



## **AGENDA PLANNING COMMISSION November 20, 2023 at 6:30 PM**

Call to Order

Consideration of Minutes

1. PC-Minutes of September 18, 2023

Disclosures and Recusals

Tree Appeal

Old Business

New Business

2. **SITE PLAN: requesting to build a splash pad – 1401 Strand Ave. – 40008 02016 – Zone C-1/SE -Brett Loehr.**
3. **VARIANCE: requesting to move and keep Historic building in setback– 5 -7th Street – 40005 20009 – Zone R-2 -Brent Watts**

Discussions

Adjournment

**PLANNING COMMISSION**

Julie A. Livingston  
 Robert J. Matkowski  
 Elaine McGruder  
 S. Michelle Nooney  
 Whitley Reynolds  
 Marie Rodriguez  
 Anthony Turpin



**ACTING CITY MANAGER**  
 Michelle Owens

**COMMUNITY DEVELOPMENT DIRECTOR**  
 George Shaw

**CITY ATTORNEY**  
 Edward M. Hughes

**Planning Commission Meeting**  
**MINUTES**  
**September 18, 2023**

**Chair Whitley Reynolds** called the September 18, 2023, Tybee Island Planning Commission meeting to order. Commissioners present were **Elaine McGruder, Robert Matkowski, Anthony Turpin,** and **Michelle Nooney.** **Julie Livingston** and **Marie Rodriguez** were absent.

**Consideration of Minutes:**

**Chair Whitley Reynolds** asked for consideration of the May 15, 2023, meeting minutes. **Elaine McGruder** made a motion to approve. **Michelle Nooney** seconded. The vote to approve was unanimous.

**Disclosures/Recusals:**

**Chair Whitley Reynolds** asked if there were any Disclosures or Recusals. There were none.

**Old Business:**

**Chair Whitley Reynolds** asked if there was any old business. There was none.

**MINOR SUBDIVISION: requesting to subdivide into three lots – 5 Seventh Street-40005 20009-Zone R-2 -Brent Watts.**

**George Shaw** stated Mr. Watts purchased a large lot on Second Street and there is an old house on the property that Mr. Watts intends to move toward the beach and create two more lots. Since this submittal there has been one minor change that affects nothing as far as this body goes. Mr. Watts found out he owns the entrance to seventh lane which is easement, so he owns an additional 20 feet of the one lot. Staff recommends approval. **Robert Matkowski** referenced the trees that will be removed, asking where they are in reference to this property. **George Shaw** stated that will be established when this property gets developed. **Brent Watts** the applicant whose address is 2108 Drayton Street, Savannah, Georgia approached the Planning Commission and stated in regards to the tree question he thinks there will only be two palm trees that might have to be taken out to move the existing home. **Mr. Watts** asked George Shaw if the tree permit would be separate from this. **George Shaw** stated yes that will be addressed with the development of the lots. **Mr. Watts** stated his general plan is to keep as many trees as possible. **Elaine McGruder** made a motion to approve. **Michelle Nooney** seconded. The vote to approve was unanimous.

**VARIANCE: requesting to put steps in setback – 104 Seventeenth Street -40008 18001- Zone C-1 -Walt Freeman.**

**George Shaw** stated Mr. Walt Freeman purchased this property at seventeenth and inlet and an existing historic home on it. Mr. Freeman was approved for a site plan to put in three more

and a pool. The existing home will be part of the new units. The existing home only has a single set of stairs in it and our ordinance requires a second set from the first elevated floor. He is requesting to have the second set wrap around above the pool deck and come back into the setback behind one of the new units. While our ordinance allows him to grant a stairway in a setback, it also implies that he is granted the least amount of excess as possible. As for the way this is situated, he does not think he can approve of this and that is why it is before the Planning Commission. Staff recommends denial. **Kaylie Garrison**, speaking on behalf of the applicant Walt Freeman approached the Planning Commission and stated one of the biggest reasons they are asking for the variance to be at the back of the property is if we turn this onto the pool deck it could be a danger to pedestrians to trip and fall and hit their head on the metal stairs. Or an unattended child could fall into the pool. So that is why this makes more sense to put the steps in the back. For this project we wanted to reduce the density and increase the green space. **Elaine McGruder** made a motion to approve. There was no second. Motion to approve failed. **Anthony Turpin** made a motion to deny. **Michelle Nooney** seconded. Persons voting for the motion to deny was **Anthony Turpin, Michelle Nooney and Robert Matkowski**. Voting against was **Elaine McGruder**. Motion to deny passed.

**VARIANCE: requesting to build in setback –18 Pulaski Street -40001 09003 - Zone R-1– Jennifer Rutherford.**

**George Shaw** stated the applicant Jennifer Rutherford is requesting a variance to expand porches into the front setback. The front of the house sits in the front setback now. The applicant is proposing to build the porch out to the front post of the bottom porch and build a third deck above the two existing porches. The front of those porches will be in the front and side setback. The stairway coming down on the side of the building that she wants to add can be granted by staff as a second egress. There is no hardship for this property, so staff recommends denial. **Anthony Turpin** asked if staff could give a history on this property as to why it is in the setback. **George Shaw** stated he is not sure what the rules were in 2006 but when he talked with the designer of the home, he stated at the time this was built they considered it the back of the house and he did not mention any variances. **George Shaw** stated this home is in the R-1 district and that has a twenty-foot setback on the front and rear so that makes no sense at all how this got through. Right now, it is a duplex with one facing Dogwood and this one facing Pulaski. **Jennifer Rutherford**, who lives at 18 Pulaski Street approached the planning commission and stated her home was originally part of the enlisted men's mess hall for Fort Screven. And looking down at the street you can see there are many structures sitting on the street as well as carports that come out to the street with porches over top of them. You can see that the 18 Pulaski Street porch does not stick out any farther than the neighbor's porch at 20 Pulaski Street. The porch would match up with the bump out the side porch that is not in the setback and will be approved because it's allowable. What we are asking for is a section that's approximately four feet wide to connect that side porch to the front porch because we're having to put a second egress in from that floor. Everything she is asking for is either part of the ordinance now allowing for a second egress or in my current footprint. She stated she applied for a building permit for the rotten beams and rails that supported her porches. She stated she got a stop work order for not displaying a permit. I clarified with George Shaw that I had a building permit displayed, but it felt like it was just about the nosey neighbors complaining about construction. **Bob Matkowski** asked Jennifer Rutherford what was the original building permit for. **Jennifer Rutherford** started to replace the rotten beams. **Bob Matkowski** asked George Shaw if he recalled the building permit. George Shaw stated no, I don't recall the date the permit was issued. **Anthony Turpin** asked George Shaw if she is required to have these egress stairs. **George Shaw** stated the Tybee Code requires two sets of stairs from an elevated level. The minimum size is what could be approved in the setback. **Bob Matkowski** made a motion to deny. **Michelle Nooney** seconded. The motion to deny was unanimous.

**Adjournment: 7:30pm**  
**Lisa L. Schaaf**



# STAFF REPORT

PLANNING COMMISSION MEETING: November 20, 2023

CITY COUNCIL MEETING: December 14, 2023

LOCATION: 1401 Strand Ave.

PIN: 40008 02016

APPLICANT: FB Marino, LLC DBA Hydrotech

OWNER: Linchris Tybee Resort, LLC

EXISTING USE: Hotel

PROPOSED USE: Accessory to hotel

ZONING: C-1

PROPOSED ZONING: C-1

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: The Strand/Historic Downtown District

APPLICATION: Site plan review

PROPOSAL: The applicant requests site plan approval to add a splash pad, a recreational water feature without standing water.

ANALYSIS: Hotel Tybee has a large underutilized area near their office and one of their pools. This area in the southwest portion of their property is where the splash pad would be located. The facility would not be open to the public, just an additional amenity for their guests. Therefore, no additional parking will be required. There is an existing restroom in the registration office building that currently serves the adjoining pool and would also serve the splash pad. Our engineer is confident that the drainage plan will be simple.

