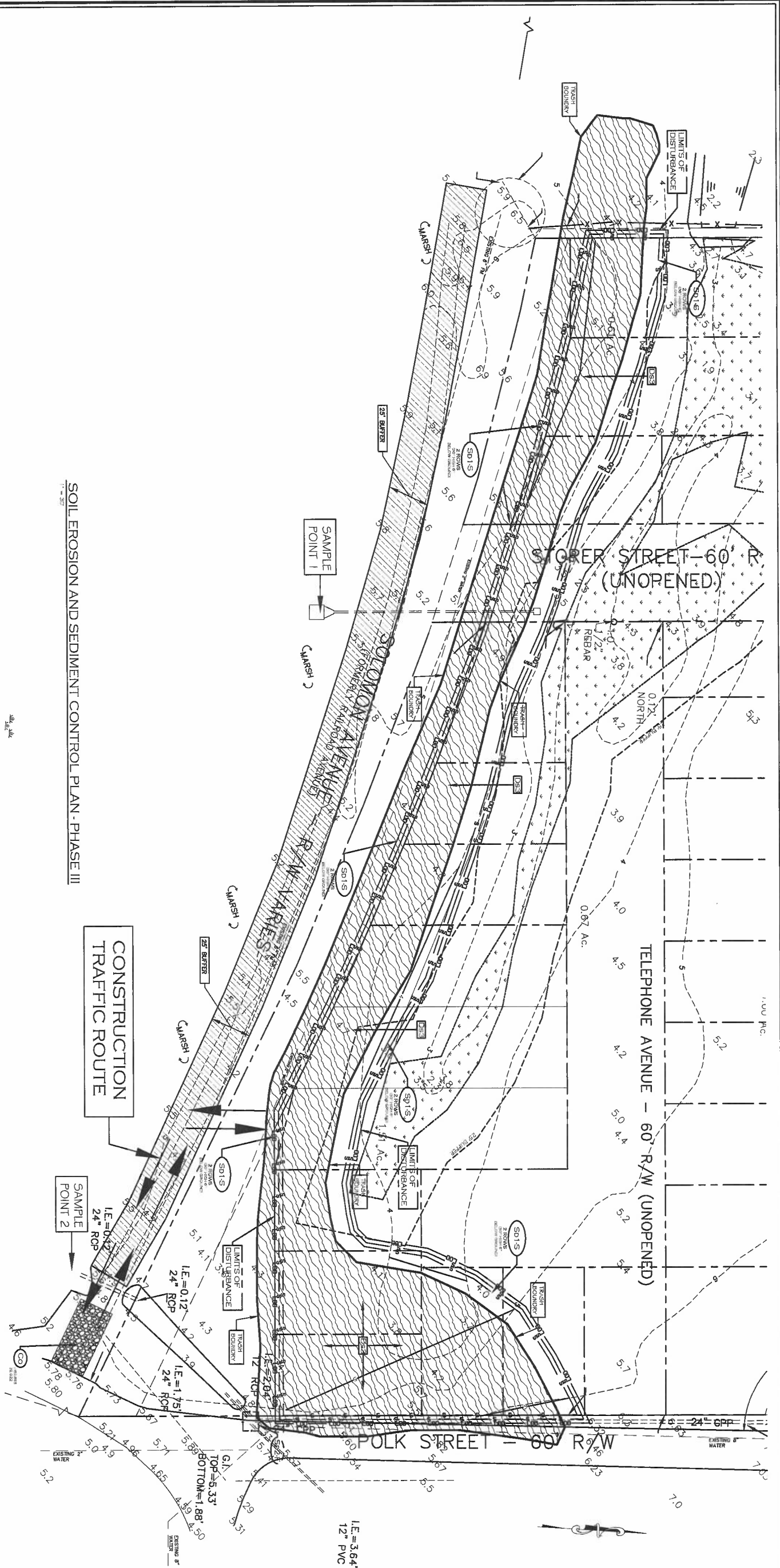
NO. 2104
ISSUED 11-5-05
EXPIRES 11-1-5-23



		SOIL EROSION AND SEDIMENT CONTROL PLANS REFUSE REMOVAL PROJECT TYBEE ISLAND, GEORGIA FOR JOSEPH CHRISTIANSEN SAVANNAH, GEORGIA	DESIGNED: MAB DRAWN: MAB CHECKED: ---		BOSWELL DESIGN SERVICES, INC. OFFICE: 4700 EAST HIGHWAY 80 Unit N, Suite 1 MAILING: 105 NASSAU DRIVE SAVANNAH, GEORGIA 31410 912 - 897 - 6932 LAHBOS@Bellsouth.net	REVISIONS _____ _____ _____
			DATE: December 6, 2022 JOB NO.: --- SCALE: as shown			

