



**AGENDA**  
**PLANNING COMMISSION**  
**November 16, 2020 at 7:00 PM**

Call to Order

Consideration of Minutes

1. MINUTES OCTOBER19, 2020 -PLANNING COMMISSION

Disclosures and Recusals

Old Business

New Business

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

Adjournment

Standing Items

Adjournment

## PLANNING COMMISSION

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



## CITY MANAGER

Shawn Gillen

## COMMUNITY DEVELOPMENT DIRECTOR

George Shaw

## CITY ATTORNEY

Edward M. Hughes

## Planning Commission Meeting MINUTES October 19, 2020

**Chair Bishop** called the October 19, 2020 Tybee Island Planning Commission meeting to order. Commissioners present were **Charles Matlock, Elaine T. McGruder, Alan Robertson, Vice Chair Ron Bossick** and **David McNaughton**. **J. Whitley Reynolds** was absent.

### Consideration of Minutes:

**Chair Demery Bishop** asked for consideration of the September 21, 2020 minutes. **Commissioner Elaine T. McGruder** made a motion to approve. **Vice Chair Ron Bossick** seconded. The vote to approve was unanimous.

### Disclosures/Recusals:

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

### Old Business:

#### Text Amendment: Sec. 3-190 Swimming pool requirements.

**George Shaw** stated he has been unable to find a company that would come to the island and fill a pool. He stated it would probably be taken up by someone if this ordinance gets passed. **Commissioner David McNaughton** asked George Shaw how this will be enforced. **George Shaw** stated he would tell the customer that they would have to have the pool filled from water off the island and ask to see a receipt for the water. **Chair Bishop** asked George Shaw if he could look into monitoring the meter for that day they will be filling the pool. **George Shaw** stated he would look into that. **Anna Butler** who lives at 1212 Fifth Avenue Tybee Island, approached the Planning Commission and stated she works with many Construction companies around the state and would be available to fill pools on Tybee. **Commissioner Elaine McGruder** made a motion to approve. No second was made so motion failed. **Commissioner Elaine McGruder** made a motion to take out the wording that has to do with refills and renovations and only leave the wording for new construction of pools. **Commissioner David McNaughton** seconded. The vote to approve with changes was four approve and one against. Motion with changes was approved.

### New Business:

### Discussions:

**Adjournment: 7:30pm**

*Lisa L. Schaaf*



# STAFF REPORT

PLANNING COMMISSION MEETING: November 16, 2020

CITY COUNCIL MEETING: December 10, 2020

LOCATION: Northeast corner of Van Horn and Oceanview      PIN: 40003 10011  
 APPLICANT: David Lane      OWNER: David Lane  
 EXISTING USE: Vacant lot      PROPOSED USE: Two single family lots  
 ZONING: R-T      USE PERMITTED BY RIGHT: Yes  
 COMMUNITY CHARACTER MAP: Ft. Screven Historic District

APPLICATION: Minor subdivision Sec. 5-140 Minor subdivision plat approval procedure

PROPOSAL: The applicant is requesting to subdivide one lot into two.

ANALYSIS: The lot is in the R-T district which has a 7000 square foot minimum lot size for a single family home. Both proposed lots meet that standard. The lots would access Oceanview Ct. which has a lower traffic count than Van Horn. Drainage plan is under review. Engineers comments to follow.

The Comprehensive Plan describes the Ft. Screven Historic District in which it lies as follows:

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

<i>Comprehensive Plan – Community Character Area The Ft. Screven Historic District</i>		<i>Meets Strategy Y/N or N/A</i>
<i>Recommended Development Strategies</i>		
1.	Establish standards and guidelines for signage	N/A
2.	Provide signage for landmarks and historic businesses	N/A
3.	Preserve and restore historic structures whenever possible	N/A
4.	Provide appropriate incentives for historic restoration projects	N/A
5.	Ensure continued preservation of old growth trees, parks, and greenspace	N/A
6.	Support an improved bicycle and pedestrian environment with connected facilities	N/A
7.	Consider adoption of architectural standards for historic structures	N/A
8.		