The Comprehensive Plan describes the Strand/Historic Downtown District in which it lies as follows:

*This area functions as the traditional Main Street of Tybee Island. The mix of uses includes shopping, restaurant, hotels/lodging, museums/public education, pavilion, and public parking.*

<i>Comprehensive Plan – Community Character Area The Strand/Historic Downtown District</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	Future development and redevelopment should be very pedestrian oriented with safe connections to adjacent neighborhoods and commercial areas	Y
2.	Promote mixed densities of residential development, including upstairs residential over commercial.	N/A
3.	Encourage mixed uses to provide for the daily needs of residents and tourists.	Y
4.	Commercial uses should be low intensity and consistent with the existing character.	Y
5.	Encourage development/redevelopment of existing vacant properties and underutilized structures	Y
6.	Encourage the preservation, restoration and adaptive reuse of historic structures through incentives	N/A
7.	Beautification and façade improvement projects should be implemented to improve area	N/A

	aesthetics	
8.	Preserve/retain buildings that can house small businesses.	N/A

**STAFF FINDING**

The site change is an additional amenity for the hotel guests. There will be no impact on neighboring properties. Staff recommends approval

*This Staff Report was prepared by George Shaw.*

**ATTACHMENTS**

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





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

222023-060

Item #2.

**Fee**  
**Commercial \$500**  
**Residential \$250**

Applicant's Name FB Marino LLC DBA Hydrotech

Address and location of subject property 1401 Strand Tybee Island

PIN 40008 02016 Applicant's Telephone Number 781-848-7727

Applicant's Mailing Address 11 Hancock St. Brewster MA 02184

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

Build a SPLASH PAD

Property Owner's Name Brett Coehr Telephone Number 912 712 7500

Property Owner's Address 1401 Strand / BCoehr@linchris.com

Is Applicant the Property Owner?  Yes  No

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

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

Current Zoning of Property C1/SE Current Use \_\_\_\_\_

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.

Michael Valeri

8-15-23

Signature of Applicant

Date

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

Fee Amount \$ 500.00 Check Number 15653 Date 10/23/23

City Official [Signature]

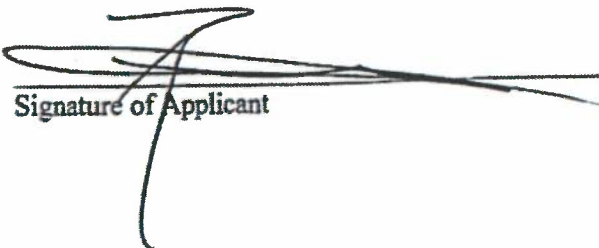
NOTE: This application must be accompanied by following information:

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

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

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

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

  
Signature of Applicant

11/1/23  
Date





**Most Current Owner**

Current Owner	Co-Owner	Care Of	Mailing Address
LINCHRIS TYBEE RESORT, LLC			225 WATER STREET SUITE A-125 PLYMOUTH MA 02360

**Digest Owner (January 1)**

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
LINCHRIS TYBEE RESORT, LLC		225 WATER STREET SUITE A-125 PLYMOUTH MA				02360

**Parcel**

Status	ACTIVE
Parcel ID	40008 02016
Category Code	595 - Hotel, Limited Service
Bill #	3021863
Address	0 BUTLER AVE
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20500.00 - T500 TYBEE TO BULL R
Total Units	
Zoning	C-1/SE
Class	C3 - Commercial Lots
Appeal Status	

**Legal Description**

Legal Description	LOT 3 RECOMBINATION OF LOTS 2, 3, & A THRU C SUB OF BEACH LOTS 85 - 90 WARD 4 TYBEE PRB 41P 73 1.33ac
Deed Book	2880
Deed Page	0477

**Inspection**

Inspection Date	Reviewer ID
08/12/2021	SMSCOTT
04/12/2019	JCRAWFORD
04/28/2016	ALCUMMIN
11/21/2013	VMMCCUEN
01/26/2011	LALOWRIM

**Appraised Values**

Tax Year	Land	Building	Appraised Total	Reason
2023	2,642,700	53,500	2,696,200	APPEAL DECISION
2022	2,642,700	53,500	2,696,200	APPEAL DECISION
2021	2,642,700	53,500	2,696,200	APPEAL DECISION
2020	2,642,700	53,500	2,696,200	APPEAL DECISION
2019	2,642,700	53,500	2,696,200	APPEAL DECISION
2018	2,642,700	53,500	2,696,200	
2017	2,614,600	56,200	2,670,800	
2016	2,614,600	56,200	2,670,800	
2015	2,614,600	56,200	2,670,800	
2014	2,616,900	53,900	2,670,800	

**Sales**

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
08/05/2022	15,906,748	U	LD	2880 - 0477	BHIG TYBEE, LLC	LINCHRIS TYBEE RESORT, LLC
07/31/2014	16,980,000	U	WD	398A - 1	RESORT INNS INC	BHIG TYBEE LLC & LINCHRIS TYBEE RESORT LLC*

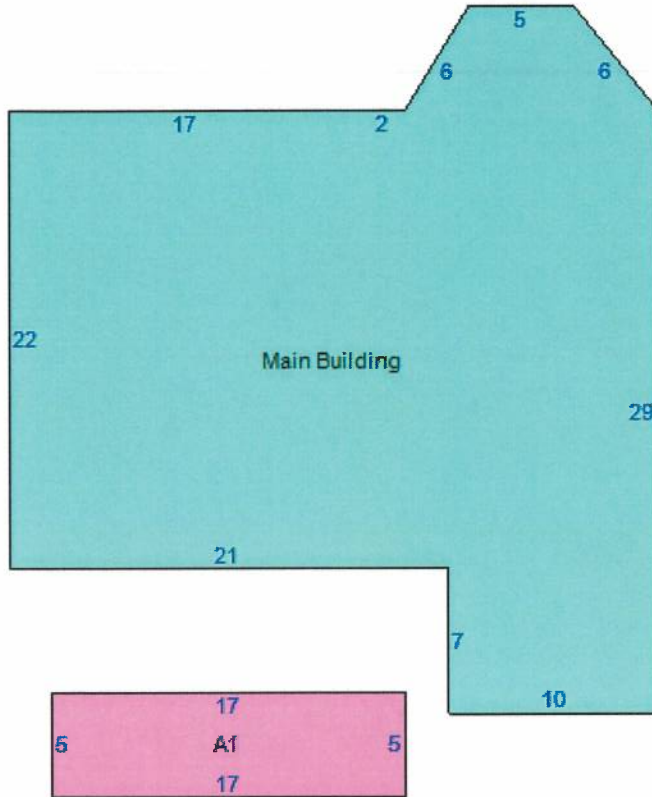
**Land**

Line Number	1
Land Type	S - SQUARE FOOT
Land Code	G1 - GENERAL COMMERCIAL 1
Square Feet	58,082
Acres	1.3334
Influence Factor 1	-25
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

**Residential Building**

Card #	1
Actual Year Built	1930
Effective Year Built	1990
Type	1 - Single Family Residence
Style/Stories	1 - ONE STORY
Percent Complete	100
Quality	300
Condition	AV - AVERAGE
Living Area	795
Basement Area	0
Finished Basement Area	No
Bedrooms	0
Full / Half Baths	1 / 0

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	908 : ENCLOSED PORCH, KNEE WALLS W/GLASS	1980	D	1		147
1	903 : WOOD DECK	1980	D	1		200
1	908 : ENCLOSED PORCH, KNEE WALLS W/GLASS	1980	D	1		170



Item	Area
Main Building	795
- 908:ENCLOSED PORCH, KNEE WALLS W/GLASS	147
A1 - 904:904-Slab Porch (SF) with Roof	85
- 908:ENCLOSED PORCH, KNEE WALLS W/GLASS	170
- 903:WOOD DECK	200



Sorry, no photo available for this record

Henry A Russell Jr. P.E.  
10 Norton St.  
Braintree Ma. 02184

City of Tybee Island  
PO Box 2749  
Tybee Island Ga. 31328  
Attn: George Shaw

October 23, 2023

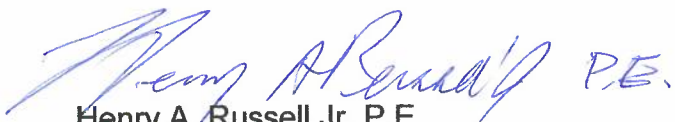
To whom it may concern  
RE: Hotel Tybee, 1401 Strand, Splash Pad Project, RainDeck plan SP1.2

I have reviewed the proposed splash pad for the subject project.  
The structure is a self-contained water feature with a closed water drainage system.