DRAWING NUMBER
C-4

4 OF 12 SHEETS



SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III

PROJECT NOTES:

1. THE PURPOSE OF THIS PROJECT IS FOR THE REMOVAL OF EXISTING REFUSE WHICH IS BURIED BENEATH THE GROUND SURFACE AT VARYING DEPTHS.
2. CONTRACTOR IS OBTAIN AND UNDERSTAND THE ENVIRONMENTAL REPORT FROM TO COMMENSURATE THE REMOVAL PROCESS TO UNDERSTAND THE MATERIALS, EXTENT AND DEPTHS OF THE MATERIALS TO BE REMOVED.
3. THE EXISTING REFUSE WAS PLACED IN THE PAST OVER TIME AND WAS DEPOSITED WITHOUT TERTIARY AND AS SUCH, THE REFUSE MATERIAL WILL DIFFER IN TYPE, COMPACTION, ETC.

SPECIAL CONSTRUCTION EXIT NOTES:

1. CONTRACTOR IS TO INSPECT POLK STREET AND MCKENZIE AVENUE THREE TIMES A DAY FOR SEDIMENT TRACKING ON DAYS OF CONSTRUCTION ACTIVITIES.
2. INSPECTIONS ARE TO TAKE PLACE IN MORNING PRIOR TO OR AT THE TIME OF DAILY CONSTRUCTION ACTIVITIES, MID-DAY AND AFTER CONSTRUCTION ACTIVITIES HAVE CEASED FOR THE DAY.
3. ANY SEDIMENT, ETC., FOUND ON THE PAVED SURFACES DUE TO CONSTRUCTION AT THESE INSPECTION TIMES IS TO BE SWEEP FROM THE TRAVEL LANES PROMPTLY AND TO THE SATISFACTION OF THE CITY OF TYBEE ISLAND PERSONNEL.

SOIL EROSION CERTIFICATION NOTE:

1. THE LEVEL II CERTIFICATION IS ONLY FOR CERTIFICATION OF THE DESIGN OF THE SOIL EROSION AND SEDIMENT CONTROL PLANS FOR THIS REFUSE REMOVAL PROJECT.
2. SITE DESIGN AND CALCULATIONS OF ALL OTHER PARTS AND AREAS OF THE PROJECT ARE TO BE CERTIFIED, STAMPED AND SIGNED BY OTHERS AND ARE NOT THE RESPONSIBILITY OF THE LEVEL II DESIGNER FOR THIS REFUSE REMOVAL PROJECT.

LEVEL II
CERTIFICATION
NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-23



		SOIL EROSION AND SEDIMENT CONTROL PLANS REFUSE REMOVAL PROJECT TYBEE ISLAND, GEORGIA JOSEPH CHRISTIANSEN SAVANNAH, GEORGIA	DESIGNED: JMB DRAWN: MAB CHECKED: --- DATE: December 6, 2022 JOB NO.: --- SCALE: as shown	BOSWELL DESIGN SERVICES, INC. OFFICE: 4700 EAST HIGHWAY 80 Unit N, Suite 1 MAILING: 103 NASSAU DRIVE SAVANNAH, GEORGIA 31410 912 - 897 - 6932 LAHBOS@Bellsouth.net	REVISIONS
		SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III			5 OF 12 SHEETS C-5

WASTE DISPOSAL :
 1. Locate and collect all debris from debris piles, impoundments and storm drains. Waste collection areas, such as dumpsters, are often located near construction sites to minimize traffic on wetlands. Waste collection areas to further minimize the likelihood of contaminated runoff to wetlands shall be approved by the permittee. Waste disposal to waters of the State, except as authorized by a Section 404 permit.



WETLAND AREA NOTE :
 1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER PRIOR TO ANY LAND DISTURBANCE IN WETLAND OR WETLAND BUFFER AREAS.

