



**CITY OF TYBEE ISLAND
AGENDA
PLANNING COMMISSION
June 17, 2019 at 7:00 PM**

Call to Order

Consideration of Minutes

Disclosures and Recusals

Old Business

New Business

- 1 SUBDIVISION OF LAND: REQUESTING TO DIVIDE PROPERTY BACK INTO 3 SINGLE-FAMILY LOTS- 109 JONES AVE- THOMAS A. SMITH

Adjournment

- 2 DISCUSSION ITEM

- 3 DISCUSSION ITEMS

Standing Items

Adjournment

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.



STAFF REPORT

PLANNING COMMISSION MEETING: June 17, 2019

CITY COUNCIL MEETING: July 11, 2019

LOCATION: 109 Jones Ave.

APPLICANT: Thomas A. Smith III

PIN: 4-0003-13-021

OWNER: Thomas A. Smith III

EXISTING USE: One single family dwelling lot
lots

PROPOSED USE: Three single family dwelling

ZONING: R-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Inland Cottage Neighborhood

APPLICATION: Minor subdivision plat approval (Sec. 5-140)

PROPOSAL: The applicant is requesting minor subdivision approval for a three lot subdivision off of Jones Ave.. Each lot will have public road frontage.

ANALYSIS: This subdivision would create three lots of a size that meet the requirements of the R-2 zoning district. The will both have sufficient access and be served by City water and sewer service. These lots existed in the past but had been combined years ago.

Inland Cottage Neighborhood: This traditional neighborhood west of Butler consists of R-2, NG, P-C zoning characterized by a grid of narrow, tree lined streets. Housing includes permanent residences and rental homes, along with multifamily. Both traditional historic cottages and large new residential homes are found here. Other uses include low density commercial and grocery, public/government buildings, and parks.

<i>Comprehensive Plan – Community Character Area Inland Cottage Neighborhood – Section 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 existing character of the area in terms of mass, scale, use and density.	Y
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.	Historic structures should be restored and/or preserved whenever possible.	N/A
5.	The City should provide appropriate incentives for historic restoration projects.	N/A
6.	Implement streetscape improvement to improve the pedestrian/bicycle environment and encourage safety and mobility.	N/A

STAFF FINDING

This subdivision plat meets all requirements for a minor subdivision.

This Staff Report was prepared by George Shaw.



"Recording"
Fee

CITY OF TYBEE ISLAND
SUBDIVISION OF LAND APPLICATION

Applicant's Name Thomas A. Smith, III

Address and location of subject property 109 Jones Ave

PIN 40003 13 021 Applicant's Telephone Number 912 667 2017

Applicant's Mailing Address 216 EAST Point DR. SAV Ga 31410

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

Owner Petitions to divide 109 Jones BACK into 3 single family lots

Property Owner's Name Thom A. Smith III Telephone Number 912 667 2017

Property Owner's Address 216 EAST Point Dr. SAV Ga 31410

Is Applicant the Property Owner? Yes No

If Applicant is the Property Owner, Proof of Ownership is attached: Yes 40003-13-021

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

Current Zoning of Property (2) Residential Lots Current Use Residential

R-2
AE 9'

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

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

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

Disclosure of Campaign Contributions form attachment hereto: N/A Yes

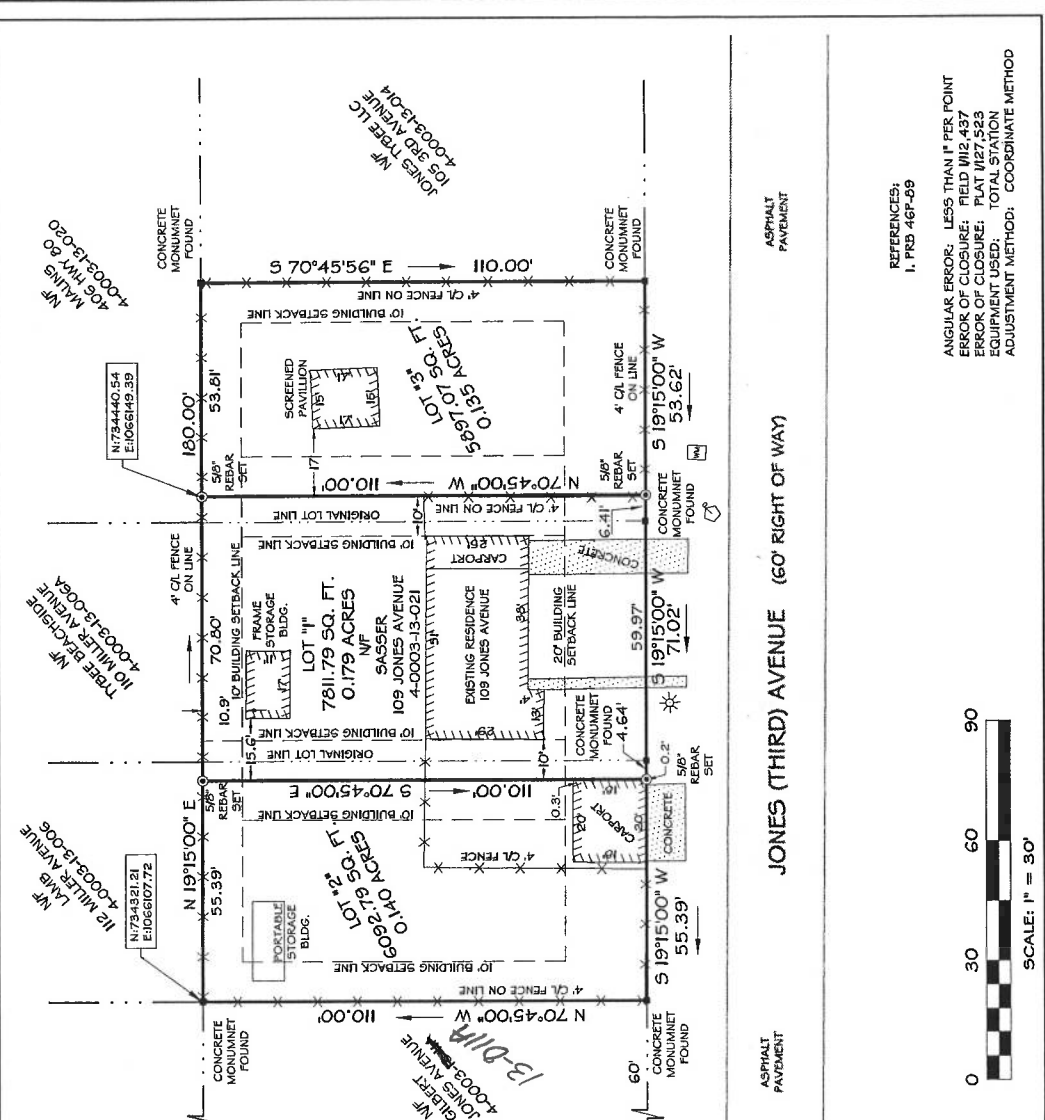
Thomas A. Smith III 5-22-19
Signature of Applicant Date

