



AGENDA
PLANNING COMMISSION
January 09, 2023 at 6:30 PM

Call to Order

Consideration of Minutes

1. PC MINUTES DEC. 19, 2022

Disclosures and Recusals

Old Business

New Business

2. **Tree Appeal: 8 Waterside Walk-appeal of actions Sec. 7-100 regarding denial of tree permit-William Gordon.**
3. **Minor Subdivision plat approval: requesting to create two lots that are not rectangles-712 2nd Ave.-Zone R-2-40005 18014-Gail Lamb.**

Adjournment

Standing Items

Adjournment

PLANNING COMMISSION

Marie Gooding
 Susan Hill
 David McNaughton
 Elaine McGruder
 Whitley Reynolds
 Marie Rodriguez
 Martha Williams



CITY MANAGER
 Shawn Gillen

COMMUNITY DEVELOPMENT DIRECTOR
 George Shaw

CITY ATTORNEY
 Edward M. Hughes

**Planning Commission Meeting
 MINUTES
 December 19, 2022**

Chair David McNaughton called the December 19, 2022, Tybee Island Planning Commission meeting to order. Commissioners present were **Susan Hill, Whitley Reynolds, Marie Rodriguez, Elaine McGruder, Marie Gooding** and **Martha Williams**.

Consideration of Minutes:

Chair David McNaughton asked for consideration of the November 14, 2022, meeting minutes. **Elaine McGruder** made a motion to approve. **Susan Hill** seconded. Vote was unanimous.

Disclosures/Recusals:

Chair David McNaughton asked if there were any Disclosures or Recusals. There were none

Public Hearings:

New Business:

Variance: requesting setback encroachment – 817 1st Street – 40019 05001C – Zone R-T – David Toman.

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

Text and Map Amendment: requesting to rezone from R-1 to R-T - 1 Van Horn – 40003 10009 – Zone R-1 – Michael Foran. This item was withdrawn before meeting to be reviewed at a later date.

Variance: requesting to disturb wetland buffer – Solomon & Polk – Zone R-1 – William Christiansen.

Whitley Reynolds made a motion to approve. **Susan Hill** seconded. Voting in favor to approve were **Marie Gooding, Susan Hill, Whitley Reynolds** and **Marie Rodriguez**. Voting against the vote to approve were **Martha Williams** and **Elaine McGruder**. The vote to approve was 4-2.

Text Amendment: Sec. 7-050 – Tree removal requirements – City of Tybee Island.

Marie Rodriguez made a motion to approve. **Whitley Reynolds** seconded. The vote to approve was unanimous.

Adjournment: 7:15pm
Lisa L. Schaaf



STAFF REPORT

PLANNING COMMISSION MEETING: January 9, 2023

CITY COUNCIL MEETING: February 9, 2023

LOCATION: 8 Waterside Walk

PIN: 40021 16105

APPLICANT: William Gordon

OWNER: Same

EXISTING USE: Single family home

PROPOSED USE: Same

ZONING: R-1

USE PERMITTED BY RIGHT: yes

COMMUNITY CHARACTER MAP: North Beach/Maritime District

APPLICATION: Appeal of actions Sec. 7-100 regarding denial of tree permit.

PROPOSAL: The applicant is requesting to remove a live 13.5" red cedar that is in the footprint of a proposed pool. Significant trees may not be approved for removal for this use. This application was denied.

ANALYSIS: The applicant submitted a permit to remove this cedar which is a significant tree. The permit was denied. It has been determined that a pool is not necessary to make reasonable beneficial, economic use of the property as required in Sec. 7-060

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

The North Beach/Maritime District is a varied area that covers much of the northern end of the island. It features a mix of uses and is less densely developed than other areas. It includes commercial, recreational, public/government uses and buildings, and a mix of residential styles and homes set on narrow streets, as well as the River's End Campground. In addition to these developed portions, the area also includes extensive undeveloped environmentally sensitive areas with multi-use trails and public water access.