STAFF FINDING

The proposed lots meet the requirements. Staff recommends approval.

*This Staff Report was prepared by George Shaw.*

ATTACHMENTS

- A. Subdivision application
- B. Plat
- C. SAGIS map



CITY OF TYBEE ISLAND
SUBDIVISION OF LAND APPLICATION

Fee
Major Subdivision \$500
Minor Subdivision \$125

Applicant's Name David E. Lane

Address and location of subject property Lot 10 Ocean View Court

PIN 40003 10011 Applicant's Telephone Number 912-355-8883

Applicant's Mailing Address 401 Mall Blvd. Suite 101E Savannah, GA 31406

Brief description of the land development activity and use of the land thereafter to take place on the property:
Owner is wanting to split his lot into two lots for residential houses.

Property Owner's Name David E. Lane Telephone Number 912-355-8883

Property Owner's Address 401 Mall Blvd. Suite 101E Savannah, GA 31406

Is Applicant the Property Owner? [checked] Yes [ ] No

If Applicant is the Property Owner, Proof of Ownership is attached: [checked] 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 R-T Current Use Vacant Lot

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

Signature of Applicant [Signature] Date 10/26/20

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

Fee Amount \$ 125 Check Number 09960 Date 10/29/2020

City Official [Signature]

NOTE: This application must be accompanied by following information:

- 13 copies, no smaller than 11 x 17, of the proposed subdivision with the building setback lines.
- 4 copies, no smaller than 24 x 36, of the engineered drainage and infrastructure plan.
- The name(s) of all proposed new street(s) or private drive(s).
- 13 copies, no smaller than 11 x 17, of the existing tree survey and tree removal plan.

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

The Mayor and Council will not act upon a subdivision until the drainage and infrastructure plan has met the approval of the City's engineering consultant.

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

All new lots established within subdivisions shall conform to the lot area as set forth in the general provisions for each zoning district and the lot width shall be a minimum of 60 feet at the building line.

  
\_\_\_\_\_  
Signature of Applicant

10/24/20  
\_\_\_\_\_  
Date



CITY OF TYBEE ISLAND

**CONFLICT OF INTEREST IN ZONING**  
**ACTIONS DISCLOSURE OF CAMPAIGN**  
**CONTRIBUTIONS**

Have you within the past two (2) years made campaign contributions or gave gifts having an aggregate value of \$250.00 or more to a member of the City of Tybee Island Planning Commission, or Mayor and Council or any local government official who will be considering the rezoning application?

YES \_\_\_\_\_ NO  \_\_\_\_\_

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

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

IF YOU WISH TO SPEAK CONCERNING THE ATTACHED REZONING APPLICATION, THIS FORM MUST BE FILED WITH THE ZONING ADMINISTRATOR FIVE (5) DAYS PRIOR TO PLANNING COMMISSION MEETING IF CAMPAIGN CONTRIBUTIONS OR GIFTS IN EXCESS OF \$250.00 HAVE BEEN MADE TO ANY MEMBER OF THE PLANNING COMMISSION OR MAYOR AND COUNCIL.

Signature 

Printed Name David Lane

Date 10/20/20



Prepared by:  
McManamy Jackson Hollis, LLC  
415 Eisenhower Dr., No. 1  
Savannah, GA 31406  
(912)691-0943 phone  
(912)691-0947 fax  
1-2005023DGM

### LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of October 15, 2020 by and between

**Riedesel Forest LTD**  
(Hereinafter referred to as the "Grantor"), and

**JR Lane Holdings, LLC**  
(hereinafter referred to as "Grantee")

(the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

#### WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in Tybee Island, Chatham County, Georgia, and being known and designated as Lot 10, Ocean View Subdivision, Fort Ward, as shown on the map or plat of said Subdivision recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia, in Subdivision Map Book Q, Page 51. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed.