The splash pad will be constructed of cast-in-place concrete slab with a pitch  $\frac{1}{4}$ "/ft draining to center drains and storage tank. As designed all water runoff will be contained on the pad and drain to center drain with piping to storage tank.

Based on this review the runoff will be contained within the structure.

Kind Regards,

  
Henry A. Russell Jr. P.E.  
Mass PE # C-39921

"A"

Proposed children's concrete water splash pad.

Concrete slab on grade

Self contained water features like a pool

No drainage onto lot

No vertical construction

Approximately 2500 sqft



**Lisa Schaaf**

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**From:** Downer Davis <dkdjr071419@yahoo.com>  
**Sent:** Wednesday, November 1, 2023 2:48 PM  
**To:** George Shaw  
**Cc:** Lisa Schaaf  
**Subject:** Re: 1 of 2 splashpad

RE: Splash Pad: 1401 Strand - Hotel Tybee

George,

I've not reviewed the specs on the splash pad equipment.

The Engineer's summary review states that, "The structure is a self-contained water feature with a closed water drainage system."

He further clarifies that, "The splash pad will be constructed of cast-in-place concrete slab with a pitch 1/4"/ft draining to center drains and storage tank. As designed all water runoff will be contained on the pad and drain to center drain with piping to storage tank."

I do not contest the Engineer's analysis of the closed system alone. However, there will be additional water added to this system from rainfall. I could not find where the analysis addressed stormwater runoff, other than the statement in the report, "No drainage onto lot." I offer the following comments regarding stormwater runoff, based on my review of the full submittal in your office. (My email contained only part of the information in the application and drawing.)

- From SAGIS it appears that this project will not interrupt the current stormwater runoff pattern.
- I could not find where the Engineer verified that stormwater runoff from this project will not increase runoff from the property.
  - Will the 2.1% slope from the edge/lip of the slab to the drain(s) provide storage of enough rainfall to prevent increased runoff from this property up to and during the 24-hour, 25-year storm?
  - If not, does the piping and tank provide remaining required storage? This would require water supply to reduce to allow for increased inflow of the stormwater.
  - When park is not open and at other times when the pumps will not be running, will there be the required storage and where?
- E&S plans need to be provided.

This application only addresses the closed system design that reuses water for the spayers. I would not concur with a rooftop or impervious pavement addition of the same size as the splash pad, without adequate stormwater management. I have no basis to concur with this project without verification the stormwater is being managed in a manner to prevent increase stormwater from this property up to and including the 24-hour, 25-year storm.

Please advise if you have any questions.

Downer

On Tuesday, October 31, 2023 at 11:36:08 AM EDT, George Shaw <gshaw@cityoftybee.gov> wrote:

Thanks.

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**From:** Downer Davis <dkdjr071419@yahoo.com>  
**Sent:** Tuesday, October 31, 2023 11:36 AM  
**To:** George Shaw <gshaw@cityoftybee.gov>  
**Subject:** Re: 1 of 2 splashpad

I don't think I got everything. I'll drop by mid afternoon and look it over.

Sent from Yahoo Mail for iPhone

On Tuesday, October 31, 2023, 09:13, George Shaw <gshaw@cityoftybee.gov> wrote:

Downer,

Please review the attached and the next email. Please let me know if that is sufficient?

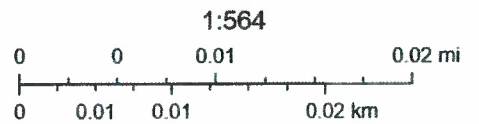
George

# SAGIS Map Viewer



10/31/2023, 3:04:40 PM

 Property Boundaries (Parcels)

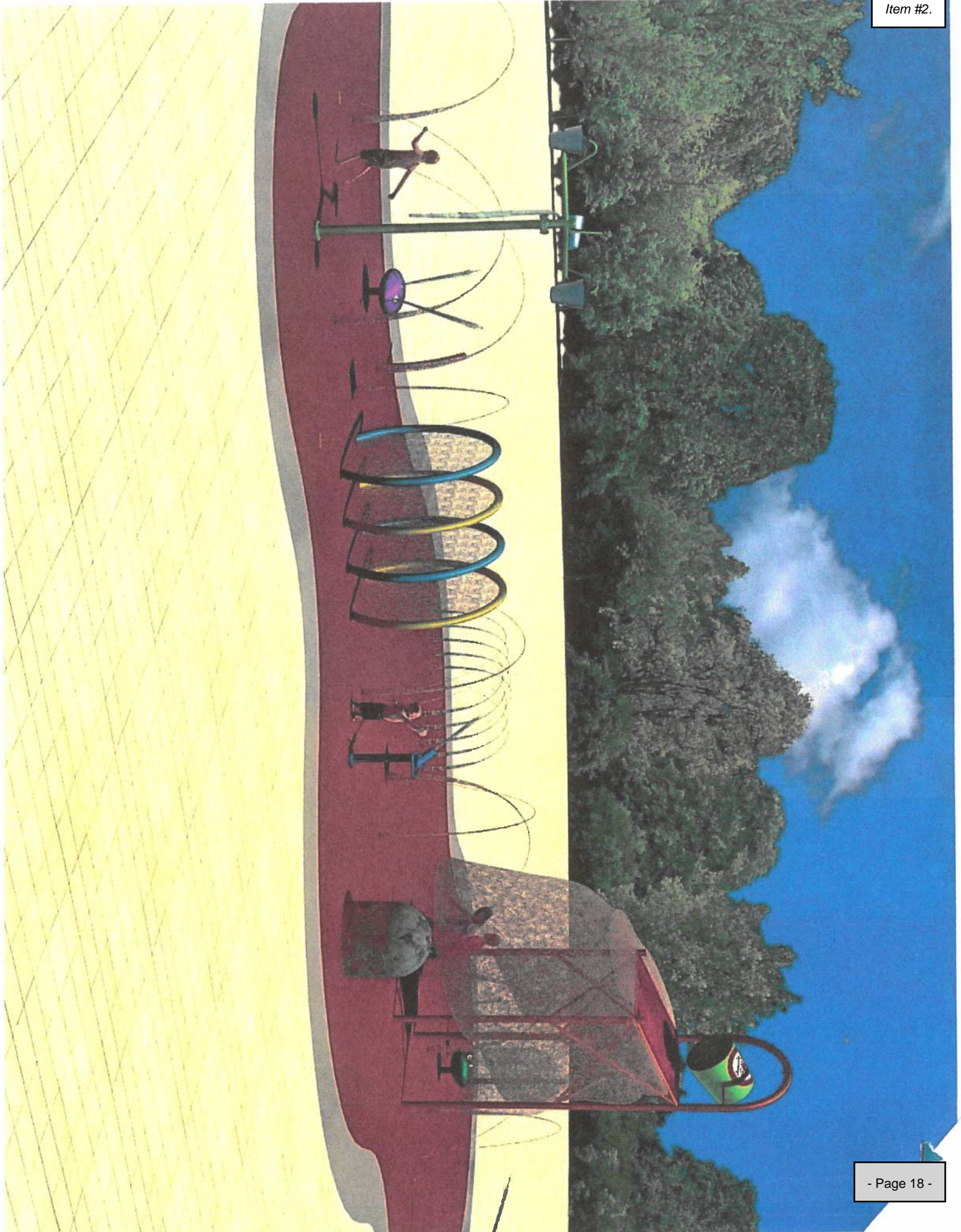


SAGIS











**George Shaw**

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**From:** Downer Davis <dkdjr071419@yahoo.com>  
**Sent:** Thursday, November 9, 2023 4:44 PM  
**To:** George Shaw  
**Subject:** Splashpad 15th Street

George,

With the low density of this project and the natural features, there's more than a few methods of managing the small increase of stormwater runoff to the existing runoff rates. There's not many projects on Tybee with no challenges to stormwater design.