<i>Comprehensive Plan – Community Character Area North Beach/Maritime District</i>		<i>Meets Strategy Y/N or N/A</i>
<i>Recommended Development Strategies</i>		
1.	Establish standards and design guidelines for signage in keeping with island character	N/A
2.	Allow for the development of retail, restaurants and services for seasonal and year round populations	N/A
3.	Discourage down-zoning and maintain commercial dock usage	N/A
4.	Preserve/restore historic structures whenever possible	N/A
5.	Ensure preservation of old growth trees, parks and green space	N
6.	Facilitate public water access where appropriate and on public property	N/A

STAFF FINDING

Since the pool is not necessary for the economic use of the property staff recommends denial.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Appeal
- B. Tree permits
- C. SAGIS map (1 page)



CITY OF TYBEE ISLAND
APPEAL FORM

Item #2.

Owners Name (Appellant): William J. Gordon

Property Address: 8 Water Side Walk

Mailing Address: P/O Box 140102 Saldha AK 99714

Email Address: billgordonak@msn.com

PIN: 40021 16105 Contact Number: 206 819-7811

Name and Address of Representative/Attorney (if any): _____

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

Brief description of the land development activity and reason for the Appeal: _____

Applicant desires to upgrade the southeast portion of the property by placing a pool and new plantings on site as described in attached prior application.

To accomplish this plan will require the removal of a leaning tree located in an area presently not visible to the general public. It is hidden by neighbor's fencing, the applicant's house, and onsite vegetation.

If the tree is permitted for removal, applicant will mitigate by placing a similar tree on the property more available for public enjoyment.

=====

W. Gordon
Signature of Applicant

12/9/22
Date

City Official _____



**CITY OF TYBEE ISLAND
TREE REMOVAL PERMIT APPLICATION**

bill.gordon@cityoftybee.org

Item #2.

Telephone: (912) 472-5033 · Fax: (912) 786-9539 Lschaaf@cityoftybee.org

Address of Property <u>8 Water Side Walk</u>	
Owner's Name <u>William J Gordon</u>	Applicant's Name <u>Same</u>
Owner's Address <u>P/O Box 142102 Sakba AK</u>	Applicant's Address <u>9A714</u>
Owner's Telephone <u>206 819 7811</u>	Applicant's Telephone

REQUIREMENTS FOR TREE REMOVAL

- Must maintain a density of 3 trees per 4,500 square feet. All trees with a 6" diameter at 4.5 feet above the ground count toward the density.
- Significant trees must be replaced inch-for-inch in like species with minimum 2-inch diameter trees or be otherwise mitigated.
- By accepting the Tree Removal Permit, the property owner and the applicant agree to comply with all requirements of the tree ordinance including mitigation requirements, planting specifications and tree survival requirements.

APPLICATION REQUIREMENTS

- ___ Mark all trees proposed for removal.
- ___ For new homes-scaled plot plan showing location, size and species of all trees on the lot which have a diameter of 6 inches or more at 4.5 feet above ground, all existing improvements, all proposed improvements, and property setbacks.
- ___ Mark the planting location, size and species for all proposed replacement trees. (If replacement is proposed for another parcel of land, a plot plan of that parcel is required with the same information notated.)

Explain the species of tree(s), the reason for removal, and the location of the tree(s) _____

- 1) Please see Attachment A and photo of the cedar tree.
- 2) Attachment B shows location of cedar tree.
- 3) Pool schematic

I have reviewed the Tybee Island Land Development Code, Article 7, Tree Removal Regulations, and hereby agree to comply with the provisions thereof. I understand a permit application may require 5 business days to process.

Owner or Applicant Signature [Signature] Date 10/15/22
 Owner or Applicant Printed Name W. J. GORDON

City Official <u>[Signature]</u>	Permit Fee _____	<input type="checkbox"/> APPROVED
Date <u>10/15/22</u>	Palms Up _____	<input type="checkbox"/> DENIED
	TOTAL _____	

