



AGENDA
PLANNING COMMISSION
December 21, 2020 at 7:00 PM

Call to Order

Consideration of Minutes

1. NOVEMBER 16, 2020 PLANNING MINUTES

Disclosures and Recusals

Old Business

New Business

2. Variance: requesting to go over required 35 foot height ordinance -1801 Chatham Avenue – 40009 13006 – Zone R-2 – Walt Freeman.

Adjournment

Standing Items

Adjournment

PLANNING COMMISSION

Demery Bishop
 Ron Bossick
 Charles Matlock
 Elaine T. McGruder
 David McNaughton
 J. Whitley Reynolds
 Alan Robertson



CITY MANAGER
 Shawn Gillen

COMMUNITY DEVELOPMENT DIRECTOR
 George Shaw

CITY ATTORNEY
 Edward M. Hughes

**Planning Commission Meeting
 MINUTES
 November 16, 2020**

Chair Bishop called the November 16, 2020 Tybee Island Planning Commission meeting to order. Commissioners present were **Charles Matlock, Elaine T. McGruder, Alan Robertson, Vice Chair Ron Bossick** and **David McNaughton**. **J. Whitley Reynolds** was absent.

Consideration of Minutes:

Chair Demery Bishop asked for consideration of the October 19, 2020 minutes. **Vice Chair Ron Bossick** made a motion to approve. **Commissioner Matlock** seconded. The vote to approve was unanimous.

Disclosures/Recusals:

Chair Demery Bishop asked if there were any Disclosures or Recusals. There were none.

Old Business:**New Business:**

1. Subdivision of land: requesting to split one lot into two lots for residential houses – Lot 10 Ocean View Court – 40003 10011 – David E. Lane.

George Shaw stated the applicant would like to divide the one lot into two lots for two single family homes. He also stated the drainage has been approved by the City Engineer. And water and sewer are nearby. Staff recommends approval. **Commissioner Matlock** asked if the parking meters were in the right of way or on the said property. **George Shaw** stated when the meters were put in years ago they did not have a survey, so the City would have to move them at some point. **Vice Chair Bossick** asked George Shaw if the access road on the survey is on the applicant's property. He also stated it looks like the five foot pedestrian access easement is in the drainage easement. **George Shaw** stated those would have to be addressed by the applicant. **Terry Coleman** of Coleman and Company in Savannah Georgia approached the Planning Commission and stated he is the designer for the applicant David Lane. He stated the access road on the survey was built on this applicant's property and will have to be moved north. The five foot pedestrian access easement that is in the drainage easement can be adjusted before the plat is recorded. **Vice Chair Bossick** asked if the system they are going to connect to the City's system will have the capacity to handle the two lots. **Terry Coleman** stated it does meet the City's requirements. **Vice Chair Bossick** asked George Shaw if the City looked into the amount being added. **George Shaw** stated the City Engineer Peter Gulbranson reviewed it as well and is comfortable with the design. **David Lane** who lives at 2 Penny Feather Lane, Savannah, approached the Planning Commission. **Commissioner**

McGruder asked David Lane if he is going to build on the lots for himself or will he sell them. And is he aware of the tree ordinance. **David Lane** stated he is going to build for his self on the two lots and he will follow the tree ordinance requirements when he goes to build. **Commissioner McGruder** made a motion to approve. **Commissioner Matlock** seconded. The vote to approve was unanimous.

Discussions:

Adjournment: 7:30pm

Lisa L. Schaaf

PLANNING COMMISSION

Demery Bishop
Ron Bossick
Charles Matlock
Elaine T. McGruder
David McNaughton
J. Whitley Reynolds
Alan Robertson



CITY MANAGER
Shawn Gillen

COMMUNITY DEVELOPMENT DIRECTOR
George Shaw

CITY ATTORNEY
Edward M. Hughes

**Planning Commission Meeting
AGENDA**

December 21, 2020 – 7:00 p.m.

For City Council Meeting January 14, 2021 – 7:00 p.m.