NOTE: Other specific data is required for each type of Subdivision of Land.

Fee Amount \$ _____ Check Number _____ Date _____

City Official _____

FEE
_____ MAJOR SUBDIVISION \$500
_____ MINOR SUBDIVISION \$125



PLAT: 05/13/2019
 FIELD: 04/30/2019
 REVISION DATE:

PREPARED FOR
 TOM SMITH
 216 EAST POINT DRIVE
 SAVANNAH, GEORGIA

RECOMBINATION SURVEY
 LOTS A, B AND C, BEING A
 COMBINATION OF ORIGINAL TYPE
 LOTS 90, 91 AND 92 KNOW AS
 109 JONES AVENUE, LYING AN
 BEING IN THE CITY TYPE, WARD 1,
 CHATHAM COUNTY, GEORGIA



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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.

GEORGE M. FERREIRA, RLS #2607
 DATE: 5/17/2019

MITR
 GPS/GIS/SURVEY
 374 EASTRIDGE DRIVE,
 SAVANNAH, GEORGIA
 PHONE: 912-354-4145
 FAX: 912-354-6560
 MITS74@COMCAST.NET

THIS BOX RESERVED FOR THE CLERK
 OF THE SUPERIOR COURT

APPROVED BY PLANNING AND ZONING MANAGER
 GEORGE SHAWE

DATE _____

PLAT NORTH
 SEE REF. # 1

GENERAL NOTES:
 1. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C02191214G, REVISED AUGUST 16, 2016, THIS PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE "AE-S").
 2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, NOT DISCOVERED DURING THIS SURVEY OR BY TITLE EXAMINATION. THIS SURVEY WAS CONDUCTED, PREPARED AND ISSUED WITHOUT BENEFIT OF ANY TITLE EXAMINATION.
 3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
 4. THIS SURVEY IS VALID WITHOUT ORIGINAL SIGNATURE. DECLARATION IS MADE ON THE DATE INDICATED AND TO THE PERSON OR ENTITY SHOWN. SURVEY IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, ENTITIES, INSTITUTIONS OR SUBSEQUENT OWNERS.
 5. NO WETLAND OR ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED ON THIS PLAT.
 6. UNDERGROUND FEATURES ARE LOCATED IN THE FIELD WHERE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND FEATURES ARE SHOWN.
 7. ALL DISTANCES ARE MEASURED FROM THE CENTER OF THE CURVE UNLESS OTHERWISE SHOWN.
 8. ALL DISTANCES ARE MEASURED FROM PLATS AND/OR DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
 9. HORIZONTAL DATUM = GEORGIA STATE PLANE (EAST ZONE NAD83)
 10. ANY VERTICAL INFORMATION SHOWN INDICATED ON THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
 11. THE TERM "CERTIFICATION" AS USED IN RULE "150-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. SECTION 15-6-67, DOES NOT IMPLY A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED, SHOW TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.