Said property containing improvements thereon currently known as 0 Ocean View Court, Tybee Island, GA 31328, PIN 40003 10011,

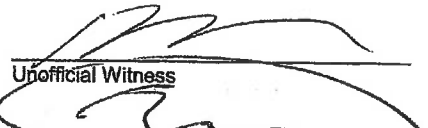
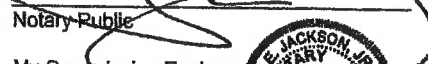

(hereinafter referred to as the "Property")

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

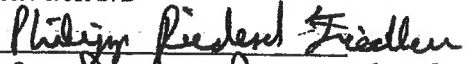

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered this 15th day of October, 2020, in the presence of:

  
\_\_\_\_\_  
Unofficial Witness  
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_  
[NOTARY PUBLIC] 

Riedesel Forest LTD

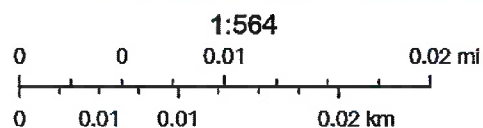
BY:   


# SAGIS Map Viewer



10/30/2020, 11:27:40 AM

 Property Boundaries (Parcels)



SAGIS

PARID: 40003 10011  
 RIEDESEL FOREST LTD

OCEAN VIEW CT

**Most Current Owner**

Current Owner	Co-Owner	Care Of	Mailing Address
RIEDESEL FOREST LTD			PO BOX 2347 ORANGEBURG SC 29116

**Digest Owner (January 1)**

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
RIEDESEL FOREST LTD		PO BOX 2347		ORANGEBURG	SC	29116

**Parcel**

Status	ACTIVE
Parcel ID	40003 10011
Category Code	RES - Residential
Bill #	2928622
Address	OCEAN VIEW CT
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20213.00 - T213 TYBEE BTL BEACH
Total Units	
Zoning	R-T
Class	R3 - Residential Lots
Appeal Status	

**Legal Description**

Legal Description	LT 10 OCEAN VIEW SUB
Deed Book	
Deed Page	

**Inspection**

Inspection Date	Reviewer ID
03/21/2016	MWTHOMAS
05/17/2010	LESTEPH
05/22/2007	JLMARINE

**Appraised Values**

Tax Year	Land	Building	Appraised Total	Reason
2020	470,400	0	470,400	
2019	470,400	0	470,400	

2018	470,400	0	470,400
2017	408,600	0	408,600
2016	408,600	0	408,600
2015	408,600	0	408,600
2014	383,700	0	383,700
2013	383,700	0	383,700
2012	383,700	0	383,700
2011	467,000	0	467,000

**Sales**

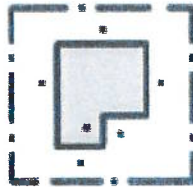
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Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
09/01/1989	80,000	U		-		

**Land**

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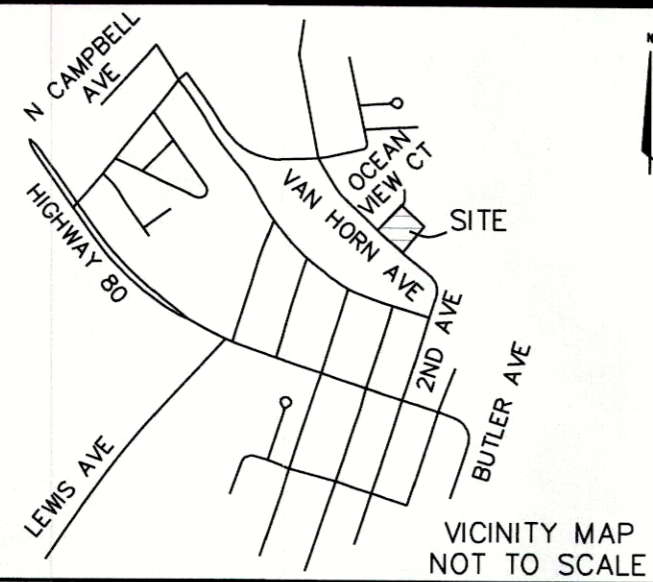
Line Number	1
Land Type	U - UNIT
Land Code	91 - RESIDENTIAL V L
Square Feet	
Acres	
Influence Factor 1	145
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	