I look forward to receiving the final design.

I'm in communication with the Owner, and I'll gladly speak with his consultant on this project.

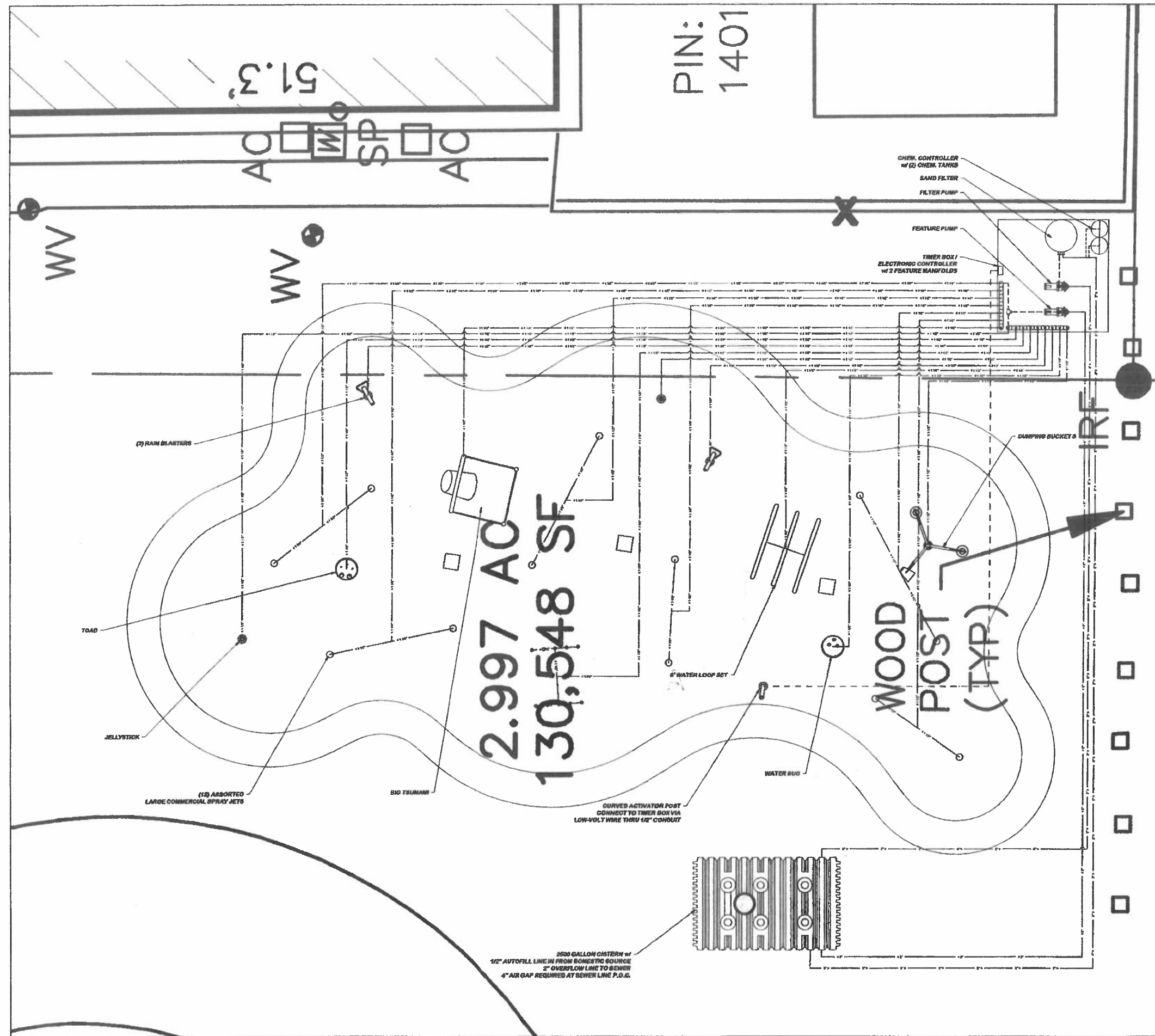
Downer

912 695-7262









PIN:  
1401

51.3'

2.997 AC  
130,548 SF

- PLUMBING NOTES:**
- PIPING IS DIAGNOMATIC. ACTUAL PLACEMENT OF PIPING AND MECHANICAL EQUIPMENT TO BE DETERMINED IN FIELD
  - SLOPE SPLASH PAD GRADING TOWARDS DRAIN AT A MAXIMUM SLOPE OF (1) ONE IN (10) TER
  - SLOPE PERIMETER WALKWAY AWAY FROM SPLASH PAD AT A MINIMUM SLOPE OF 1/4" PER 1'-0"
  - INSTALLATION OF A BACKFLOW PREVENTER REQUIRED ON WATER SUPPLY LINE AS THE METHOD OF CROSS CONNECTION CONTROL

**RAINDECK**  
7319 S. ATWOOD, STE 130 - MESA, AZ 85212  
Ph. 888.448.RAIN Fax. 988.869.3942  
info@raindeck.com

REV.	DATE	BY	DESCRIPTION
1			
2			
3			
4			

**HOTEL TYBEE  
SPLASH PAD  
PLUMBING LAYOUT**  
SCALE: 1/4"=1'-0"

SEAL  
DATE

DRAWN BY: RS  
REVIEWED BY: LB  
DATE: AUGUST, 2023  
SHEET: **SP1.2**  
JOB NUMBER: 28251

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF RAIN DECK. USE OF THIS DRAWING AND ALL REPRODUCTIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND SHALL NOT BE USED UNLESS PROPERLY SEALED AND APPROVED. PUBLICATION OF THIS DRAWING BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED WITHOUT PERMISSION OF RAIN DECK. WHERE A CONTRACTOR'S NAME APPEARS ON THIS DRAWING, WORK SHALL BE COMPLETED BY SAID CONTRACTOR EXCEPT BY AGREEMENT WITH SAID CONTRACTOR.



# STAFF REPORT

PLANNING COMMISSION MEETING: November 20, 2023

CITY COUNCIL MEETING: December 14, 2023

LOCATION: 5 7<sup>th</sup> Street

PIN: 40005 20009

APPLICANT: Brent Watts

OWNER: Brent Watts

EXISTING USE: Nonconforming home on large lot

PROPOSED USE: Home to be moved

ZONING: R-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Beachfront Neighborhood

APPLICATION: Variance for setback of 12' instead of required 20'.

PROPOSAL: The applicant is requesting a setback variance of 8'. To qualify for historic tax credits for restoration of the home the State Historic Preservation Office (SHPO) has requested that the home maintain its current orientation to the street.

ANALYSIS: The proposed variance is only required because the home is to be moved. The comprehensive plan encourages preservation of historic homes. The proposed positioning of the home after being moved eastward is slightly further from the property line than the current location.

The Comprehensive Plan describes the Beachfront Neighborhood District as follows:

*The Beachfront Neighborhood to the east of Butler Avenue is exclusively R-2 zoning, with single family, multifamily, and duplex housing types. Wide streets with on street parking and old growth trees supplemented by side alleys characterize the area. Public and private beach access are available.*

<i>Comprehensive Plan – Community Character Area The Beachfront Neighborhood District</i>		<i>Meets Strategy Y/N or N/A</i>
<i>Recommended Development Strategies</i>		
1.	Historic structures should be preserved whenever possible	Y
2.	Enhance the pedestrian environment where feasible	N/A
3.	Preserve old growth trees	Y
4.	Preserve and maintain public beach access and enhance when necessary	N/A
5.	Do not allow intrusion of commercial uses	N/A
6.	Preserve the low density character of the area	N/A
7.	Encourage preservation of the large historic beach to Butler Ave. lots	N/A
8.		N/A

STAFF FINDING

As the proposal is slightly better than the current setback and this variance will encourage preservation historic home, staff recommends approval.