REFERENCES:
 1. PLS 461-69

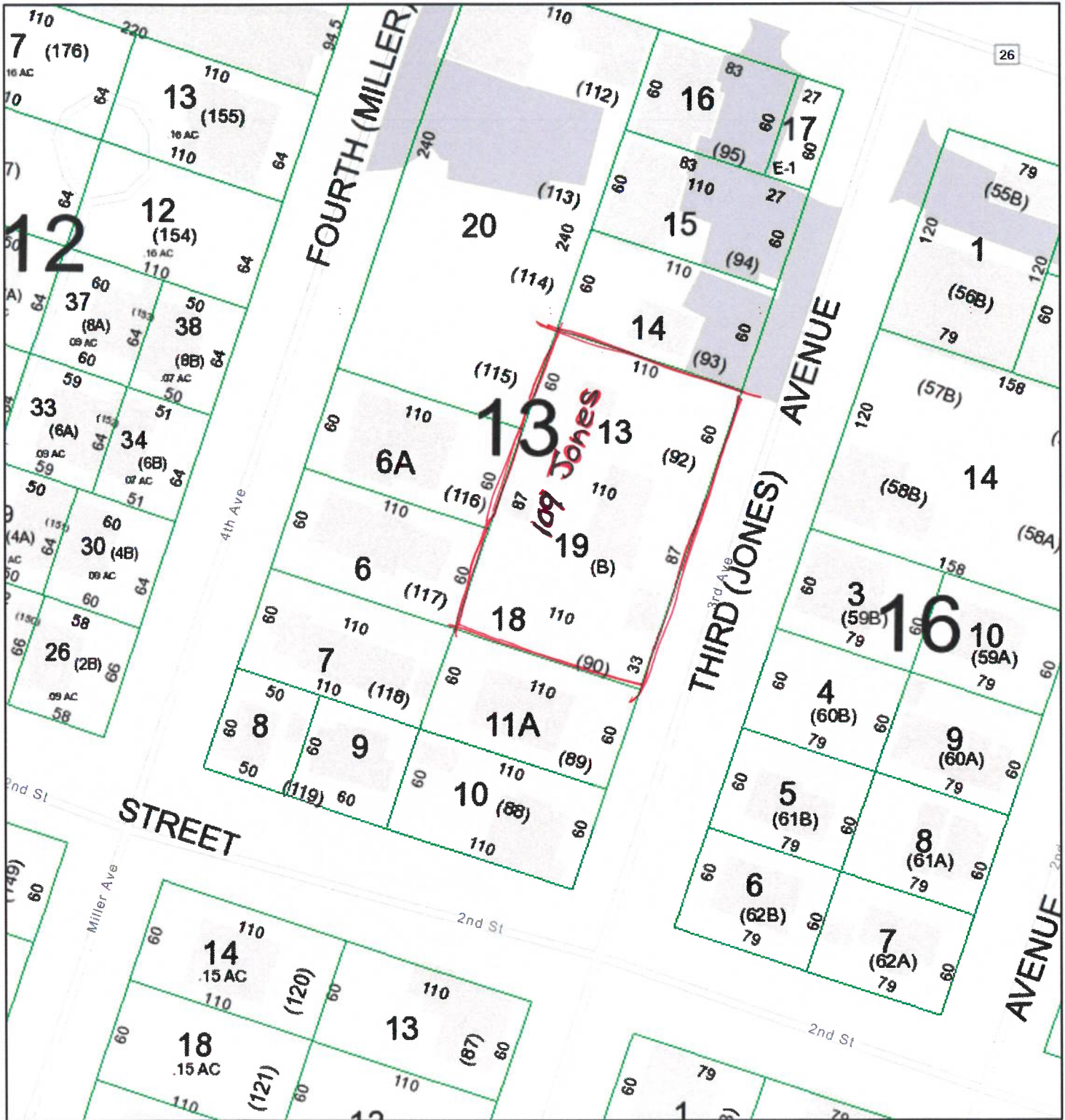
ANGULAR ERROR: LESS THAN 1" PER POINT
 ERROR OF CLOSURE: FIELD 1/12,437
 ERROR OF CLOSURE: PLAT 1/127,523
 EQUIPMENT USED: TOTAL STATION
 ADJUSTMENT METHOD: COORDINATE METHOD

SCALE: 1" = 30'

ASPHALT PAVEMENT

ASPHALT PAVEMENT

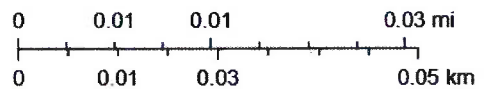
SAGIS Property Map Viewer



6/5/2019, 5:00:03 PM

1:1,128

 Property Boundaries (Parcels)



SAGIS

Chatham County Tax Commissioner
 www.chathamtax.org
 222 W. Oglethorpe Ave, Suite 107
 Phone: (912) 652-7100 Fax: (912) 652-7101



Tax Payer: JONES TYBEE LLC
 Map Code: 40003 13021 REAL
 Description: LOT C RECOMBINATION OF LOTS 92,
 Location: 109 JONES AVE 31328
 Bill No: 2019-2952742
 District: 040 TYBEE

Building Value	Land Value	Stephens / Day	Stephens / Day CPI	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
81,600	229,500	0	0	311,100	06/01/2019	03/12/2019	06/01/2019	
Entity								
Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
311,100	124,440	0	124,440	6.4150	798.28		718.20	
COUNTY M&O								
COUNTY SALES TAX CREDIT								
COUNTY SCHOOL M&O	311,100	0	124,440	9.4410	1,174.84		1,174.84	
COUNTY ISLAND	311,100	0	124,440	3.2400	403.19		244.59	
TYBEE SALES TAX CREDIT								
TOTALS				17.178	2,376.31		2,137.63	

pd. ch. A 1540
S-14-19
Ant = 4281.44



Pay online at www.chathamtax.org at your convenience using your checking account, MasterCard, Visa, American Express or Discover. Available 24 hours a day. Applicable Convenience Fees apply.