POISSONS POTENTIALLY FOUND ON SITE (DUE TO CONSTRUCTION ACTIVITIES)


1. Gasoline
2. Diesel fuel
3. Motor Oil
4. Hydraulic fluid
5. Paints
6. Solvents
7. Concrete

**LEVEL II
 CERTIFICATION
 NO. 2104
 ISSUED 11-5-05
 EXPIRES 11-15-23**

306. INSTALLED MEASURES TO CONTROL POLLUTANTS AFTER CONSTRUCTION COMPLETION.
 a. The permittee shall submit a plan to the permittee for the installation and maintenance of the following measures to control pollutants after construction completion:
 1. The permittee shall submit a plan to the permittee for the installation and maintenance of the following measures to control pollutants after construction completion:
 2. The permittee shall submit a plan to the permittee for the installation and maintenance of the following measures to control pollutants after construction completion:
 3. The permittee shall submit a plan to the permittee for the installation and maintenance of the following measures to control pollutants after construction completion:
 4. Final stabilization shall remain in place (permanent vegetation, and vegetated berms/banks).
 5. Installation of these devices may be subject to section 404 of the Act.
 b. The permittee shall be fully responsible for the installation and maintenance of these water management devices prior to final stabilization of the site and shall submit a plan to the permittee for the installation and maintenance of these devices.

 NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES DIVISION OF WETLANDS	SOIL EROSION AND SEDIMENT CONTROL PLANS REFUSE REMOVAL PROJECT TYBEE ISLAND, GEORGIA JOSEPH CHRISTIANSEN SAVANNAH, GEORGIA NOTES AND DETAILS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">DESIGNED</td> <td style="font-size: 8px;">DRAWN</td> <td style="font-size: 8px;">CHECKED</td> </tr> <tr> <td style="font-size: 8px;">---</td> <td style="font-size: 8px;">MAB</td> <td style="font-size: 8px;">---</td> </tr> <tr> <td colspan="3" style="font-size: 8px;">DATE : December 6, 2022</td> </tr> <tr> <td colspan="3" style="font-size: 8px;">JOB NO. ---</td> </tr> <tr> <td colspan="3" style="font-size: 8px;">SCALE: as shown</td> </tr> </table>	DESIGNED	DRAWN	CHECKED	---	MAB	---	DATE : December 6, 2022			JOB NO. ---			SCALE: as shown			 BOSWELL DESIGN SERVICES, INC. OFFICE : 4700 EAST HIGHWAY 80 Unit N, Suite 1 MAILING : 103 NASSAU DRIVE SAVANNAH, GEORGIA 31410 912 - 897 - 6932 LAHBOS@Bellsouth.net	REVISIONS <table border="1" style="width: 100%; height: 40px; border-collapse: collapse;"> <tr> <td style="width: 50px;"> </td> <td> </td> </tr> </table>		
DESIGNED	DRAWN	CHECKED																			
---	MAB	---																			
DATE : December 6, 2022																					
JOB NO. ---																					
SCALE: as shown																					
DRAWING NUMBER C-10 10 OF 12 SHEETS																					

Disturbed Area Stabilization (With Mulching Only) D-1



DESCRIPTION: This method is used to stabilize disturbed areas with mulch. The mulch is applied to the soil surface to prevent erosion and to provide a protective layer for the soil. The mulch is applied in a layer that is 2 to 4 inches thick. The mulch is applied to the soil surface in a layer that is 2 to 4 inches thick. The mulch is applied to the soil surface in a layer that is 2 to 4 inches thick.

PURPOSE:

- To prevent erosion
- To prevent sedimentation
- To control undesirable vegetation
- To control soil temperature
- To increase biological activity in the soil

REQUIREMENTS FOR RESOURCES:

- Mulch: 2 to 4 inches thick
- Water: 1000 gallons per 1000 sq. ft.
- Labor: 1 person per 1000 sq. ft.

PROCEDURES:

1. Prepare the soil surface by removing any debris and rocks.
2. Apply the mulch in a layer that is 2 to 4 inches thick.
3. Water the mulch with 1000 gallons of water per 1000 sq. ft.

APPLICABLE STANDARDS:

- 1. The mulch shall be applied in a layer that is 2 to 4 inches thick.
- 2. The mulch shall be watered with 1000 gallons of water per 1000 sq. ft.

Disturbed Area Stabilization (With Temporary Seeding) D-2



DESCRIPTION: This method is used to stabilize disturbed areas with temporary seeding. The seed is applied to the soil surface to provide a protective layer for the soil. The seed is applied in a layer that is 1/4 to 1/2 inch thick. The seed is applied to the soil surface in a layer that is 1/4 to 1/2 inch thick.