Sorry, no sketch available for this record

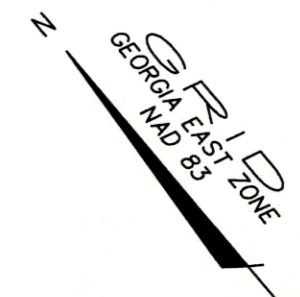
Item	Area





**NOTES:**

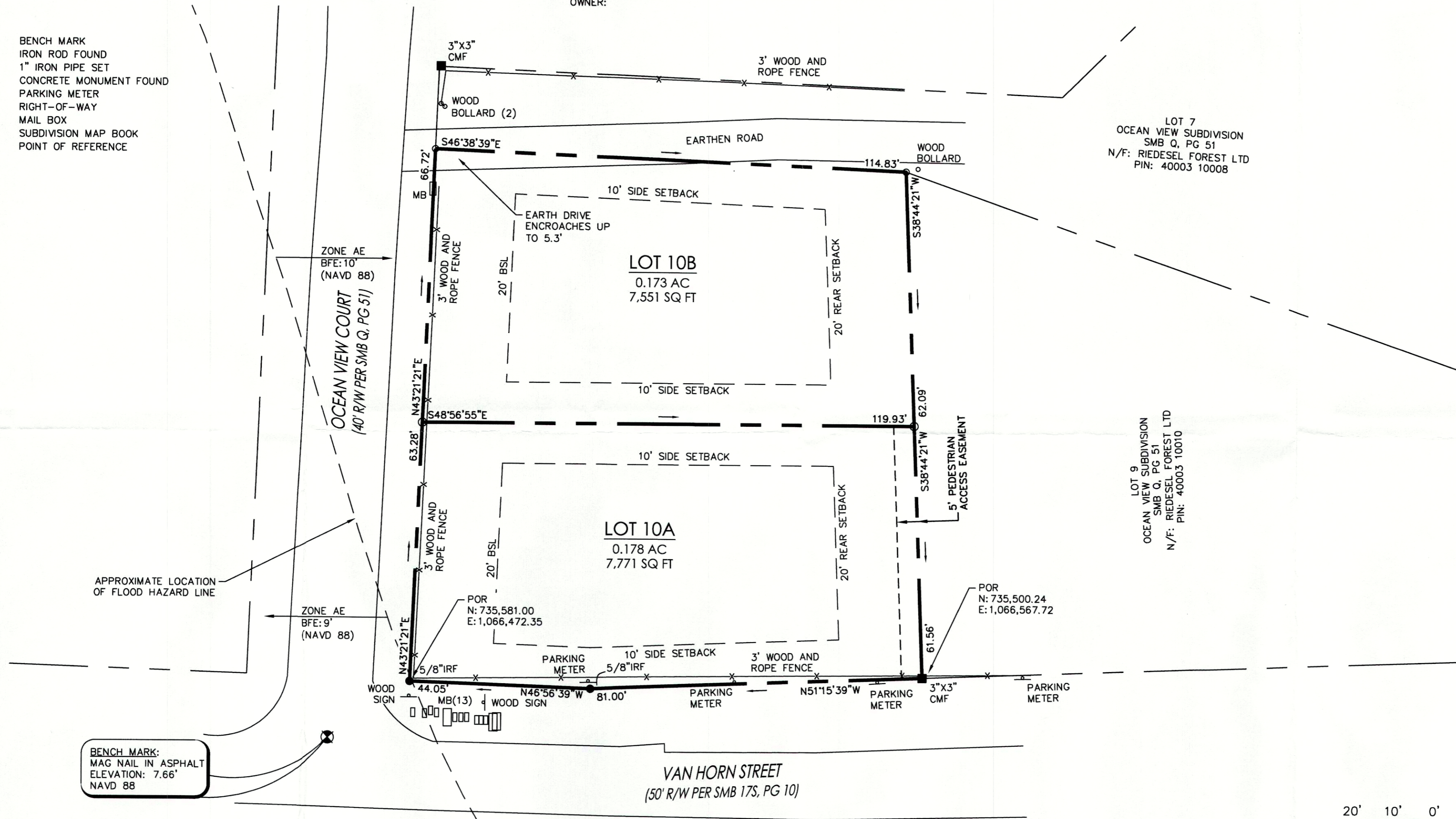
1. THIS PLAT CREATES 2 LOTS.
2. TOTAL AREA: 0.352 ACRES; 15,322 SQUARE FEET.
3. THESE PROPERTIES ARE CURRENTLY ZONED R-T (RESIDENTIAL TOURIST).
4. LOTS TO BE SERVED BY CITY OF TYBEE WATER AND SANITARY SEWER SYSTEMS.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0214G, EFFECTIVE DATE: AUGUST 16, 2018. BASE FLOOD ELEVATION: 10 FEET. NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. ALL BUILDING SETBACKS ARE TAKEN FROM SECTION 3-090 OF THE TYBEE ISLAND, GA CODE OF ORDINANCES.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
9. NO OVERHEAD OR UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAT FOR CLARITY PURPOSES.
10. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.