Our website provides the same real time information that is used in our office. You may also print copies of your tax bill or verify that your payment has been posted.

The "Payment Good Through" date is for the tax year indicated above only. If an amount appears in the "Back Taxes" column, a different due date is applicable.

All taxes, including Appeal bills become delinquent if not paid in full by the Due Date. Delinquent taxes are charged interest and penalty as applicable in accordance with O.C.G.A. 48-2-40 and 48-2-44.

Current Due	\$2,137.63
Penalty	.00
Interest	.00
Other Fees	.00
Previous Payment	.00
Back Taxes	.00
TOTAL DUE	\$2,137.63
Printed: 03/12/2019	

Property Owner to the North

Tax Payer: JONES TYBEE LLC
 Map Code: 40003 13014 REAL
 Description: LOT 93 WARD 1 SAVANNAH
 Location: 105 3RD AVE 31328
 Bill No: 2019-2937131
 District: 040 TYBEE



County Tax Commissioner
 chathamtax.org
 107 Oglethorpe Ave. Suite 107
 Phone: (912) 652-7100 Fax: (912) 652-7101

Building Value	Land Value	Adjusted FMV	Stephens / Day	Net Assessment	Exemptions	Taxable Value	Due Date	Billing Date	Payment Good Through	Exemptions
88,400	135,000		0		223,400	0	06/01/2019	03/12/2019	06/01/2019	
Entity										
COUNTY M&O		223,400	89,360	89,360	0	89,360	89,360	6.4150	573.24	515.74
COUNTY SALES TAX CREDIT								-6435		-57.50
COUNTY SCHOOL M&O		223,400	89,360	89,360	0	89,360	89,360	9.4410	843.65	843.65
TYBEE ISLAND		223,400	89,360	89,360	0	89,360	89,360	3.2400	289.53	175.64
TYBEE SALES TAX CREDIT								-1.2745		-113.89
TOTALS										
								17.178	1,706.42	-171.39
										1,535.03



Pay online at www.chathamtax.org at your convenience using your checking account, MasterCard, Visa, American Express or Discover. Available 24 hours a day. Applicable Convenience Fees apply.	
Our website provides the same real time information that is used in our office. You may also print copies of your tax bill or verify that your payment has been posted.	
The "Payment Good Through" date is for the tax year indicated above only. If an amount appears in the "Back Taxes" column, a different due date is applicable.	
All taxes, including Appeal bills become delinquent if not paid in full by the Due Date. Delinquent taxes are charged interest and penalty as applicable in accordance with O.C.G.A. 48-2-40 and 48-2-44.	
Current Due	\$1,535.03
Penalty	.00
Interest	.00
Other Fees	.00
Previous Payment	.00
Back Taxes	.00
TOTAL DUE	\$1,535.03
Printed: 03/12/2019	



CHATHAM COUNTY BOARD OF ASSESSORS
 PO Box 9786
 Savannah, GA 31412-9786

Official Tax Matter - 2018 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date:

5/15/2018

Last date to file a written appeal:

6/29/2018

***** This is not a tax bill - Do not send payment *****

County property records are available online at:
<http://prc.chathamcounty.org>

Online Appeals are now available at:
<http://BOAappeals.chathamcounty.org>

property owner to the south



*****AUTO**5-DIGIT 31408 112 119 26928 1 AV 0.378
 GILBERT BRIAN P & KAREN L
 PO BOX 2775
 TYBEE ISLAND, GA 31328-2775

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing **or online** no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$750,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 222 W. Oglethorpe Ave., Suite 113 and which may be contacted by telephone at: (912) 652-7271. Your staff contacts are Kennedy Moreno at (912) 447-4866 and Julie Marine at (912) 652-7276.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	4-0003 -13-011A		Tybee Island		YES
Property Description	DESCR: LT 89 WD 1 TYBEE ISLAND				
Property Address	113 JONES AVE TYBEE ISLAND GA 31328				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	\$0	\$366,700	\$340,900	\$366,700	
40% Assessed Value	\$0	\$146,680	\$136,360	\$146,680	
Reasons for Assessment Notice					
Change/correction in land/bldg characteristics Revaluation of property Reviewed Sales - Equalized with like properties					

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
State	\$0	\$2,000	\$134,360	0.000	\$0.00
County M&O	\$0	\$12,000	\$124,360	11.543	\$1,435.49
County Bond	\$0	\$0	\$136,360	0.000	\$0.00
School M&O	\$0	\$2,000	\$134,360	16.631	\$2,234.54
School Bond	\$0	\$0	\$136,360	0.000	\$0.00
Tybee Island M&O	\$0	\$80,000	\$56,360	4.044	\$227.92

Total Estimated Tax \$3,897.95

Fee Type	Fee Amount

Online Appeal Code

A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT Klein Law Group, LLC 15 Lake Street, Suite 210 Savannah, Georgia 31411 912-598-1771 fax: 912-598-1773	B. TYPE OF LOAN		
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FMHA	3. <input checked="" type="checkbox"/> CONV. UNINS.
	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.	
	6. File Number: 2018.087		7. Loan Number:
8. Mortgage Ins. Case No.:			