A Call to order:

B. Consideration of Minutes:

1. Minutes of November 16, 2020

C. Disclosures/Recusals:

D. Old Business:

E. New Business:

1. **Variance: requesting to go over required 35 foot height ordinance -1801 Chatham Avenue – 40009 13006 – Zone R-2 – Walt Freeman.**

F. Discussions:

Adjournment:

Lisa L. Schaaf

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact Jan LeViner at 912.472.5080 promptly to allow the City to make reasonable accommodations for those persons.

PLANNING COMMISSION

Demery Bishop
 Ron Bossick
 Charles Matlock
 Elaine T. McGruder
 David McNaughton
 J. Whitley Reynolds
 Alan Robertson



CITY MANAGER
 Shawn Gillen

COMMUNITY DEVELOPMENT DIRECTOR
 George Shaw

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 Edward M. Hughes

Planning Commission Meeting MINUTES November 16, 2020

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Discussions:

Adjournment: 7:30pm

Lisa L. Schaaf

DRAFT



STAFF REPORT

PLANNING COMMISSION MEETING: December 21, 2020

CITY COUNCIL MEETING: January 14, 2020

LOCATION: 1801 Chatham Ave.

PIN: 40009-13006

APPLICANT: Walt Freeman

OWNER: Walt Freeman

EXISTING USE: Single family home

PROPOSED USE: Same

ZONING: R-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Back River Neighborhood

APPLICATION: Height Variance

PROPOSAL: The applicant is requesting a variance to elevate the home 5.75 feet above the permitted height of 35 feet.

ANALYSIS: The home is in the AE-11 flood zone. The current finished floor elevation is 8.29 feet. To meet Tybee flood code the home would have to be elevated to 12 feet above mean sea level. That would require the home to be elevated 3.7 feet. The peak of the roof is currently at 31.9 feet. To bring the home into compliance with the flood ordinance the home would need a variance of 0.6 inches. The applicant is requesting to elevate the home approximately 9 feet.

Variance standards require that the applicant meet the following conditions:

- (1) That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, or considerations related to the environment or the safety, or to historical significance, that is peculiar to the particular property; and,
- (2) That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of this Land Development Code, without undue hardship to the property.
- (3) A nonconforming use or structure does not constitute a unique physical circumstance, condition, or consideration.

I believe that a variance could be granted to elevate the home to meet our flood ordinance. Any elevation beyond the 3.7 feet required to bring the home into flood compliance is superfluous and not accordance with our codes. The lot is fully developed with a large home and an accessory structure. The lot is very large with plenty of room for parking.

The Comprehensive Plan describes the Inland Cottage Neighborhood as follows:

This character area describes the traditional neighborhood along the west side of Butler, which contains narrow, tree-lined streets laid out in a grid pattern. The area is varied in land use as it contains permanent residential properties, multi-family homes, rental properties, parks, low-impact commercial establishments, and public buildings.

<i>Comprehensive Plan – Community Character Area The Inland Cottage Neighborhood Sec. 1.2.6</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	New development, redevelopment, and restoration should be consistent with the existing character of the area in terms of mass, scale, use and density	N
2.	Permit only compatible uses including low density residential, public/institutional, and low impact commercial	Y
3.	Develop and implement design and architectural standards	N/A
4.	Implement streetscape improvement to improve the pedestrian/bicycle environment and encourage safety and mobility	N/A
5.	Historic structures in this area should be restored and/or preserved whenever possible	Y
6.	The City should provide appropriate incentives for historic restoration projects	N/A
7.		

STAFF FINDING

The variance as requested goes beyond what our ordinance would allow. Staff could support a variance of 0.6 inches to elevate the home above the flood zone with one foot of freeboard but cannot support any variance beyond this.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Variance application (5 pages)
- B. Survey (1 page)
- C. Site Plan (1 page)
- D. SAGIS map (1 page)

Fee
Commercial \$500
Residential \$200



Item #2.

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

Applicant: Walt Freeman R-2 / AE 11'

Telephone #: 9125081711 Email Address: walterjfreeman@gmail.com

Mailing Address 1801 Chatham Ave Tybee Island Ga

*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): _____

1801 Chatham Ave Tybee Island Ga 31328

Tax Map/Parcel ID#: 40009 13006 Current Zoning: R2

Existing use of Property: Primary Residence

Proposed use of Property: Primary Residence

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

Not that I am 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.