PURPOSE:

- To prevent erosion
- To prevent sedimentation
- To control undesirable vegetation
- To control soil temperature
- To increase biological activity in the soil

REQUIREMENTS FOR RESOURCES:

- Seed: 1/4 to 1/2 inch thick
- Water: 1000 gallons per 1000 sq. ft.
- Labor: 1 person per 1000 sq. ft.

PROCEDURES:

1. Prepare the soil surface by removing any debris and rocks.
2. Apply the seed in a layer that is 1/4 to 1/2 inch thick.
3. Water the seed with 1000 gallons of water per 1000 sq. ft.

APPLICABLE STANDARDS:

- 1. The seed shall be applied in a layer that is 1/4 to 1/2 inch thick.
- 2. The seed shall be watered with 1000 gallons of water per 1000 sq. ft.

CONTRACTOR'S

The contractor certifies that the work was completed in accordance with the specifications and standards of the Georgia Department of Transportation (DOT). The contractor certifies that the work was completed in accordance with the specifications and standards of the Georgia Department of Transportation (DOT).

COMPLETION DATE: 12/06/2022

PROJECT NO.: 12/06/2022

CONTRACT NO.: 12/06/2022

CONTRACTOR: BOSWELL DESIGN SERVICES, INC.

PROJECT LOCATION: TYBEE ISLAND, GEORGIA

PROJECT DESCRIPTION: SOIL EROSION AND SEDIMENT CONTROL PLANS

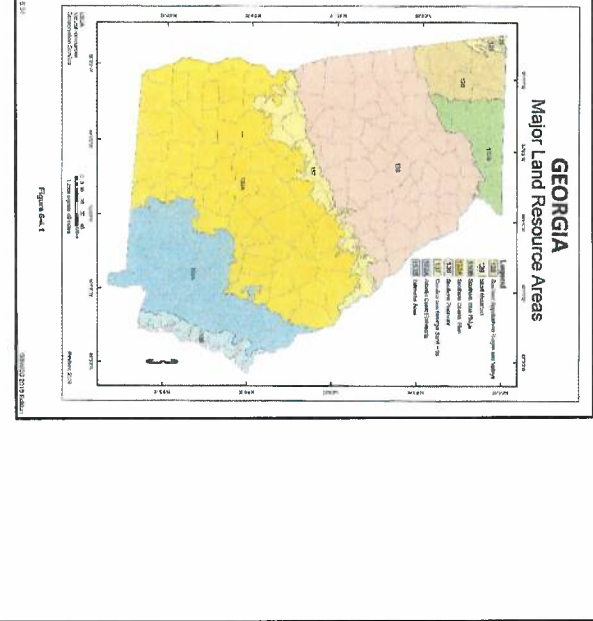
CONTRACTOR'S SIGNATURE: [Signature]

DATE: 12/06/2022

Species	Product Name	Rate	Remarks
GRASS	1000 lbs/acre	1000 lbs/acre	
LEGUMES	1000 lbs/acre	1000 lbs/acre	
WETLAND VEGETATION	1000 lbs/acre	1000 lbs/acre	

WETLAND AREA NOTE:

1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER PRIOR TO ANY LAND DISTURBANCE IN WETLAND OR WETLAND BUFFER AREAS.



WETLAND AREA NOTE:

1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER PRIOR TO ANY LAND DISTURBANCE IN WETLAND OR WETLAND BUFFER AREAS.

STREAM BUFFER ENCROACHMENT NOTES:

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCRoACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-ERUPt ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTLED VEGETATION OR WITHIN 25 FEET OF THE COASTAL WASHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DISTINGUISHING LINE. DISTURBING THE WETLANDS' WANDERS AND TRENDS.

SPECIAL CONSTRUCTION NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF SAID AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF SAID AGENCIES.

Disturbed Area Stabilization (Weed Prevention Vegetation)



DESCRIPTION:
This table lists the required vegetation for disturbed areas. The contractor shall install the vegetation as specified in the table. The vegetation shall be installed in a grid pattern with a spacing of 10 feet by 10 feet. The vegetation shall be installed in a grid pattern with a spacing of 10 feet by 10 feet.

CONTINGENCY:
The contractor shall provide a contingency of 10% for the vegetation. The contractor shall provide a contingency of 10% for the vegetation.