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

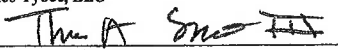
D. Borrower:	Jones Tybee, LLC 216 E Point Drive Savannah, Georgia 31410	
E. Seller:	Clifton Lamar Sasser, Jr. Verna Dee Sasser King 121 Wyckfield Road Savannah, Georgia 31410	25 Bay Drive Savannah, Georgia 31410
F. Lender:	Ameris Bank	
G. Property:	109 Jones Avenue Tybee Island, Chatham County, Georgia 31328 Chatham County, Georgia	
H. Settlement Agent:	Klein Law Group, LLC Place of Settlement: 15 Lake Street, Suite 210, Savannah, Georgia 31411 Chatham County	
I. Settlement Date:	October 22, 2018	

J. Summary of Borrower's Transaction		
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:
101. Contract Sales Price	520,000.00	401. Contract Sales Price
102. Personal Property		402. Personal Property
103. Settlement Charges to Borrower (line 1400)	5,859.91	403.
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes		406. City / Town Taxes
107. County / Parish Taxes Oct 22, 2018 thru Dec 31, 2018	690.46	407. County / Parish Taxes Oct 22, 2018 thru Dec 31, 2018
108. Assessments		408. Assessments
120. Gross Amount Due from Borrower:	526,550.37	420. Gross Amount Due to Seller:
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money	2,000.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	305,081.93	502. Settlement Charges to Seller (Line 1400)
203. Existing Loan(s)		503. Existing Loan(s)
204. Tom	220,000.00	504. Payoff of First Mortgage
205.		505. Payoff of Second Mortgage
206.		506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:
210. City / Town Taxes		510. City / Town Taxes
211. County / Parish Taxes		511. County / Parish Taxes
212. Assessments		512. Assessments
220. Total Paid by / for Borrower:	527,081.93	520. Total Reductions in Amount Due Seller:
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:
301. Gross Amount due from Borrower (line 120)	526,550.37	601. Gross Amount due to Seller (line 420)
302. Less Amount Paid by/for Borrower (line 220)	527,081.93	602. Less Reductions Amount due Seller (line 520)
303. Cash To Borrower:	\$531.56	603. Cash To Seller:

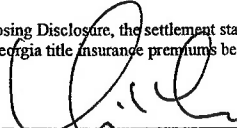
Borrower Initials: THS III Thomas A. Smith, III

L. Settlement Charges						Paid from Borrower's Funds at Settlement		
700. Total Sales / Broker's Commission:								
Based on Price \$520,000.00 @ 5.00% = \$26,000.00								
Division of Commission as follows								
701.	13,520.00	to Keller Williams Coastal						
702.	12,480.00	to Century 21 Solomon Properties						
703.	Commission Paid at Settlement							
800. Items Payable in Connection with Loan:								
801.	Loan Origination Fee to Ameris Bank					1,525.41		
802.	Flood Determination Fee to Ameris Bank					14.50		
803.	Evaluation Fee to Ameris Bank					160.00		
804.	Credit Report							
805.	Lender's Inspection Fee							
806.	Mortgage Insurance Application Fee							
807.	Assumption Fee							
808.	GRMA							
809.								
900. Items Required by Lender to be Paid in Advance:								
901.	Daily interest charge from Oct 22, 2018 to Nov 1, 2018							
902.	Mortgage Insurance Premium							
903.	Hazard Insurance Premium							
904.	Flood Insurance Premium							
1000. Reserves Deposited with Lender:								
1001.	Hazard Insurance							
1002.	Mortgage Insurance							
1003.	City Property Taxes							
1004.	County Property Taxes							
1005.	Annual Assessments							
1100. Title Charges:								
1101.	Settlement or Closing Fee to Klein Law Group, LLC					650.00		
1102.	Abstract or Title Search to Klein Law Group, LLC					250.00		
1103.	Title Examination							
1104.	Title Insurance Binder to Klein Law Group, LLC					100.00		
1105.	Post Closing Fee to Klein Law Group, LLC					75.00		
1106.	Electronic Archive Fee to Klein Law Group, LLC					45.00		
1107.	Attorney Fees (includes above item numbers:							
1108.	Title Insurance to Klein Law Group, LLC (includes above item numbers:					2,452.00		
1109.	Lender's Coverage	305,081.93						
1110.	Owner's Coverage	520,000.00						
1111.	Courier Fees							
1200. Government Recording and Transfer Charges:								
1201.	Recording Fees:	Deed	14.00	Mortgage	24.00	Releases	0.00	38.00
1202.	City/County Tax/Stamps:	Deed	0.00	Mortgage	0.00			
1203.	State Tax/Stamps:	Deed	520.00	Mortgage	0.00	520.00		
1204.								
1205.	Title Affidavit Recording Fees to Clerk of the Superior Court							
1206.	Future Release Fee to Ameris Bank					12.00		
1207.	Assignment of Rents to Clerk of the Superior Court					18.00		
1300. Additional Settlement Charges:								
1301.	Survey							
1302.	Pest Inspection							
1303.	2nd Installment County Taxes to Chatham County Tax Commissioner							
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)						\$5,859.91		

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

Borrower: Jones Tybee, LLC

 Thomas A. Smith, III, Manager
 Address _____

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Georgia title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Georgia law.