*This Staff Report was prepared by George Shaw.*

ATTACHMENTS

- A. Subdivision application
- B. SAGIS map (1 page)
- C. Subdivision plat



PZ 2023-0002



*Fee*  
Commercial \$500  
Residential \$200

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

Applicant: Brent Watts

Phone #: 404-307-2868 Email: bwatts@cabrettacapital.com

Mailing Address 2108 Drayton St. Savannah GA 31401

\*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. **8 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 for Variance** (Or General Location Description if no Address Assigned):

5 7th St.

Tax Map/Parcel ID#: 4000520009 Current Zoning: r-2

Existing use of Property: residential

Proposed use of Property: residential

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

No

**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.

To set the property 10 feet from the front setback to comply with Historic Tax Credit Guidelines

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

20 foot front set back.

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 historic building needs to keep its relationship to 7th st per SHIPO guidelines

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.

The variance allows for the property to get a full restoration using historic tax credits.

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

not all properties are historic and this is a unique situation

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 condition is created by the 20 foot setback and the existing 10 foot setback of the historic structure

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.

the 10 foot setback will make the house further away from its neighbor on 7th lane and closer to the fire hydrant

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

the 10 foot setback request is consistent with the current relationship of the house to 7th st.

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

no marsh buffer

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> )<br>Explain the hardship: <u>I am pursuing historic tax credits and SHIPO is requiring that the _____ relationship to 7th st stay the same as house is currently which is 10 feet off _____</u> |
| 5-040 (D) (3)    | A survey of the property <sup>front setback</sup> 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:<br>___ irregularity;<br>___ narrowness; or,<br>___ shallowness of the lot shape; or,<br>___ <del>x</del> 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.<br><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:<br>(1) See <u>section 2-010</u> , terms and definitions; height of building.<br>(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.

<u>Brent Watts</u>	<u>10/31/23</u>
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 Bront Watts Date 10/31/23

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

Bront Watts 10/31/23  
Signature of Applicant Date

**STAFF USE ONLY**

Date received: 11/11/2023 Received by [Signature]

Fee Amount \$ 200.00 Check Number 0005 Date 10/31/23

**PUBLIC HEARING DATES:**

Planning Commission 11/20/23 City Council 12/14/23

DECISION: (Circle One) Approved Denied

Approved with Conditions: \_\_\_\_\_



For the R-2:

Min. lot area is 4,500 square feet for single family, 6,750 for two family. MF not permitted.

For both uses, 20 ft. front yard setback; 10 foot rear yard setback; 10 foot side yard setback.

Maximum height is 35 feet.

Front yard setback, despite the above, is often controlled by the following:

In any residential district (R-I, R-I-B, R-2 and RT) where the average front setback distance for existing buildings on all lots located wholly or partly within 200 feet to each side of any lot, and within the same zoning district and fronting on the same side of the same street and on the same block as such lot, is less than the minimum setback required in such zoning district, the front setback on such lot may be less than the required setback but not less than the existing average setback distance for all lots within 200 feet to each side, **provided that in no case shall the front setback on new construction be less than ten feet.** When lots within 200 feet on each side are vacant such vacant lots shall be considered as having the minimum required setback for the purpose of computing an average setback distance. When existing structures on lots within 200 feet on each side exceed minimum front setback required in such zoning district, the required setback shall be used for the purpose of computing an average setback distance.

Thanks



**CABRETTA CAPITAL**

Brent Watts  
 Cabretta Capital  
 2108 Drayton St.  
 Savannah, GA 31401  
 Cell: 404-307-2868  
[www.cabrettacapital.com](http://www.cabrettacapital.com)

**From:** Lisa Schaaf <[lschaaf@cityoftybee.gov](mailto:lschaaf@cityoftybee.gov)>  
**Sent:** Tuesday, October 31, 2023 11:06 AM  
**To:** Mark Boswell <[lahbos@bellsouth.net](mailto:lahbos@bellsouth.net)>; George Shaw <[gshaw@cityoftybee.gov](mailto:gshaw@cityoftybee.gov)>; Peter Gulbranson <[peter.gulbranson@cityoftybee.gov](mailto:peter.gulbranson@cityoftybee.gov)>; Brent Watts <[BWatts@CABRETTACAPITAL.COM](mailto:BWatts@CABRETTACAPITAL.COM)>; Downer Davis <[dkdjr071419@yahoo.com](mailto:dkdjr071419@yahoo.com)>  
**Subject:** RE: NO. 5 - 7TH ST

I noticed the house that will be moved is not in the right position on the property. If you move the house you have to follow the new setback guidelines which are 20' on the front 10' on back and sides. You can use 7<sup>th</sup> St side as the front or the beachside as the front.

I am pretty sure that will affect the drainage on how it is situated on the lot.

Please situate which side you will use to show on the drainage plans before they can be approved.

*Lisa L. Schaaf*  
 Community Development

**Lisa Schaaf**

---

**From:** Brent Watts <BWatts@CABRETTACAPITAL.COM>  
**Sent:** Tuesday, October 31, 2023 4:00 PM  
**To:** George Shaw; Lisa Schaaf  
**Subject:** FW: [SPF ERROR] FW: Relocation in a district

George this isn't perfect and almost everything with historic tax credits is subjective, but its what she was willing to send me. She is trying to avoid looking like giving permission or an approval before we have even applied. She was much more confident on the phone in our pre application meeting that this house is a good candidate for the program. Additionally, Bob C is working with the city of Tybee to submit the mid-island historic district application and this would likely be the first or one of the first properties to get done.

She was very clear on the call that if we move the house it needs to be the same distance from 7<sup>th</sup> st. This isn't something I brought up, she brough it up on her own. I have highlighted below where she says :

Comparison of the current location(s) to the proposed location(s) in terms of geography, landscaping, vegetation, surroundings, orientation, relationship to street, setback, relationship of these three buildings to one another, and surrounding historic resources, etc

Thanks



**CABRETTA CAPITAL**

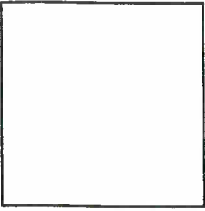
Brent Watts  
 Cabretta Capital  
 2108 Drayton St.  
 Savannah, GA 31401  
 Cell: 404-307-2868  
[www.cabrettacapital.com](http://www.cabrettacapital.com)

**From:** Stephanie Cherry-Farmer <Stephanie.Cherry-Farmer@dca.ga.gov>  
**Sent:** Wednesday, October 04, 2023 12:05 PM  
**To:** Sarah Ward <sward@wardarch.com>; Brent Watts <BWatts@CABRETTACAPITAL.COM>  
**Cc:** Molly McLamb <Molly.McLamb@dca.ga.gov>  
**Subject:** [SPF ERROR] FW: Relocation in a district

Hello all,

A pleasure speaking with you all just now. Please find below the language that I spoke of.

Thank you all for your time this morning! Now I am dreaming of a beach trip soon.....:)



**Stephanie Cherry-Farmer**  
 Director, Office of Document  
 Georgia Department of Com  
 60 Executive Park South, NE  
 Atlanta, Georgia 30329

Direct 470-346-8550  
[Stephanie.Cherry-Farmer@dc](mailto:Stephanie.Cherry-Farmer@dc)

*Learn more about our commitment to [fair housing](#).*

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**From:** Cherry-Farmer, Stephanie  
**Sent:** Wednesday, August 12, 2020 9:51 AM  
**Subject:** Relocation in a district

Hi Justin-

Thank you for reaching out about this.

The National Register, as you know, discourages the relocation of historic properties. The good news is that yes, resources that are considered contributing to a historic district can be relocated within that district and maintain their contributing status. Whether or not these particular houses could do so would depend on their specifics, and the specifics of any relocation. We would need the information below in order to make an informal assessment on whether these properties could remain contributing to the High Uptown District if relocated. This assessment would be informal because the specifics of relocation would all be proposed/circumspect at this time. If relocation occurs, we'd then need to reassess the properties post-relocation to make a formal determination.