Table 624.1: Particle Requirements

TYPE OF PARTICLE	YEAR	MAXIMUM PERCENTAGE	MINIMUM PERCENTAGE
1. Coarse Sand	100%	100%	100%
2. Fine Sand	100%	100%	100%
3. Silt	100%	100%	100%
4. Clay	100%	100%	100%

WEED PREVENTION:
The contractor shall install a weed prevention system as specified in the table. The weed prevention system shall be installed in a grid pattern with a spacing of 10 feet by 10 feet. The weed prevention system shall be installed in a grid pattern with a spacing of 10 feet by 10 feet.

CONSTRUCTION:
The contractor shall install the vegetation as specified in the table. The contractor shall install the vegetation as specified in the table. The contractor shall install the vegetation as specified in the table.

MAINTENANCE:
The contractor shall maintain the vegetation as specified in the table. The contractor shall maintain the vegetation as specified in the table. The contractor shall maintain the vegetation as specified in the table.

INSPECTION:
The contractor shall inspect the vegetation as specified in the table. The contractor shall inspect the vegetation as specified in the table. The contractor shall inspect the vegetation as specified in the table.

REVISIONS:
The contractor shall revise the vegetation as specified in the table. The contractor shall revise the vegetation as specified in the table. The contractor shall revise the vegetation as specified in the table.

APPLY TO:
The contractor shall apply to the vegetation as specified in the table. The contractor shall apply to the vegetation as specified in the table. The contractor shall apply to the vegetation as specified in the table.

TABLE 624.2: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
1. Bare Soil	1. Bluegrass	1. 100%	1. Hand
2. Erosion	2. Fescue	2. 100%	2. Hand
3. Shaded	3. Clover	3. 100%	3. Hand

TABLE 624.3: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
4. Bare Soil	4. Bluegrass	4. 100%	4. Hand
5. Erosion	5. Fescue	5. 100%	5. Hand
6. Shaded	6. Clover	6. 100%	6. Hand

TABLE 624.4: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
7. Bare Soil	7. Bluegrass	7. 100%	7. Hand
8. Erosion	8. Fescue	8. 100%	8. Hand
9. Shaded	9. Clover	9. 100%	9. Hand

TABLE 624.5: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
10. Bare Soil	10. Bluegrass	10. 100%	10. Hand
11. Erosion	11. Fescue	11. 100%	11. Hand
12. Shaded	12. Clover	12. 100%	12. Hand

TABLE 624.6: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
13. Bare Soil	13. Bluegrass	13. 100%	13. Hand
14. Erosion	14. Fescue	14. 100%	14. Hand
15. Shaded	15. Clover	15. 100%	15. Hand

TABLE 624.7: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
16. Bare Soil	16. Bluegrass	16. 100%	16. Hand
17. Erosion	17. Fescue	17. 100%	17. Hand
18. Shaded	18. Clover	18. 100%	18. Hand

TABLE 624.8: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
19. Bare Soil	19. Bluegrass	19. 100%	19. Hand
20. Erosion	20. Fescue	20. 100%	20. Hand
21. Shaded	21. Clover	21. 100%	21. Hand

TABLE 624.9: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
22. Bare Soil	22. Bluegrass	22. 100%	22. Hand
23. Erosion	23. Fescue	23. 100%	23. Hand
24. Shaded	24. Clover	24. 100%	24. Hand

TABLE 624.10: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
25. Bare Soil	25. Bluegrass	25. 100%	25. Hand
26. Erosion	26. Fescue	26. 100%	26. Hand
27. Shaded	27. Clover	27. 100%	27. Hand

TABLE 624.11: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
28. Bare Soil	28. Bluegrass	28. 100%	28. Hand
29. Erosion	29. Fescue	29. 100%	29. Hand
30. Shaded	30. Clover	30. 100%	30. Hand

TABLE 624.12: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
31. Bare Soil	31. Bluegrass	31. 100%	31. Hand
32. Erosion	32. Fescue	32. 100%	32. Hand
33. Shaded	33. Clover	33. 100%	33. Hand

TABLE 624.13: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
34. Bare Soil	34. Bluegrass	34. 100%	34. Hand
35. Erosion	35. Fescue	35. 100%	35. Hand
36. Shaded	36. Clover	36. 100%	36. Hand

TABLE 624.14: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
37. Bare Soil	37. Bluegrass	37. 100%	37. Hand
38. Erosion	38. Fescue	38. 100%	38. Hand
39. Shaded	39. Clover	39. 100%	39. Hand