Settlement Agent: 
 Christopher E. Klein

Date: October 22, 2018

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S. Code Section 1001 and Section 1010.

RECORD AND RETURN TO:
Klein Law Group, LLC
15 Lake Street, Suite 210
Savannah, GA 31411

STATE OF GEORGIA)

INDEX: Louise E. Sasser, Verna Dee
Sasser King, and Clifton Lamar
Sasser, Jr. Quit Claim Deed
Recorded at Book 378D, Page 696
Chatham County, GA records

COUNTY OF CHATHAM)

TITLE AFFIDAVIT

In person before the undersigned officer authorized to administer oaths came **Verna Dee Sasser King and Clifton Lamar Sasser, Jr.** ("Deponent"), who, after being duly sworn, deposes and says as follows:

1. Deponent's names are Verna Dee Sasser King, who resides at 25 Bay Drive, Savannah, GA 31410 and Clifton Lamar Sasser, Jr. who resides at 121 Wyckfield Road, Savannah, GA 31410.
2. Their mother Louise E. Sasser, ("Deceased") died July 12, 2017
3. Deponents and the Deceased acquired title to that certain property known as 109 Jones Avenue, Tybee Island, Georgia, 31328, (see Exhibit "A" attached hereto and incorporated herein by reference for a more complete description), by virtue of that certain Quit Claim Deed dated June 5, 2012, and recorded in the Office of the Clerk of Superior Court, Chatham County, Georgia, in Deed Book 378-D, Page 696.
4. Deponents and the Deceased took title to the property as: "Joint Tenants With Right Of Survivorship and Not As Tenants In Common."
5. Since Louise E. Sasser died on July 12, 2017 (see "Exhibit B" for copy of Death Certificate) and pursuant to the Survivorship provision, Deponents therefore are the sole owners of said Property.

This Affidavit is given to induce Klein Law Group, LLC and Chicago Title Insurance Company to issue a policy or policies of title insurance with regard to the above described Property.

[signatures begin on following page]

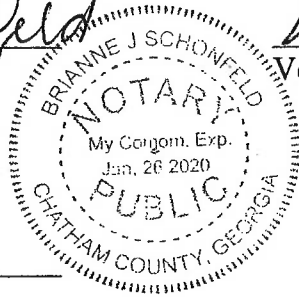
Signed, sealed and delivered in the presence of:

[Handwritten signature]

Witness

Brianne Schonfeld
Notary Public

Verna Dee Sasser King (L.S.)
Verna Dee Sasser King



[Handwritten signature]

Witness

Brianne Schonfeld
Notary Public

Clifton L. Sasser, Jr. (L.S.)
Clifton Lamar Sasser, Jr.

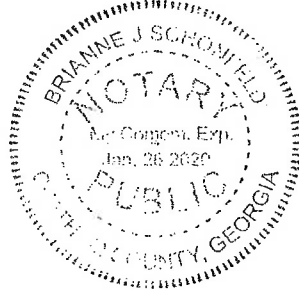


EXHIBIT A

ALL that certain lot, tract or parcel of land situate, lying and being in the town of Tybee Island, County of Chatham, State of Georgia, and being known as the "Recombination of Lot 92 and Lot B and the Northern portion of Lot A" being a Recombination of Lots 89-91, Ward I all of which is currently known as "Lot C" Ward 1, 109 Jones Avenue, Tybee Island, Georgia 31328. PIN 4-0003-13-012 and recording in Plat Book 46-P, Page 89. Said property being shown on survey done by Bert Barrett, Jr. Land Surveying, P.C. RLS #225, dated 12/9/11 and hereby incorporated into this description and expressly made a part hereof for a more accurate description of property herein conveyed.

SUBJECT, however, to certain restrictions, easements and rights-of-way of record.

Exhibit "B"

GEORGIA DEATH CERTIFICATE

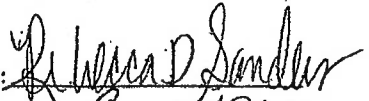
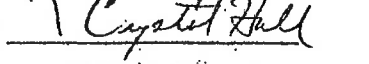
State File Number: 2017GA000050042