STAFF NOTES

Mitigation Required?
 YES NO

13.5" D.B.H. Red Cedar

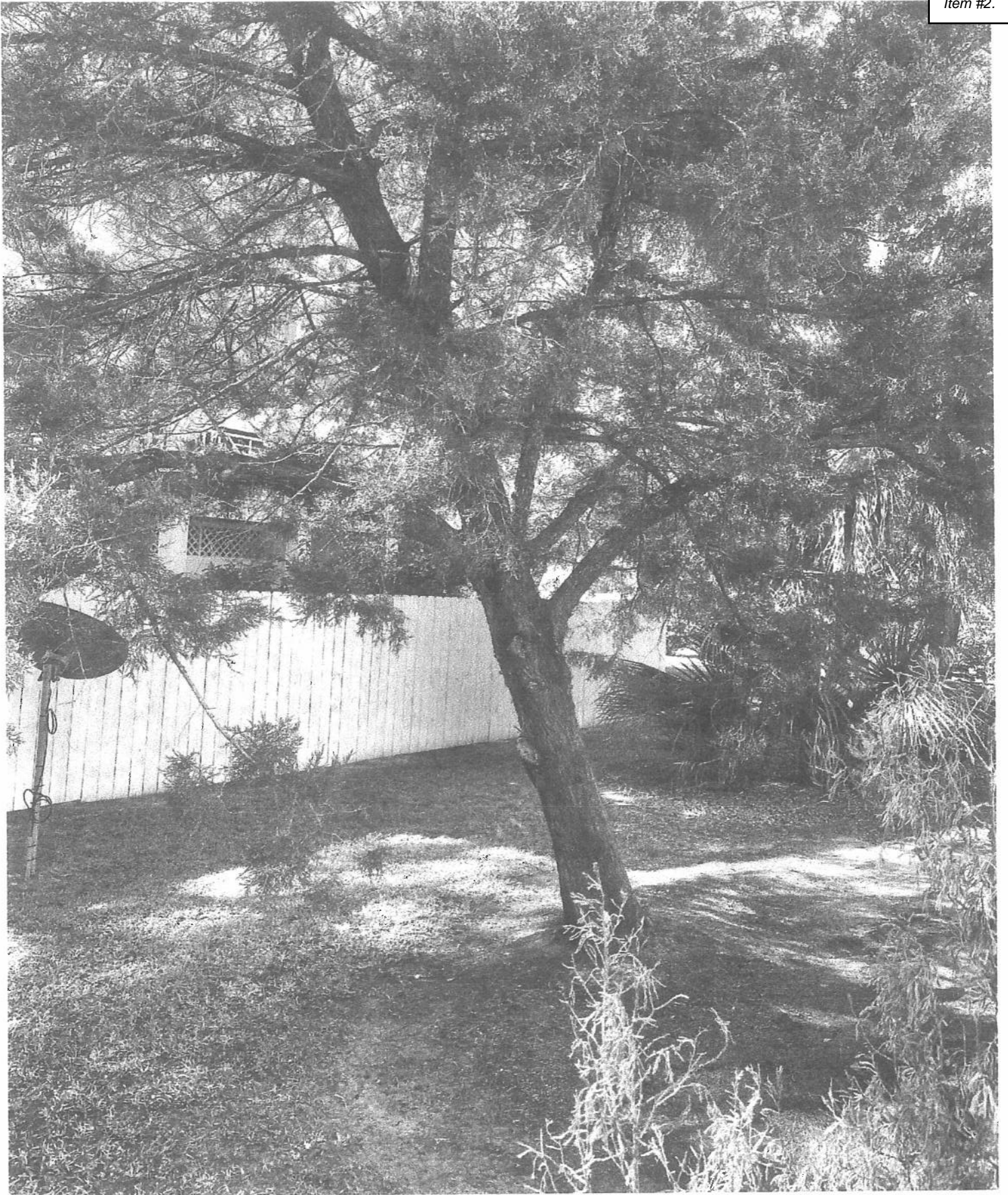
Significant tree
No permit
GBS

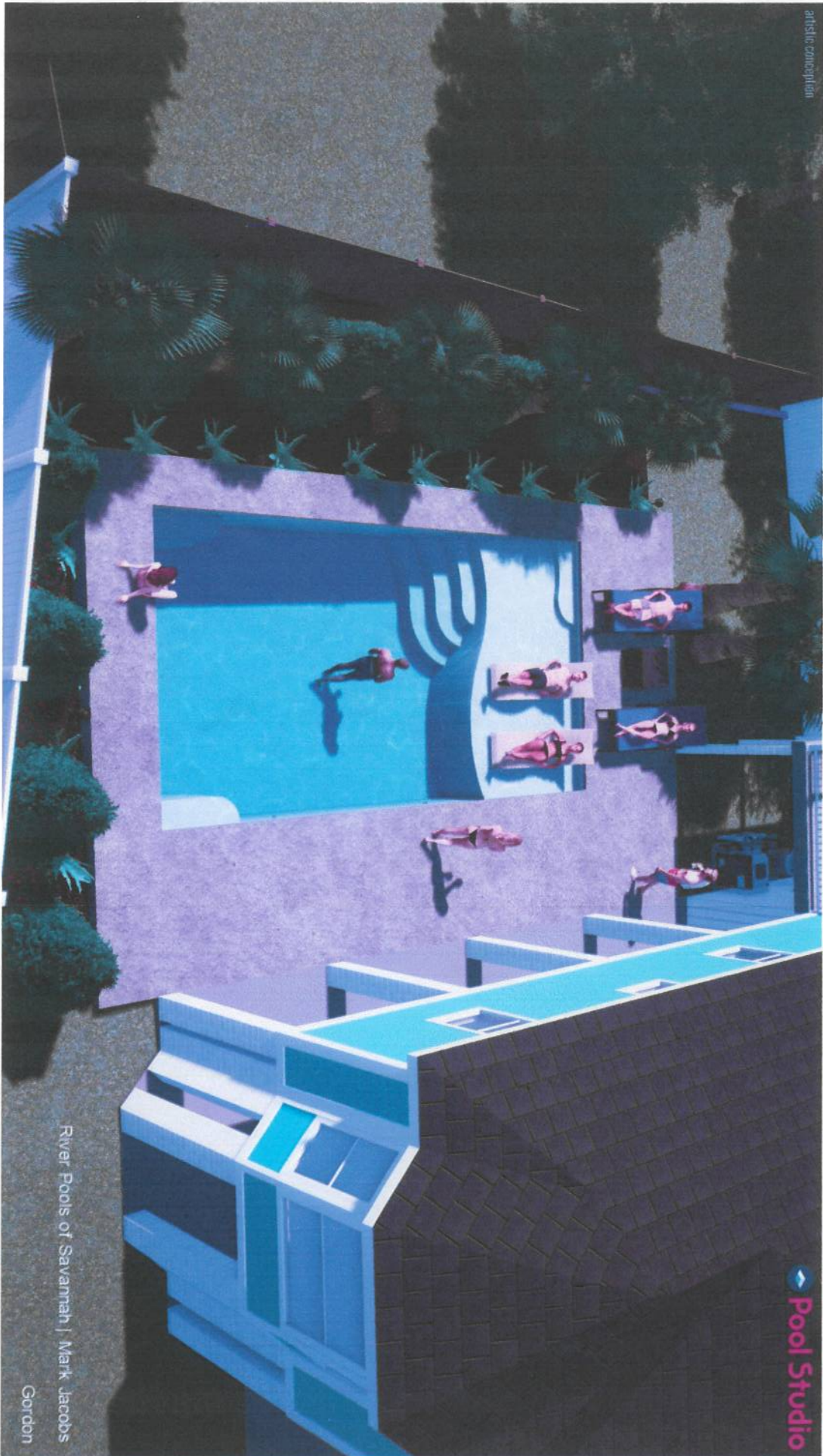
Meets tree density requirements

Attachment A

Tree to be removed is a stressed Red Cedar. It is located in a fenced yard leaning dangerously toward the neighbor's fence (see attached picture.) It should be removed for safety reasons. It will be replaced on the property by another similar tree.

Also, the property owner is applying for a permit to place a swimming pool on the same location (see attached schematic.) The landscaping around the pool will provide additional trees and plantings to the property.





artistic conception

River Pools of Savannah | Mark Jacobs
Gordon

Pool Studio



STAFF REPORT

PLANNING COMMISSION MEETING: January 9, 2023

CITY COUNCIL MEETING: February 9, 2023

LOCATION: 712 2nd Ave.

PIN: 40005 18014

APPLICANT: Gail Lamb

OWNER: Gail Lamb

EXISTING USE: Single family home on one lot

PROPOSED USE: Two lots

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 which creates two lots that are not rectangles. This is going through public hearing process due to non-standard lot shape created.