What we'd need:

- Current addresses of the properties
- Reason for moving the buildings. Are they being moved as a last resort to save them? From what? What efforts have been made to preserve them at their original location?
- Proposed new locations (addresses and tax maps)
- Description of the proposed new location(s)- will anything be demolished in order to allow for this relocation? If so, what and why?
- Proposed distance and method of moving the buildings
- Are there plans to leave anything behind, such as foundations, chimneys, porches, outbuildings? Or will they be moved in their entirety?
- Comparison of the current location(s) to the proposed location(s) in terms of geography, landscaping, vegetation, surroundings, orientation, relationship to street, setback, relationship of these three buildings to one another, and surrounding historic resources, etc.
- What does the High Uptown HD nomination say about the area of the district that these properties are currently in, versus the area they are proposed for relocation to? Are these area similar or different in terms of historical development?
- Photographs of the current location/setting/surroundings and proposed location/setting/surroundings, keyed to a site plan
- If any historic photographs are available, we'd love those too

Please let me know if I can answer additional questions!

Stephanie L. Cherry-Farmer, MHP  
Program Manager, National Register and Survey  
**Historic Preservation Division**  
(770) 389-7843 | F: (770) 389-7878  
[Facebook](#) • [Twitter](#) • [Instagram](#)  
Purchase your Historic Preservation license plate today!

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*A division of the*  
GEORGIA DEPARTMENT OF NATURAL RESOURCES

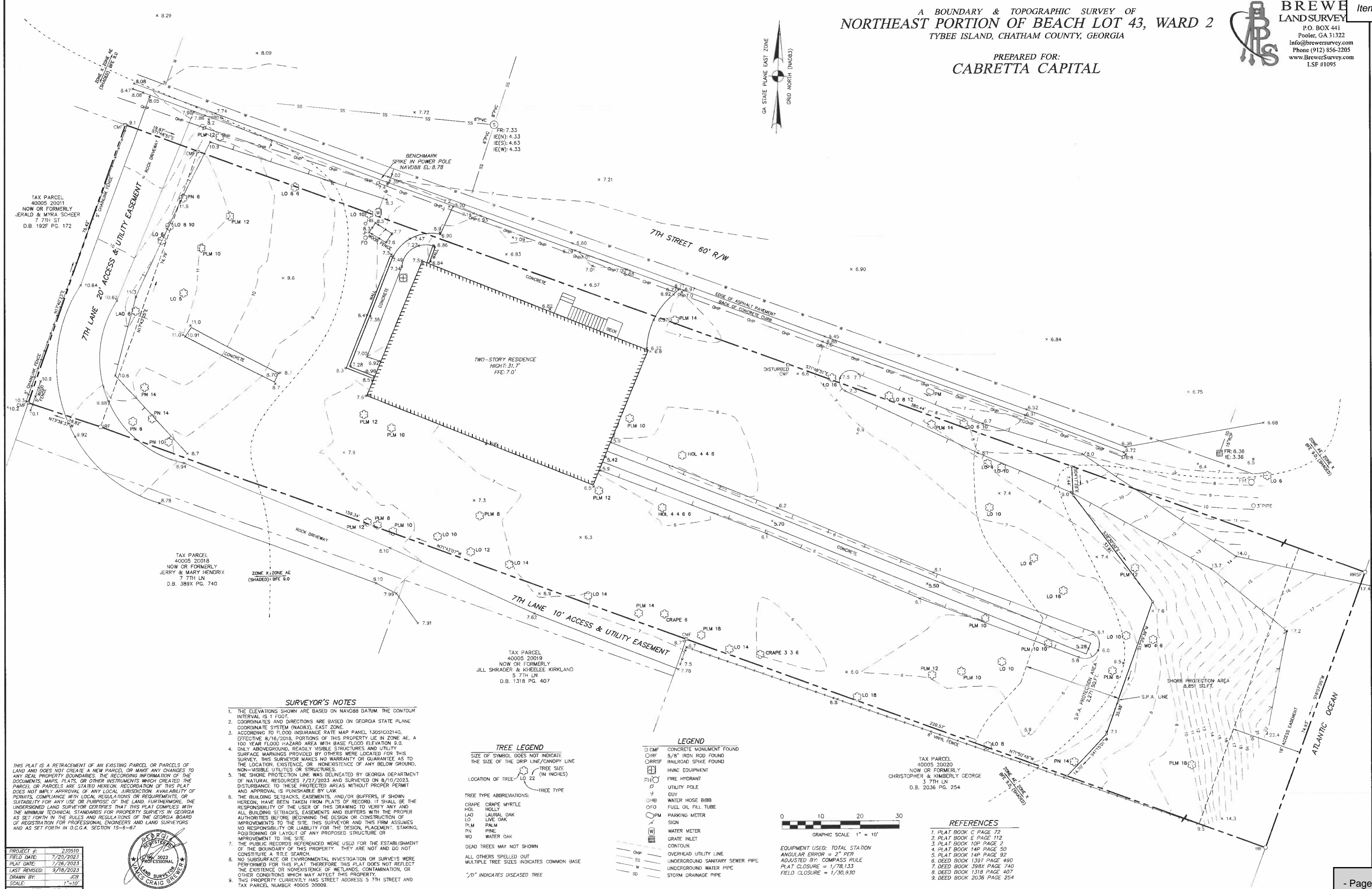
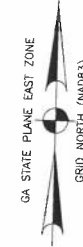
A BOUNDARY & TOPOGRAPHIC SURVEY OF  
**NORTHEAST PORTION OF BEACH LOT 43, WARD 2**  
 TYBEE ISLAND, CHATHAM COUNTY, GEORGIA



**BREWER**  
 LAND SURVEY  
 P.O. BOX 441  
 Pooler, GA 31322  
 Info@brewersurvey.com  
 Phone (912) 856-2205  
 www.BrewerSurvey.com  
 LSF #1095

Item #3.

PREPARED FOR:  
**CABRETTA CAPITAL**



**SURVEYOR'S NOTES**

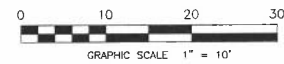
1. THE ELEVATIONS SHOWN ARE BASED ON NAVD83 DATUM. THE CONTOUR INTERVAL IS 1 FOOT.
2. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
3. ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 13051C0214G, EFFECTIVE 8/16/2018, PORTIONS OF THIS PROPERTY LIE IN ZONE AE, A 100 YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION 2.0. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES AND UTILITY SURFACE MARKINGS PROVIDED BY OTHERS WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
4. THE SHORE PROTECTION LINE WAS DELINEATED BY GEORGIA DEPARTMENT OF NATURAL RESOURCES 1/27/2023 AND SURVEYED ON 8/10/2023. DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL IS PUNISHABLE BY LAW.
5. HEREON, HAVE BEEN TAKEN FROM PLATS OF RECORD, IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
6. 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.
7. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
8. THIS PROPERTY CURRENTLY HAS STREET ADDRESS 5 7TH STREET AND TAX PARCEL NUMBER 40005 20009.

**TREE LEGEND**

- SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE  
 LOCATION OF TREE - (IN INCHES)
- TREE TYPE ABBREVIATIONS:
- CRAPE CRAPE MYRTLE
  - HOL HOLLY
  - LAO LAURAL OAK
  - LO LIVE OAK
  - PLM PALM
  - PN PINE
  - WO WATER OAK
- DEAD TREES MAY NOT SHOWN  
 ALL OTHERS SPELLED OUT  
 MULTIPLE TREE SIZES INDICATES COMMON AGE  
 \*D\* INDICATES DISEASED TREE

**LEGEND**

- CMF CONCRETE MONUMENT FOUND
- OIRF 5/8" IRON ROD FOUND
- ORRSF RAILROAD SPIKE FOUND
- HVAC HVAC EQUIPMENT
- FH FIRE HYDRANT
- UP UTILITY POLE
- GUY GUY
- WB WATER HOSE BIBB
- FO FUEL OIL FILL TUBE
- PM PARKING METER
- W WATER METER
- GI GRATE INLET
- CONTOUR CONTOUR
- OHU OVERHEAD UTILITY LINE
- USP UNDERGROUND SANITARY SEWER PIPE
- UWP UNDERGROUND WATER PIPE
- SD STORM DRAINAGE PIPE