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) LOUISE E. SASSER		1a. IF FEMALE, ENTER LAST NAME AT BIRTH EARLE		2. SEX FEMALE	2b. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 07/12/2017	
3. SOCIAL SECURITY NUMBER [REDACTED]		4a. AGE (Years) 87	4b. UNDER 1 YEAR Mos. Days Hours Mins.	5. DATE OF BIRTH (Mo., Day, Year) 01/04/1930		
6. BIRTHPLACE ALABAMA	7a. RESIDENCE - STATE GEORGIA	7b. COUNTY CHATHAM		7c. CITY, TOWN SAVANNAH		
7d. STREET AND NUMBER 101 DRUID ROAD		7e. ZIP CODE 31410		7f. INSIDE CITY LIMITS? NO	8. ARMED FORCES? NO	
8a. USUAL OCCUPATION BUSINESS MANAGER		8b. KIND OF INDUSTRY OR BUSINESS TELECOMMUNICATIONS				
9. MARITAL STATUS WIDOWED		10. SPOUSE NAME CLIFTON LAMAR SASSER SR.			11. FATHER'S FULL NAME (First, Middle, Last) CHARLES GLADDEN EARLE	
12. MOTHER'S MAIDEN NAME (First, Middle, Last) SAMMIE SOWELL		13a. INFORMANT'S NAME (First, Middle, Last) CLIFTON SASSER			13b. RELATIONSHIP TO DECEDENT SON	
13c. MAILING ADDRESS P.O. BOX 1558 TYBEE ISLAND GEORGIA 31328				14. DECEDENT'S EDUCATION HIGH SCHOOL GRADUATE OR GED COMPLETED		
15. ORIGIN OF DECEDENT (Italian, Mex., French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO			16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) WHITE			
17a. IF DEATH OCCURRED IN HOSPITAL			17b. IF DEATH OCCURRED OTHER THAN HOSPITAL: (Specify) NURSING HOME-LONG TERM CARE FACILITY			
18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) INSIGNIA OF SAVANNAH			19. CITY, TOWN or LOCATION OF DEATH SAVANNAH		20. COUNTY OF DEATH CHATHAM	
21. METHOD OF DISPOSITION (specify) BURIAL		22. PLACE OF DISPOSITION: GREENWICH CEMETERY 330 GREENWICH ROAD SAVANNAH GEORGIA 31404			23. DISPOSITION DATE (Mo., Day, Year) 07/17/2017	
24a. EMBALMER'S NAME HOWARD E. NUSKE		24b. EMBALMER LICENSE NO. 3184		25. FUNERAL HOME NAME FOX AND WEEKS FUNERAL DIRECTORS - ISLANDS CHAPEL		
25a. FUNERAL HOME ADDRESS 4605 HWY 80 E SAVANNAH GEORGIA 31410						
26a. SIGNATURE OF FUNERAL DIRECTOR ROBIN HATTAWAY				26b. FUN. DIR. LICENSE NO. 4144		AMENDMENTS
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 07/12/2017			28. HOUR PRONOUNCED DEAD 11:25 PM			
29a. PRONOUNCER'S NAME BOUKJE G FAY			29b. LICENSE NUMBER 59809		29c. DATE SIGNED 07/12/2017	
30. TIME OF DEATH 11:25 PM			31. WAS CASE REFERRED TO MEDICAL EXAMINER NO			
32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.						Approximate interval between onset and death
IMMEDIATE CAUSE (Final disease or condition resulting in death)						IMMEDIATE
A. [REDACTED] Due to, or as a consequence of						DAYS
B. [REDACTED] Due to, or as a consequence of						YEARS
C. [REDACTED] Due to, or as a consequence of						
D.						
Part II. Enter significant conditions contributing to death but not related to cause given in Part 1A. If female, indicate if pregnant or birth occurred within 90 days of death.				33. WAS AUTOPSY PERFORMED? NO		34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?
35. TOBACCO USE CONTRIBUTED TO DEATH. YES		36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE		37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL		
38. DATE OF INJURY (Mo., Day, Year)		39. TIME OF INJURY		40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)		41. INJURY AT WORK? (Yes or No)
42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)						
43. DESCRIBE HOW INJURY OCCURRED				44. IF TRANSPORTATION INJURY		
45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) CHARLES MARION PUGH, MD, 19089				46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)		
45a. DATE SIGNED (Mo., Day, Year) 08/09/2017		45b. HOUR OF DEATH 11:25 PM		46a. DATE SIGNED (Mo., Day, Year)		46b. HOUR OF DEATH
47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH CHARLES MARION PUGH 5210 PAULSEN STREET SAVANNAH GEORGIA 31405						
48. REGISTRAR (Signature) /S/ DONNA L. MOORE				49. DATE FILED - REGISTRAR (Mo., Day, Year) 08/24/2017		

THIS IS TO CERTIFY THAT THIS IS A TRUE REPRODUCTION OF THE ORIGINAL RECORD ON FILE WITH THE STATE OFFICE OF VITAL RECORDS, GEORGIA DEPARTMENT OF PUBLIC HEALTH. THIS CERTIFIED COPY IS ISSUED UNDER THE AUTHORITY OF CHAPTER 31-10, CODE OF GEORGIA, AND §11-1-3 DPH RULES AND REGULATIONS.



STATE REGISTRAR AND CUSTODIAN
GEORGIA STATE OFFICE OF VITAL RECORDS

County Custodian: 
Issued by: 
Date Issued: AUG 24 2017

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VOID IF ALTERED OR COPIED

2018 Chatham County Board of Assessors

4-0003-13-021

Property Record Card

109 JONES AVE TYBEE ISLAND

APPRAISER MWTHOMAS LAST INSP 07/05/2016 APPR 000008 ZONE	LOT C RECOMBINATION OF LOTS 92, B & N PT OF LOT A WARD 1 TYBEE ISL PRB 46P 89	SASSER LOUISE E ETAL* 101 DRUID RD SAVANNAH GA 31410	CAMA ASMT 229,500 229,500 LAND 1 79,600 79,600 BLDG 2 2,000 2,000 OBF 3 311,100 311,100 Cost - MS
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SALES	BOOK / PAGE	INS VI QU RSN PRICE
05 Jun 2012	378D 696 QC I U UQ	
GRANTOR: SASSER LOUISE E GRANTEE: SASSER LOUISE E ETAL*		



[Click for larger picture]