I dont believe so the home id raied would be lower than the House directly to the South of me.

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

The requested variance is intended to raise the home above flood elevation by at least 2 feet which is what Fema Requires when given a lifting grant. We would like to request and additional one foot and 6 inches over FEMA recommendation in order to allow room for a garage under the home. The elavation would by at 15.6 feet above sea level with the Height of the Structure being 40 Feet and nine and three quarters of an inch tall. See Attached Drawing

Due to the nature of this request the petitioner is applying for this request to be approved without the items in section 5-090 applying to the setback criteria. Petitioner request that no additional sectbacks be applied to the the front, rear or side setbacks with the height limit going over 35 feet since the height limit is only being requested to bring the home into flood compliance and a reasonable request is being made due to the cost of raising the home. Due to the size of this parcel the additional setbacks mentioed would greatly diminish the value of the land and place an undue hardship on the owner.

The provision would relate to hardship of the Home being in a flood zone and having such a tall roof making it impossible to lift the home above flood without going over 35 feet.

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 land is unique in that it is one of the oldest properties on the island being built in 1903 on Founders row. The orginal Homes roof pitch is quite tall making the home lifting process staying below 35 feet impossible.

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.

Yes. Due to the low elevation of the Land and the Height of the Roof staying below 35 feet would be impossible in order to lift above flood. The cost to Lift the home is substantial and only is feasible by allowing room for the garage.

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

The condition is not ordinary in the age of the home and the height of the original roof requiring the to go above 35 feet in order to go above flood.

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.

The conditon is created by the Tybee Island Land Development code and not by the owner.

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 the variance does not conflict with section 26-70

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

Yes. The variance in the Min variance that will make is possible for Reasonable use of the land.

Adjacent Property Owners

Please list all current owners of properties located immediately adjacent to or directly across the street from the subject property. This information may be obtained from the Chatham County Tax Assessor's office (912) 652-7271 or by using the website at www.boa.chathamcounty.org The accuracy and completeness of this information shall be the responsibility of the applicant.

Property owners name and mailing address:

1803
Chatham

1. Helen Downing 912-596-0879 One House south

1713
Chatham

2. Erica Wilson 912-429-1076 One House North

107
18th

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

21. _____

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: <u>Would like to Be raised above Flood and Allow room for a garage. In order to be raised above flood the home must go above 35 feet due to the Low elvation of the Lot and high pitch of the roof</u>
5-040 (D) (3) 5-090 (A) (1)	A survey of the property signed and stamped by a State of Georgia certified land surveyor. That there are unique physical circumstances or conditions beyond that of surrounding properties, including: ___ irregularity; ___ narrowness; or, ___ shallowness of the lot shape; or, <u>x</u> 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.

Walt Freeman _____ 11/22/2020 _____
 Signature of Applicant 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 Walt Freeman Date 11/22/2020

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

STAFF USE ONLY

Date received: 11/30/2020 Received by: [Signature]
Fee Amount \$ 200.00 Check Number 7823 Date 11/30/2020

PUBLIC HEARING DATES:

Planning Commission 12/21/2020 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 X _____