EQUIPMENT USED: TOTAL STATION  
 ANGULAR ERROR = 2" PER  
 ADJUSTED BY COMPASS RULE  
 PLAT CLOSURE = 1/78,133  
 FIELD CLOSURE = 1/30,930

**REFERENCES**

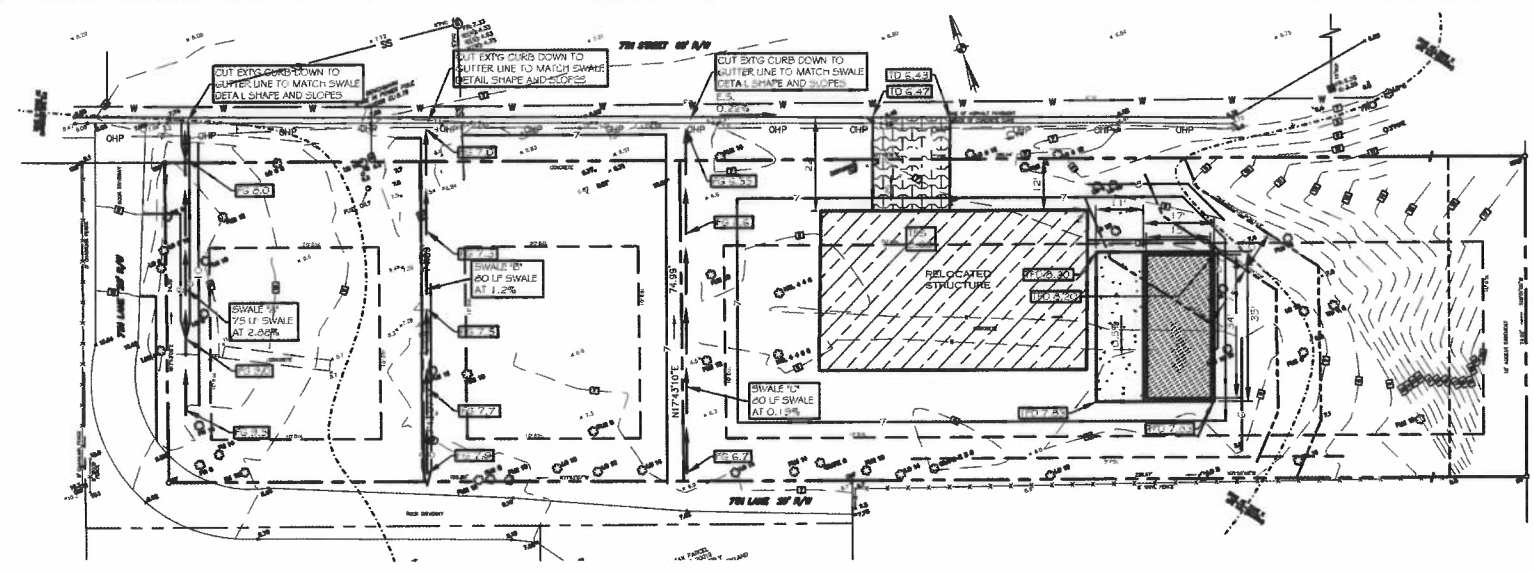
1. PLAT BOOK C PAGE 72
2. PLAT BOOK E PAGE 112
3. PLAT BOOK 10P PAGE 2
4. PLAT BOOK 14P PAGE 50
5. PLAT BOOK 14P PAGE 92
6. DEED BOOK 139T PAGE 490
7. DEED BOOK 398X PAGE 740
8. DEED BOOK 1318 PAGE 407
9. DEED BOOK 2036 PAGE 254

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 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.

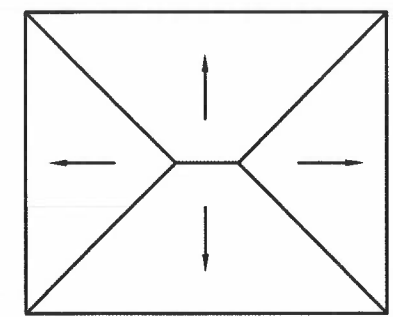
PROJECT #:	230510
FIELD DATE:	7/20/2023
PLAT DATE:	7/26/2023
LAST REVISED:	9/18/2023
DRAWN BY:	JCB
SCALE:	1"=10'







**PROPOSED SITE PLAN**  
1" = 20'



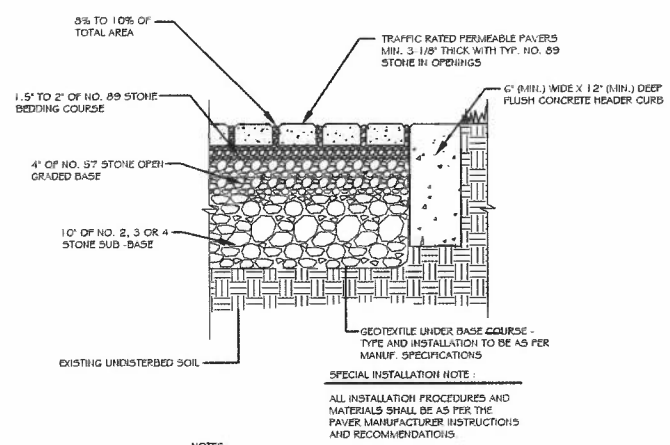
**ROOF PLAN**

**GENERAL BUILDING INFORMATION NOTES:**

1. PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE SET AS PER FEMA FLOOD STUDY MAPS AND AS PER THE CITY OF TYBEE ISLAND, GEORGIA ORDINANCES.
2. PROPOSED BUILDINGS ARE TO BE SUPPORTED ON PIERS OR FOUNDATIONS WHICH WILL SATISFY FEMA ELEVATION AND FEMA ZONE REQUIREMENTS AS WELL AS TYBEE ISLAND REQUIREMENTS.

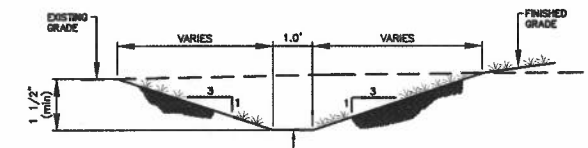
**SPECIAL BUILDING SET BACK LINE NOTES :**

1. THE BUILDING OUTLINE SHOWN ON THE PLANS IS ASSUMING THE MOST OUTSIDE PART OF THE BUILDING.
2. THE MOST OUTSIDE PART OF THE BUILDING INCLUDES ALL SIDING, SHUTTERS, GUTTERS, DOWNSPOUTS, DOWNSPOUT BOOTS, TRIM WORK OF ANY KIND OR TYPE OF COVERING OR AESTHETIC PART OF THE BUILDING.
3. CONTRACTOR IS TO COORDINATE BUILDING WITH THE OWNER AND ARCHITECT TO MAKE SURE THAT NO PART OF THE BUILDING, WITH THE EXCEPTION OF THE OVERHANG, PROTRUDES OUTSIDE OF THE BUILDING SET BACK LINE VERTICALLY FROM THE GROUND LINE TO THE BOTTOM OF THE ROOF OVERHANG. GUTTER SYSTEM IS TO BE INCLUDED AS PART OF THE ALLOWED OVERHANG.
4. CONSULT THE TYBEE PLANNING AND ZONING DEPARTMENT FOR BUILDING SET BACK LINE REQUIREMENTS IF A GUTTER SYSTEM IS UTILIZED AND FOR DOWNSPOUTS, DOWNSPOUT BOOTS, FIREPLACES, ELEVATOR SHAFTS, ROOF DECKS, STAIRS AND AC COMPRESSORS.
5. CONSULT THE TYBEE PLANNING AND ZONING DEPARTMENT FOR BUILDING SET BACK LINE REQUIREMENTS IF A SPREAD FOOTING IS USED.
6. CERTIFICATE OF OCCUPANCY WILL NOT BE GRANTED IF ANY PART OF THE BUILDING (INCLUDING SIDING, SHUTTERS, GUTTERS, DOWNSPOUTS, DOWNSPOUT BOOTS, TRIM, WATER TABLE OR ANY AESTHETIC WORK, ETC.) EXTENDS OVER THE BUILDING SET BACK LINE WITHOUT A VARIANCE.