TABLE 624.15: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
40. Bare Soil	40. Bluegrass	40. 100%	40. Hand
41. Erosion	41. Fescue	41. 100%	41. Hand
42. Shaded	42. Clover	42. 100%	42. Hand

TABLE 624.16: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
43. Bare Soil	43. Bluegrass	43. 100%	43. Hand
44. Erosion	44. Fescue	44. 100%	44. Hand
45. Shaded	45. Clover	45. 100%	45. Hand

TABLE 624.17: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
46. Bare Soil	46. Bluegrass	46. 100%	46. Hand
47. Erosion	47. Fescue	47. 100%	47. Hand
48. Shaded	48. Clover	48. 100%	48. Hand

TABLE 624.18: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
49. Bare Soil	49. Bluegrass	49. 100%	49. Hand
50. Erosion	50. Fescue	50. 100%	50. Hand
51. Shaded	51. Clover	51. 100%	51. Hand

TABLE 624.19: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
52. Bare Soil	52. Bluegrass	52. 100%	52. Hand
53. Erosion	53. Fescue	53. 100%	53. Hand
54. Shaded	54. Clover	54. 100%	54. Hand

TABLE 624.20: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
55. Bare Soil	55. Bluegrass	55. 100%	55. Hand
56. Erosion	56. Fescue	56. 100%	56. Hand
57. Shaded	57. Clover	57. 100%	57. Hand

TABLE 624.21: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
58. Bare Soil	58. Bluegrass	58. 100%	58. Hand
59. Erosion	59. Fescue	59. 100%	59. Hand
60. Shaded	60. Clover	60. 100%	60. Hand

TABLE 624.22: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
61. Bare Soil	61. Bluegrass	61. 100%	61. Hand
62. Erosion	62. Fescue	62. 100%	62. Hand
63. Shaded	63. Clover	63. 100%	63. Hand

TABLE 624.23: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
64. Bare Soil	64. Bluegrass	64. 100%	64. Hand
65. Erosion	65. Fescue	65. 100%	65. Hand
66. Shaded	66. Clover	66. 100%	66. Hand

TABLE 624.24: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
67. Bare Soil	67. Bluegrass	67. 100%	67. Hand
68. Erosion	68. Fescue	68. 100%	68. Hand
69. Shaded	69. Clover	69. 100%	69. Hand

TABLE 624.25: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
70. Bare Soil	70. Bluegrass	70. 100%	70. Hand
71. Erosion	71. Fescue	71. 100%	71. Hand
72. Shaded	72. Clover	72. 100%	72. Hand

TABLE 624.26: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
73. Bare Soil	73. Bluegrass	73. 100%	73. Hand
74. Erosion	74. Fescue	74. 100%	74. Hand
75. Shaded	75. Clover	75. 100%	75. Hand

TABLE 624.27: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
76. Bare Soil	76. Bluegrass	76. 100%	76. Hand
77. Erosion	77. Fescue	77. 100%	77. Hand
78. Shaded	78. Clover	78. 100%	78. Hand

TABLE 624.28: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
79. Bare Soil	79. Bluegrass	79. 100%	79. Hand
80. Erosion	80. Fescue	80. 100%	80. Hand
81. Shaded	81. Clover	81. 100%	81. Hand

TABLE 624.29: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
82. Bare Soil	82. Bluegrass	82. 100%	82. Hand
83. Erosion	83. Fescue	83. 100%	83. Hand
84. Shaded	84. Clover	84. 100%	84. Hand

TABLE 624.30: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
85. Bare Soil	85. Bluegrass	85. 100%	85. Hand
86. Erosion	86. Fescue	86. 100%	86. Hand
87. Shaded	87. Clover	87. 100%	87. Hand

TABLE 624.31: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
88. Bare Soil	88. Bluegrass	88. 100%	88. Hand
89. Erosion	89. Fescue	89. 100%	89. Hand
90. Shaded	90. Clover	90. 100%	90. Hand

TABLE 624.32: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
91. Bare Soil	91. Bluegrass	91. 100%	91. Hand
92. Erosion	92. Fescue	92. 100%	92. Hand
93. Shaded	93. Clover	93. 100%	93. Hand

TABLE 624.33: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
94. Bare Soil	94. Bluegrass	94. 100%	94. Hand
95. Erosion	95. Fescue	95. 100%	95. Hand
96. Shaded	96. Clover	96. 100%	96. Hand