CODES		
PROPERTY USE	0006	RESIDENTIAL
UTA	0004	Tybee Island
NBHD	020225.00	T225 TYBEE INNER
EXEMPTIONS		

COMMENTS:	
31 Jan 2018	TY18 HS REMOVED APPLIED @ 1-74-3-17
13 Mar 2013	TY13 10S ENT FOR CLIFTON LAMAR SASSAR JR
13 Mar 2013	TY13 LEAVE MAILING ADDR, MAIL GOES TO MOTHERS HOME
05 Mar 2013	TY13 MAIL GOES TO DRUID ROAD TO MOTHERS HOME
02 Aug 2012	TY13 378D/696: *ETAL: CLIFTON LAMAR SASSER JR, VERNA DEE SASSER KING
04 Jan 2012	TY2012 NEW PIN; COMBINATION OF 4-0003 -13-(013, 018 & 019) PRB 46P 89

HISTORY	LAND	IMPR	TOTAL	
2017	370,800	56,100	426,900	Cama
2016	370,800	47,200	418,000	Cama
2015	372,300	49,400	421,700	Cama
2014	372,300	49,900	422,200	Cama
2013	372,300	50,500	422,800	Cama
2012	372,300	49,000	421,300	Cama



EXTRA FEATURES																	
ID#	BLDG #	SYSTEM DESC	DIM 1	DIM 2	UNITS	QL	UNIT PRICE	RCN	AYB	EYB	DT	ECON	FUNC	SP	SP%	RCNLD	MKT VALUE
180595	110167	AV CPT FLAT/SHED RF DET.CARPORT	0	0	360.00	A	8.43	3,035	1970	1970	2R					607	600
180596	110167	MISC BUILD. AV 000000000000	0	0	204.00	A	15.05	3,070	1970	1970	2R					614	600
180597	110168	Roof Scr Por/Slab AV	0	0	225.00	A	18.40	4,140	1970	1970	2R					828	800

LAND															
ID#	USE DESC	FRONT	DEPTH	UNITS / TYPE	PRICE	ZONING	LCTN	TOPO	OTHER	ADJ1	ADJ2	ADJ3	ADJ4	MKT VALUE	
140634	SINGLE FAMILY RES			1.00-LT	135000.00					SZ70				229500	

**2018 Chatham County Board of Assessors
Property Record Card**

**4-0003-13-021
109 JONES AVE TYBEE ISLAND**

BUILDING SECTION 110168-1-2018	CONSTRUCTION TYPE Drawing Only	RCN NaN	AYB	EYB	DEP TYPE MS	PHYS	ECON 0.00	FUNC 0.00	OBSV / % 0.00	TOTAL DEP %	RCNLD NaN	U.FACTOR	MKT VAL NaN
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15'

15'

**SPO
225**

15'

15'

[Click for larger picture]

COMPONENTS	Units	%	QUAL

PLANNING COMMISSION

Demery Bishop
Ron Bossick
Marianne Bramble
Tina Gann
Charles Matlock
David McNaughton
Alan Robertson



CITY MANAGER

Shawn Gillen

COMMUNITY DEVELOPMENT DIRECTOR

George Shaw

CITY ATTORNEY

Edward M. Hughes

Planning Commission Meeting

AGENDA

June 17, 2019 – 7:00 p.m.

For City Council Meeting July 11, 2019 – 7:00 p.m.

Discussion only:

1. Home Base Business and Home Occupation Business – City of Tybee Island
2. Changing to buildable area requirement rather than simply lot size.
3. Requiring 100 percent (less driveway) greenspace in setbacks.
4. Limiting vacation rental licenses.
5. Changing R2 minimum lot size to 9,000 square feet.
6. Increasing variance application fee.

Definitions from the LDC

Home business office means an office use that is conducted entirely within the dwelling which is carried on by the occupant thereof and no other individual, and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes.

Home occupation means an occupation customarily carried on within a home for gain or support, involving the sale of only those articles, products or services produced on the premises, conducted entirely within a dwelling unit and conducted entirely by persons residing in that dwelling unit, using only that equipment as is customarily found in a home and involving no display of articles or products.

Uses by right and after special review in R-1, this is generally the same in R-1B and R-2

1) *Uses permitted by right.* In a R-1 residence district, land may be used and buildings or structures may be erected or used for the following purposes:

- a. Single-family dwellings;
- b. Nonhabitable accessory buildings;
- c. Public utility structures;
- d. Home business offices; and,
- e. Public community buildings, libraries, recreation centers and museums.

(2) *Uses permitted after special review.* In an R-1 residence district, land may be used and buildings or structures may be erected or used for the land uses listed below after a hearing has been held by the planning commission and the mayor and council has granted approval at a scheduled meeting:

- a. Bed and breakfast, residential;
- b. Reserved;
- c. Primary and secondary schools;
- d. Nursing homes and ancillary activities;
- e. Public parks and neighborhood playgrounds;
- f. Churches, including Sunday schools or educational buildings;
- g. Schools of general education, including kindergarten and day nurseries;
- h. Guest cottages; and,
- i. Home occupations.

Questions to be answered:

- Would activities carried out in a garage or accessory structure be allowed under either definition?
- Do we want to allow activities in a garage or accessory structure to be allowed under either definition?
- Is an attached garage or accessory structure part of the dwelling?
- May customers come to the home under either definition? If so how many?
- May any inventory of a home occupation be stored outside?