ANALYSIS: This recombination allows the applicant to create a lot with the home that does not require a setback variance. The small notch created for the proposed Lovell St. lot allows this lot to reach the minimum lot size of 4500 square feet.

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>Meets Strategy Y/N or N/A</i>
<i>Recommended Development Strategies</i>		
1.	New development, redevelopment and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.	N/A
2.	Permit only compatible uses including low density residential, public/institutional, and low impact commercial	N/A
3.	Develop and implement design and architectural standards	N/A
4.	Historic structures should be restored and/or preserved whenever possible.	Y
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 recombination meets City regulations. While the lot shape proposed creates a relatively unusable “notch” for the proposed Lovell St. lot it does preserve the existing shape of an historic home. Staff has no recommendation.

ATTACHMENTS

- A. Subdivision application (5 pages)
- B. Survey (1 page)
- C. SAGIS map (1 page)



CITY OF TYBEE ISLAND SUBDIVISION OF LAND APPLICATION

Applicant's Name Gail Lamb

Address and location of subject property 712 2ND AVE, Tybee Island

PIN 40005-18014 Applicant's Telephone Number ~~828-4500~~

Applicant's Mailing Address 25 Windsong Dr Fairview, NC 28730 828-275-4500

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

SPLIT LOT from main parcel to create a separate building

Property Owner's Name GAIL LAMB Telephone Number 828-275-4500

Property Owner's Address 25 Windsong Dr. Fairview, NC 28730

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 R-2 Current Use Single family

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: Yes

Gail Lamb MD 9/28/22
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
<input type="checkbox"/> MAJOR SUBDIVISION
<input checked="" type="checkbox"/> MINOR SUBDIVISION \$125



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 Gail L Lamb

Printed Name Gail L Lamb, MD

Date 9/28/22

Rubnitz Thompson Ziblut, LLC
ALTA Universal ID: 1055246
617 Stephenson Avenue Suite 202
Savannah, GA 31405

File No./Escrow No.: 221906
 Print Date & Time: August 31, 2022 8:49 am
 Officer/Escrow Officer: Elizabeth F. Thompson
 Settlement Location: 617 Stephenson Avenue Suite 202
 Savannah, GA 31405
 Property Address: 712 2nd Avenue
 Tybee Island, GA 31328
 Borrower: Gail L. Lamb
 712 2nd Ave
 Tybee Island, GA 31328
 Seller: Gregory Conoly Friday
 1109 Walthour Road
 Savannah, GA 31410
 John Marc Friday
 5 Brisbane Court
 Savannah, GA 31411
 Kurt Bassett Friday
 9409 Pinebluff Drive
 Richmond, VA 23229
 Susan Friday Parker
 1409 Alanton Drive
 Virginia Beach, VA 23454
 Settlement Date : August 31, 2022
 Disbursement Date : August 31, 2022

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	874,000.00	Sale Price of Property	874,000.00	
		Deposit		9,000.00
		Prorations/Adjustments		
	1,785.90	County Taxes 08/31/22-12/31/22	1,785.90	
		Title Charges and Escrow/Settlement Charges		
		Attorney's Fee to Rubnitz Thompson Ziblut, LLC	645.00	
		Title Search & Exam to Rubnitz Thompson Ziblut, LLC	275.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Title Insurance Binder to RTZ Agent for First American Title Ins. Co.	125.00	
		Pre-Settlement Services to Rubnitz Thompson Ziblut, LLC	195.00	
30.00		Post-Closing Requirements to Rubnitz Thompson Ziblut, LLC	114.00	
75.00		POA Fee paid by Kurt Friday to Rubnitz Thompson Ziblut, LLC		
		Owner's Title Insurance to RTZ Agent for First American Title Ins. Co. Coverage: \$874,000.00 Premium: \$3,968.00	3,968.00	
		Commissions		
20,000.00		Commission - Listing Broker 0.00% to Century 21 Solomon Properties Note: Includes Adjustment of \$20,000.00		
		Government Recording and Transfer Charges		
		Recording Fees to Clerk of Superior Court	25.00	
		Transfer Tax to Clerk of Superior Court	874.00	
		E-Recording Fee to Rubnitz Thompson Ziblut, LLC	4.25	
29.25		Recording POA paid by Kurt Friday to Clerk of Superior Court		
		Miscellaneous		
5,299.61		Chatham County 2022 Taxes to Chatham County Tax Commissioner 40005 18014		
729.71		Chatham County 2021 Taxes to Chatham County Tax Commissioner 40005 18014		
		1031 Funds from Southern Intermediary		424,758.56
6,555.00		3% GA Withholding (Kurt Friday) to Georgia Department of Revenue		
6,555.00		3% GA Withholding (Susan Parker) to Georgia Department of Revenue		
5,211.26		Lien paid by Gregory Friday to Income Tax Lien Section		