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

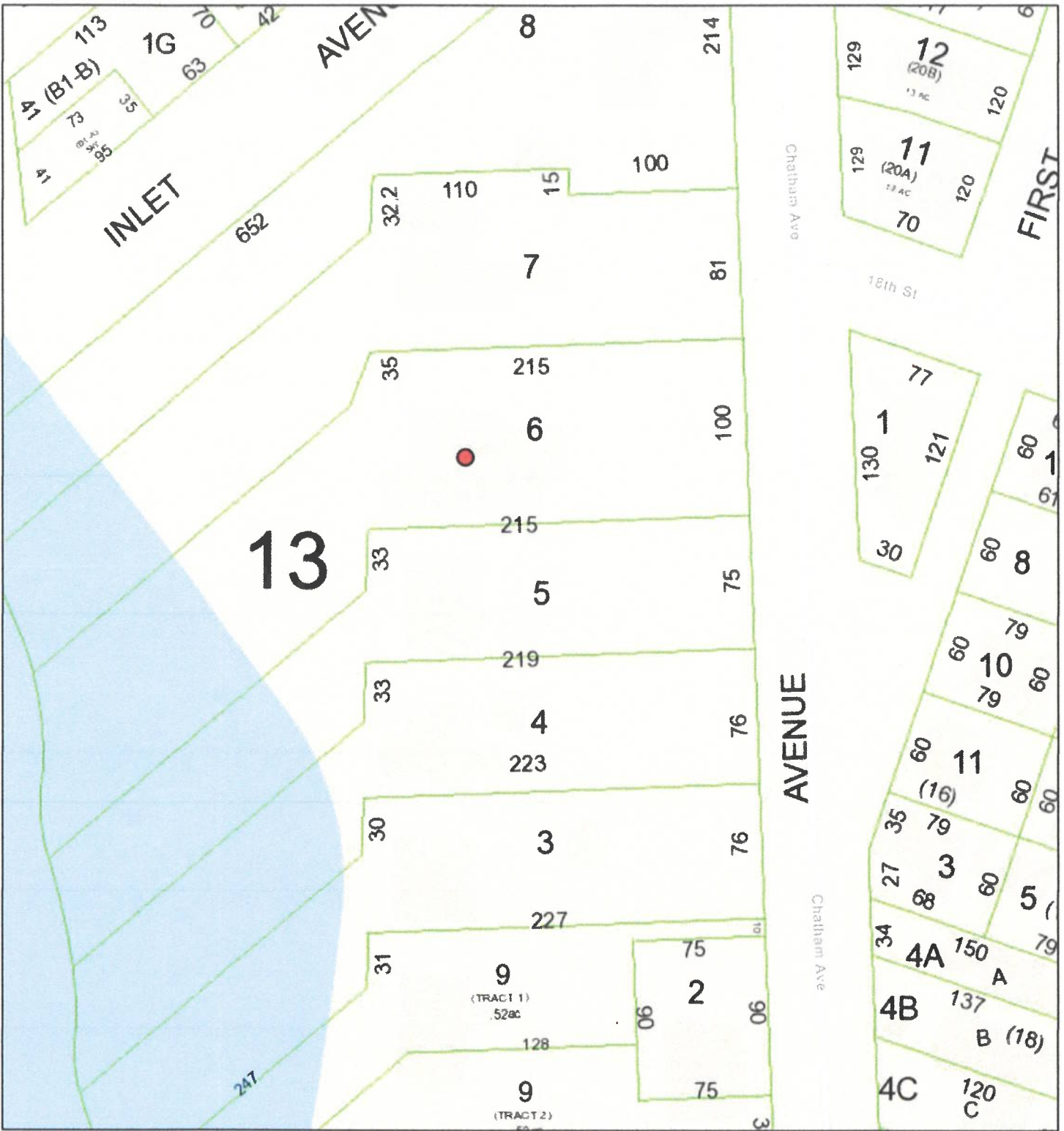
NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS OF \$250.00 OR MORE	GIFTS OF \$250.00 OR MORE	DATE OF CONTRIBUTION

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 Walt Freeman

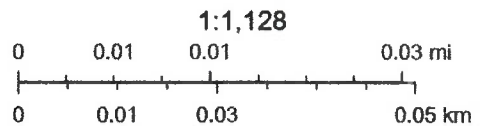
Printed Name Walt Freeman

Date 11/20/2020



12/1/2020, 8:19:35 AM

Property Boundaries (Parcels)



PARID: 40009 13006

MILLER PAUL M.