TABLE 624.34: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
97. Bare Soil	97. Bluegrass	97. 100%	97. Hand
98. Erosion	98. Fescue	98. 100%	98. Hand
99. Shaded	99. Clover	99. 100%	99. Hand

TABLE 624.35: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
100. Bare Soil	100. Bluegrass	100. 100%	100. Hand
101. Erosion	101. Fescue	101. 100%	101. Hand
102. Shaded	102. Clover	102. 100%	102. Hand

TABLE 624.36: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
103. Bare Soil	103. Bluegrass	103. 100%	103. Hand
104. Erosion	104. Fescue	104. 100%	104. Hand
105. Shaded	105. Clover	105. 100%	105. Hand

TABLE 624.37: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
106. Bare Soil	106. Bluegrass	106. 100%	106. Hand
107. Erosion	107. Fescue	107. 100%	107. Hand
108. Shaded	108. Clover	108. 100%	108. Hand

TABLE 624.38: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
109. Bare Soil	109. Bluegrass	109. 100%	109. Hand
110. Erosion	110. Fescue	110. 100%	110. Hand
111. Shaded	111. Clover	111. 100%	111. Hand

TABLE 624.39: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
112. Bare Soil	112. Bluegrass	112. 100%	112. Hand
113. Erosion	113. Fescue	113. 100%	113. Hand
114. Shaded	114. Clover	114. 100%	114. Hand

TABLE 624.40: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
115. Bare Soil	115. Bluegrass	115. 100%	115. Hand
116. Erosion	116. Fescue	116. 100%	116. Hand
117. Shaded	117. Clover	117. 100%	117. Hand

TABLE 624.41: Disturbed Areas and Ground Covers for Permanent Cover

Disturbed Area	Ground Cover	Planting Rate	Planting Method
118. Bare Soil	118. Bluegrass	118. 100%	118. Hand
119. Erosion	119. Fescue	119. 100%	119. Hand
120. Shaded	120. Clover		



STAFF REPORT

PLANNING COMMISSION MEETING: December 19, 2022

CITY COUNCIL MEETING: January 12, 2023

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 7, Tree removal regulations.

PROPOSAL: This proposal will eliminate the marsh from being counted for purposes of calculating the number of required trees per parcel.

ANALYSIS: The current ordinance requires parcels to have a minimum of three trees per 4500 square feet. This amendment will eliminate the calculation of marshlands in this determination. There are many lots on Tybee that have more square footage of marsh than they have upland and this can create a situation that required more trees to be planted on the upland than the lot can support.

STAFF FINDING

Staff recommends approval.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Amendment



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

Item #5.

Page 1 of 3

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] _____ 11-9-2022 _____
 Signature of Applicant Date

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

Text Amed: Sec. 7-050 - Tree removal requirements.

City Official _____

Date _____

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>Y N</u>	5-110 (A)	The existing land use pattern;
<u>Y 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>N</u>	5-110 (D)	Whether changed or changing conditions make the passage of the proposed amendment reasonable;
<u>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>N</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>N</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>N</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

11-9-22
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 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 11-9-22

Sec. 7-050. - Tree removal requirements.

(A) Under the limits and conditions set forth below, trees may be removed from a lot or parcel provided that a minimum density of three trees per each 4,500 square feet of **upland** area is maintained. **As used here upland means the portion of the parcel that is landward of the GA DNR marsh delineation line.**

(B) Except as provided in [section 7-060](#) no significant tree shall be removed from any vacant lot, undeveloped parcel, or public right-of-way within the city.

(C) If the siting of a building footprint, the associated driveway, and parking areas require the removal of trees to a density less than that stated in subsection (A) [of this section], the city manager or designated city representative may issue a permit to remove trees to a density below this standard under the following conditions:

1. The applicant must show that, within the applicable setback limitations, no locations for building footprints and driveway/parking exist that comply with the density requirement above.
2. Removal of trees shall be limited to either the fewest number or the least total DBH necessary for siting of the building and the least destructive configuration of driveway/parking.
3. Following construction, trees shall be re-planted on the lot/parcel to establish the minimum density as stated in subsection (A) [of this section]. Such planting shall be in accordance with the standards set forth in [section 7-090](#).

(D) No trees shall be removed from the DNR marsh setback line. Trees in the marsh setback may not be counted as "remaining trees" for mitigation purposes.

Item #5.



Find an Address, PIN, or Owner



-80.8418 32.010 Degrees



21A