Seller			Borrower	
Debit	Credit		Debit	Credit
44,484.83	875,785.90	Subtotals	882,011.15	433,758.56
		Due from Borrower		448,252.59
831,301.07		Due to Seller		
875,785.90	875,785.90	Totals	882,011.15	882,011.15

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Rubnitz Thompson Ziblut, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower(s)


SEE ATTACHED

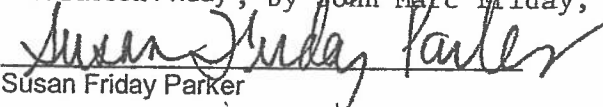
Gail Lamb

Seller(s)


Gregory Conoly Friday


John Marc Friday


Kurt Bassett Friday, by John Marc Friday, as Attorney-in-Fact


Susan Friday Parker


Elizabeth F. Thompson
Closing Attorney

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Rubnitz Thompson Ziblut, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower(s)

Southern Intermediary Services, Inc. as QI for Gail L. Lamb

By _____
John Mark Evans, President

Approved by: Gail Lamb
Gail L. Lamb

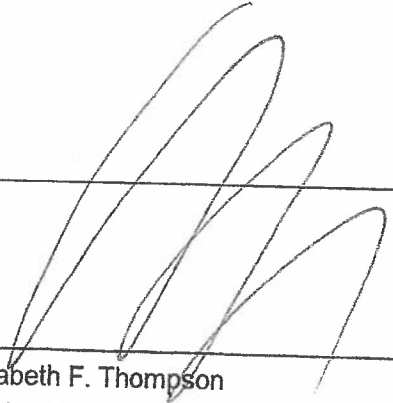
Seller(s)

Gregory Conoly Friday

John Marc Friday

Kurt Bassett Friday, by John Mac Friday, as Attorney-in-Fact

Susan Friday Parker



Elizabeth F. Thompson
Closing Attorney

Item #3
ID: 40005 18014
FRIDAY JOHN MARC ETAL*

712 2ND AVE

Most Current Owner

Current Owner Co-Owner Care Of Mailing Address
FRIDAY JOHN MARC ETAL* 5 BRISBANE CT. SAVANNAH GA 31411

Digest Owner (January 1)

Owner Co-Owner Address 1 Address 2 City State Zip
FRIDAY JOHN MARC ETAL* 5 BRISBANE CT. SAVANNAH GA 31411

Parcel

Status ACTIVE
Parcel ID 40005 18014
Category Code RES - Residential
Bill # 3029257
Address 712 2ND AVE
Unit # / Suite
City TYBEE ISLAND
Zip Code 31328-
Neighborhood 20225.00 - T225 TYBEE INNER
Total Units
Zoning R-2
Class R3 - Residential Lots
Appeal Status

Legal Description

Legal Description LOTS 36A & 36B WARD 2 TYBEE
Deed Book 366Q
Deed Page 816

Permits

Item #	Permit #	Permit Date	Status	Type	Amount
151-5	02/10/2017	02/10/2017	Complete	RF - ROOF	\$2,500.00
1537-4	09/22/2011	09/22/2011	Complete	GM - GENERAL MAINT.	\$200.00
10-0472-3	09/24/2010	09/24/2010	Complete	GM - GENERAL MAINT.	\$7,000.00
10-024-2	01/19/2010	01/19/2010	Complete	HT - HEAT/FURN/HVAC	\$6,900.00
08-0412-1	09/23/2008	09/23/2008	Complete	RF - ROOF	\$4,500.00