1801 CHATHAM AVE

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
FREEMAN WALTER JEFFERSON			101 BUTLER AVENUE UNIT H TYBEE ISLAND GA 31328

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
MILLER PAUL M.		1801 CHATHAM AVENUE		TYBEE ISLAND	GA	31328

Parcel

Status	ACTIVE
Parcel ID	40009 13006
Category Code	RES - Residential
Bill #	2996207
Address	1801 CHATHAM AVE
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20189.00 - T189 TYBEE BACK RIVR
Total Units	
Zoning	R-2
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LOT E RESUB INLET LOTS 19, 20 & A WARD 6 SAVANNAH BEACH
Deed Book	1800
Deed Page	0117

Permits

Permit #	Permit Date	Status	Type	Amount
150185-4	04/09/2015	Complete	RF - ROOF	\$20,000.00
100165-3	04/06/2010	Complete	EL - ELECTRIC	\$2,200.00
090245-1	05/20/2009	Complete	-	\$8,000.00
090196-2	04/20/2009	Complete	GM - GENERAL MAINT.	\$5,000.00

Inspection

Inspection Date	Reviewer ID
03/19/2019	KMMORENO
02/04/2016	MWTHOMAS
10/22/2013	MWTHOMAS
04/28/2010	LESTEPH
05/15/2007	MWTHOMAS

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2020	822,800	291,600	1,114,400	
2019	822,800	291,600	1,114,400	
2018	822,800	217,700	1,040,500	
2017	822,800	217,700	1,040,500	
2016	822,800	217,700	1,040,500	
2015	750,000	200,000	950,000	
2014	750,000	200,000	950,000	
2013	750,000	200,000	950,000	
2012	960,800	225,700	1,186,500	
2011	1,607,000	193,000	1,800,000	

Sales

Sale Date	Sale Price	Sale Validity	Instrument Book - Page	Grantor	Grantee
10/15/2020	1,600,000	Q	LD 2106 - 0533	MILLER PAUL M.	FREEMAN WALTER JEFFERSON
12/17/2019	1,230,000	U	1800 - 0117	LEWIS CAROL SMITH	MILLER PAUL M.
08/03/2004	840,000	U	WD 273X - 315	LEWIS & STONE CAROL & HE	LEWIS MARY L & CAROL S
06/24/2004	0	U	NA 271U - 0302	LYNAH HELEN ROWLAND	LEWIS & STONE MARY L & HE
06/05/2001	0	U	NA 224I - 06114	GAY EDGAR L T	LYNAH HELEN R

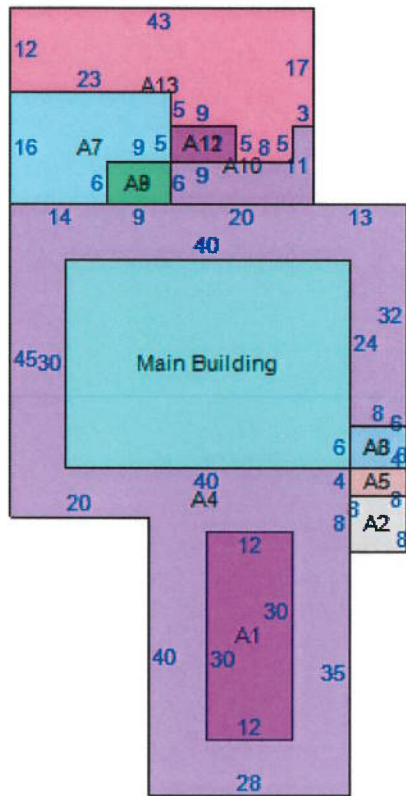
Land

Line Number	1
Land Type	U - UNIT
Land Code	116 - RIVER/DIRECT ACCESS
Square Feet	
Acres	
Influence Factor 1	10
Influence Reason 1	
Influence Factor 2	

Influence Reason 2

Residential Building

Card #	1
Actual Year Built	1900
Effective Year Built	1980
Type	1 - Single Family Residence
Style/Stories	2 - TWO STORY
Percent Complete	100
Quality	400
Condition	AV - AVERAGE
Living Area	3,296
Basement Area	0
Finished Basement Area	No
Bedrooms	4
Full / Half Baths	3 / 0



Item	Area
Main Building	1200
A1 - 100/100:100- LIVING SPACE/100- LIVING SPACE	360
A10 - 903:903-Wood Deck (SF)	135

Item #2.