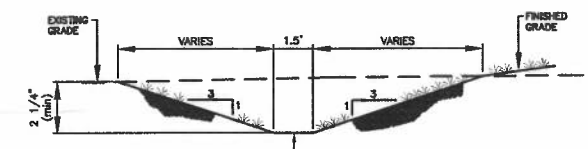


- NOTES:**
1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CITY OF TYBEE ISLAND DEVELOPMENT GUIDELINES, TECHNICAL SPECIFICATIONS AND STANDARD DETAILS.
  2. CONCRETE TO BE 3,000 PSI AND REINFORCED WITH FIBERMESH OR STEEL.
  3. CONCRETE HEADER CURB DIMENSIONS MAY DIFFER BASED ON PROJECT SPECIFIC DESIGN REQUIREMENTS.
  4. BASE COMPACTION UNDER CURB TO BE 95% (ASTM D693).
  5. CONTRACTION JOINTS TO BE SAW CUT NO LATER THAN 24 HOURS AFTER THE POUR.
  6. SYSTEM IS TO BE APPROVED BY TYBEE ISLAND PRIOR TO INSTALLATION.

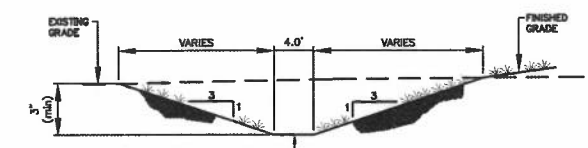
**PERMEABLE PAVER DETAIL (25 YEAR PAVER)**  
NOT TO SCALE



**SWALE "A" DETAIL**  
NOT TO SCALE



**SWALE "B" DETAIL**  
NOT TO SCALE



**SWALE "C" DETAIL**  
NOT TO SCALE

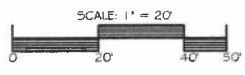
**Special Pre-Construction Note :**  
Contractor to verify all existing and proposed structure locations (drainage, sanitary, etc.), tops and depths prior to ordering materials or beginning construction.

**FEMA MAP NOTES :**

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE "AE-9" ACCORDING TO F.L.R.M. COMMUNITY PANEL NUMBER 13051C --, MAP REVISED --- (88 DATUM).
2. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

**Survey Information :**  
Survey : BREWER SURVEYING  
Date of Survey : JULY, 2022  
Datum : NAVD 88

**SPECIAL CONSTRUCTION NOTE:**  
IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.



**LEGEND**

ITEM	EXISTING	PROPOSED
TOPO	---	FG 12.3
CONTOURS	---	12
DRAINAGE FLOW ARROWS	--->	--->
TOP OF PARKING SLAB	---	TPS 12.30

**TRAFFIC AND RIGHT-OF-WAY NOTES:**

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF TYBEE ISLAND, GEORGIA PERSONNEL.
2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF TYBEE ISLAND PRIOR TO COMMENCEMENT OF ANY WORK WITHIN RIGHT-OF-WAY.

**EASEMENT NOTES:**

1. THE OWNER, ENGINEER AND SURVEYOR ARE TO COORDINATE ALL EASEMENTS PRIOR TO FINAL PLAN APPROVAL AND RECORDING.
2. ALL DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED.

**SPECIAL AVERAGE GRADE NOTES :**

1. THE AVERAGE GRADE TO BE USED AS A BASE ELEVATION TO SET THE BUILDING HEIGHT IS TO BE OBTAINED FROM THE TYBEE ISLAND PLANNING AND ZONING DEPARTMENT.

**SPECIAL AE AND VE ZONE NOTES :**

1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1' ABOVE FLOOD.
2. BUILDINGS IN "VE" ZONES ARE TO HAVE THE LOWEST HORIZONTAL STRUCTURAL MEMBER SET A MINIMUM OF 1' ABOVE FLOOD.
3. BUILDINGS IN "AE" AND "VE" ZONES ARE TO HAVE ALL ELECTRICAL, PLUMBING, HVAC, ELECTRONICS AND OTHER EQUIPMENT TO BE A MINIMUM OF 1' ABOVE FLOOD.
4. FLOOD VENTS ARE REQUIRED IN "AE" ZONES AND ARE TO HAVE 1 SQUARE INCH SQUARE FOOT OF ENCLOSED AREA WITH A MINIMUM ROUND OPENING OF 3". A MINIMUM OF 2 OPENINGS WITH ALL OPENINGS EVENLY SPACED AROUND PERIMETER. BOTTOM OF OPENINGS SHALL BE 12" OR LESS ABOVE ADJACENT GRADE.
5. BREAK AWAY WALLS ARE REQUIRED IN "VE" ZONES.
6. COORDINATE SITE WORK AND FINISHED FLOOR ELEVATIONS WITH ARCHITECTURAL PLANS TO MAKE SURE BUILDING ELEVATIONS ARE SET AS PER CODE.

**SPECIAL BUILDING GUTTER NOTES :**

1. A BUILDING GUTTER SYSTEM AS SHOWN ON THE PLANS SHALL BE UTILIZED TO ENSURE THAT ALL ROOF RUN-OFF IS DIRECTED TO THE TYBEE ISLAND RIGHT OF WAY.
2. BUILDING DESIGNER SHALL SIZE GUTTER SYSTEM TO CONVEY A 25 YEAR (MIN) STORM EVENT (8" PER HOUR).
3. INCREASED STORM WATER RUN-OFF DUE TO NEW IMPERVIOUS AREAS WILL NOT BE ALLOWED TO IMPACT ADJACENT PROPERTIES.
4. CONSULT TYBEE ISLAND PLANNING AND ZONING DEPARTMENT REGARDING REQUIREMENTS OF GUTTERS, DOWNSPOUTS AND DOWNSPOUT BOOTS AND HOW BUILDING SET BACK LINES ARE IMPACTED BY THE GUTTER AND DOWNSPOUT SYSTEM PRIOR TO CONSTRUCTION.

**GENERAL DRAINAGE NOTES:**

1. THE SITE WILL NEED TO BE GRADED AS SHOWN AND AS DICTATED BY EXISTING CONDITIONS WHICH CAN NOT BE FORSEEN TO ALLOW FOR PROPER DRAINAGE.
2. OUTFALL FOR THE PROJECT WILL BE DICTATED BY EXISTING CONDITIONS WITHIN THE CITY OF TYBEE EXISTING DRAINAGE SYSTEM AND EASEMENTS.

- NOTES:**
1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.
  2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
  3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.
  4. REMOVE ALL UNDERGROUND UTILITIES NOT TO BE UTILIZED. DO NOT ABANDON UTILITIES IN PLACE.
  5. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.
  6. PREVENT DAMAGE TO EXISTING TREES WHERE POSSIBLE.
- X TREES TO BE REMOVED.

**BOSWELL DESIGN SERVICES, INC.**  
OFFICE: 4700 EAST HIGHWAY 80  
Unit N, Suite 1  
MAILING: 103 NASSAU DRIVE  
SAVANNAH, GEORGIA 31410  
912-887-6932  
LABBOS@BellSouth.net

ORDER NO. 2022-08-24  
DATE: AUGUST 24, 2023  
JOB NO. ---  
SCALE: AS SHOWN

NEW RESIDENTIAL RELOCATION  
NO. 5, 7TH STREET  
TYBEE ISLAND, GEORGIA 31328  
CABARETTA CAPITAL  
SAVANNAH, GEORGIA

CONTACT A MEMBER OF THE  
PRIOR TO BEGINNING  
UTILITIES PROTECTION CENTER  
1-800-663-7411

DRAWING NUMBER  
2 OF





625 EAST 44TH STREET  
SAVANNAH, GA 31405  
912.596.4882  
www.wardarch.com

JOSHUA WARD, ARCHITECT OF RECORD, IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE, AND THAT THE ARCHITECT OF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

5 7TH STREET

TYBEE ISLAND, GA 31328

WEST ELEVATION

PROJECT NO. 2311.00  
DATE 10.30.23  
SHEET NO.

A203



H1 WEST ELEVATION

1/4" = 1'-0"



A1 WEST ELEVATION - EXISTING

1/4" = 1'-0"

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