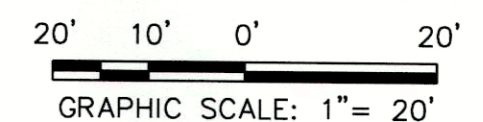
**LEGEND**

- BENCH MARK
- IRF IRON ROD FOUND
- IPS 1" IRON PIPE SET
- CMF CONCRETE MONUMENT FOUND
- ⊕ PARKING METER
- R/W RIGHT-OF-WAY
- MB MAIL BOX
- SMB SUBDIVISION MAP BOOK
- POR POINT OF REFERENCE

OWNER:



BENCH MARK:  
MAG NAIL IN ASPHALT  
ELEVATION: 7.66'  
NAVD 88



COLEMAN COMPANY, INC. DATE PLOTTED: 10/30/2020 9:24 AM BY: Nathan Bridwell DRAWING PATH: Q:\2020\20-596\000\DWG\Survey\20-596 Lot 10 Ocean View Minor SD 2020.10.20.dwg

SURVEY DATE: SEPTEMBER 20, 2020  
EQUIPMENT USED: ELECTRONIC TOTAL STATION  
ANGULAR ERROR PER "Δ" = 03"  
ADJUSTED BY COMPASS RULE:  
PLAT ERROR OF CLOSURE: 1/123,383  
FIELD ERROR OF CLOSURE: 1/37,215

**REFERENCE:**  
1. SUBDIVISION MAP BOOK "Q", PAGE 51

**SITE DATA**  
AREA: 0.352 AC; 15,322 SF  
ZONING: R-T (RESIDENTIAL TOURIST)  
PIN: 40003 10011  
PROPERTY ADDRESS: OCEAN VIEW COURT  
TYBEE ISLAND, GA 31328

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE MAYOR OF TYBEE ISLAND  
\_\_\_\_\_  
MAYOR DATE \_\_\_\_\_

APPROVED BY THE CITY CLERK OF TYBEE ISLAND  
\_\_\_\_\_  
CLERK DATE \_\_\_\_\_

APPROVED BY THE PLANNING AND ZONING MANAGER OF TYBEE ISLAND  
\_\_\_\_\_  
CLERK DATE \_\_\_\_\_

**SURVEYORS CERTIFICATION**

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.



DON EDWARD TAYLOR, JR.  
GA REG. LAND SURVEYOR NO. 3417  
COLEMAN COMPANY, INC.  
CERTIFICATE OF AUTHORIZATION; LSF 1167

A MINOR SUBDIVISION OF LOT 10  
OCEAN VIEW SUBDIVISION,  
5TH G.M. DISTRICT, CITY OF TYBEE ISLAND,  
CHATHAM COUNTY, GEORGIA  
PREPARED FOR: DAVID LANE

JOB NUMBER: 20-596  
DATE: 10/20/2020  
DRAWN BY: JNB  
CHECKED BY:  
SCALE: 1" = 20'

**MINOR SUBDIVISION**

SHEET:  
**1/1**