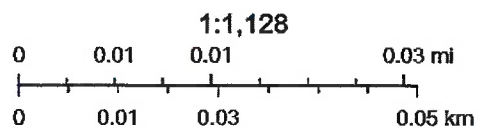
A11 - 903:903-Wood Deck (SF)	45
A12 - 901:901-Open Slab Porch (SF)	45
A13 - 901:901-Open Slab Porch (SF)	656
A2 - 100/100:100- LIVING SPACE/100- LIVING SPACE	64
A3 - 100:100- LIVING SPACE	48
A4 - 904/904:904-Slab Porch (SF) with Roof/904-Slab Porch (SF) with Roof	2336
A5 - 904/904:904-Slab Porch (SF) with Roof/904-Slab Porch (SF) with Roof	32
A6 - 904:904-Slab Porch (SF) with Roof	48
A7 - 904/904:904-Slab Porch (SF) with Roof/904-Slab Porch (SF) with Roof	314
A8 - 904:904-Slab Porch (SF) with Roof	54
A9 - 903:903-Wood Deck (SF)	54





12/1/2020, 8:20:59 AM

 Property Boundaries (Parcels)



SAGIS

- SURVEYOR'S NOTES**
1. THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM. THE CONTOUR INTERVAL IS 1 FOOT.
 2. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 3. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0326G, REVISED 08/16/2018, A PORTION OF THIS PROPERTY LIES IN ZONE X 500 & ZONE AE 11, A 100 YEAR FLOOD HAZARD AREA.
 4. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
 5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 6. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 7. THE PARENT TRACT TAX PARCEL NUMBER OF THIS PROPERTY IS 4-0009-13-006

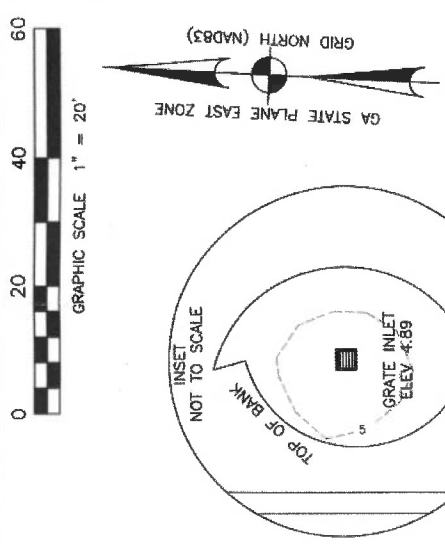
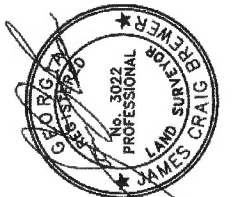
- LEGEND**
- IRON ROD FOUND
 - CONCRETE MARKER FOUND
 - POWER POLE
 - CLEAN OUT
 - GRATE INLET
 - WATER METER
 - SIGN
 - HVAC EQUIPMENT
 - CONCRETE POST

- REFERENCES**
1. PB. B PG. 234
 2. DB. 237X PG. 315
 3. DB. 1800 PG. 315

4-0009-13-007
 NOW OR FORMERLY
 ERICA L. WILSON
 1713 CHATHAM AVENUE
 DB. 320F PG. 0711

4-0009-13-005
 NOW OR FORMERLY
 TYBEE PROPERTIES LLC
 1803 CHATHAM AVENUE
 DB. 327L PG. 0441

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



BREWER LANDSURVEYING
 604 U.S. Highway 80 W
 Pooler, GA 31322
 info@brewersurvey.com
 Phone (912) 856-2205
 www.BrewerSurvey.com
 LSF # 1095

WALT FREEMAN
 PREPARED FOR:
 A TOPOGRAPHIC SURVEY OF
 LOT E, A RESUBDIVISION OF INLET LOTS 19, 20, WARD 6
 TYBEE ISLAND, CHATHAM COUNTY, GA

PROJECT #	200158
FIELD DATE	02/27/2020
PLAT DATE	03/05/2020
LAST REVISED	11/28/2020
CHECKED BY	JCB
SCALE	1" = 20'
SHEET	1 OF 1

EQUIPMENT USED: TOTAL STATION
 ANGULAR ERROR = 2" PER
 ADJUSTED BY: COMPASS RULE
 PLAT CLOSURE = 1/175.452
 FIELD CLOSURE = 1/31.850