Inspection

Inspection Date	Reviewer ID
02/24/2021	RKRYZAK
10/04/2017	KMMORENO
07/13/2016	MWTHOMAS
12/21/2011	MWTHOMAS
06/18/2010	LESTEPH

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2022	202,500	210,500	413,000	APPEAL DECISION
2021	202,500	210,500	413,000	APPEAL DECISION
2020	202,500	221,200	423,700	
2019	282,100	137,100	419,200	
2018	282,100	137,100	419,200	
2017	282,100	137,100	419,200	
2016	282,100	139,400	421,500	
2015	284,600	141,700	426,300	
2014	284,600	146,800	431,400	
2013	284,600	147,000	431,600	

Sales

Sale Date	Sale Price	Sale Validity	Instrument Page	Grantor	Grantee
-----------	------------	---------------	-----------------	---------	---------

Item #3. 30/2010 0 U ED 366Q - 816 FRIDAY MARY CONOLY FRIDAY JOHN MARC ETAL*

Land

Line Number 1
 Land Type U - UNIT
 Land Code 01 - SINGLE FAMILY RES
 Square Feet 9,480
 Acres .2176
 Influence Factor 1 50
 Influence Reason 1
 Influence Factor 2
 Influence Reason 2

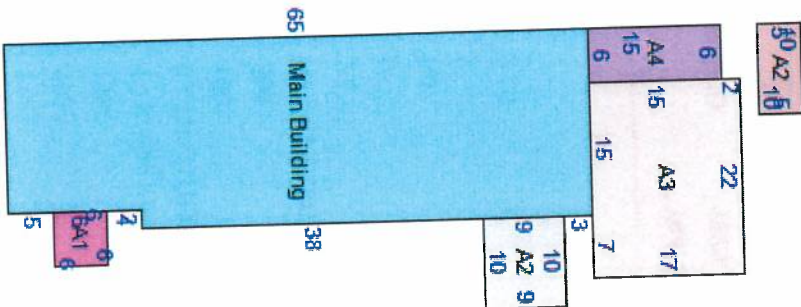
Residential Building

Card # 1
 Actual Year Built 1928
 Effective Year Built 1980
 Type 1 - Single Family Residence
 Style/Stories 2 - TWO STORY
 Percent Complete 100
 Quality 300
 Condition AV - AVERAGE
 Living Area 2,670
 Basement Area 0
 Finished Basement Area No
 Bedrooms 2
 Full / Half Baths 2 / 0

OBY

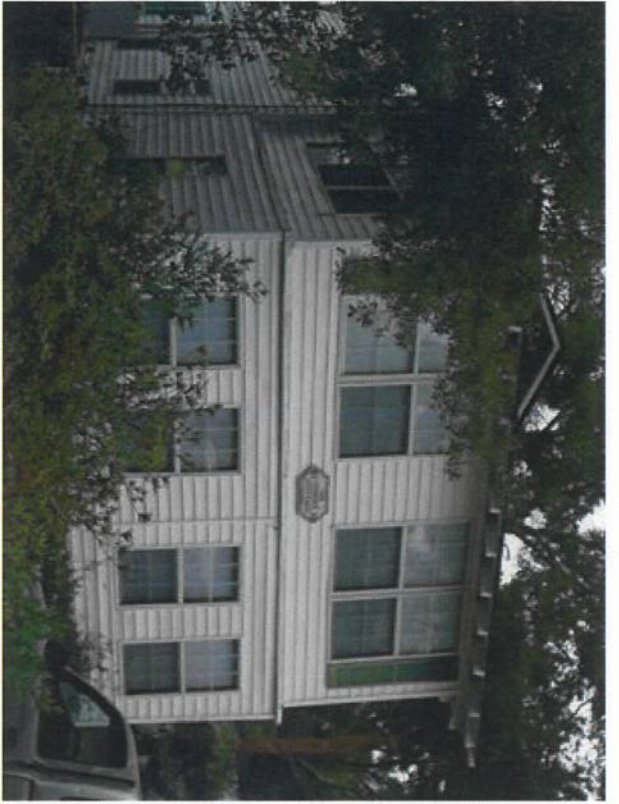
Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	1637 : STORAGE BUILDING, WOOD	1928	C	1		50

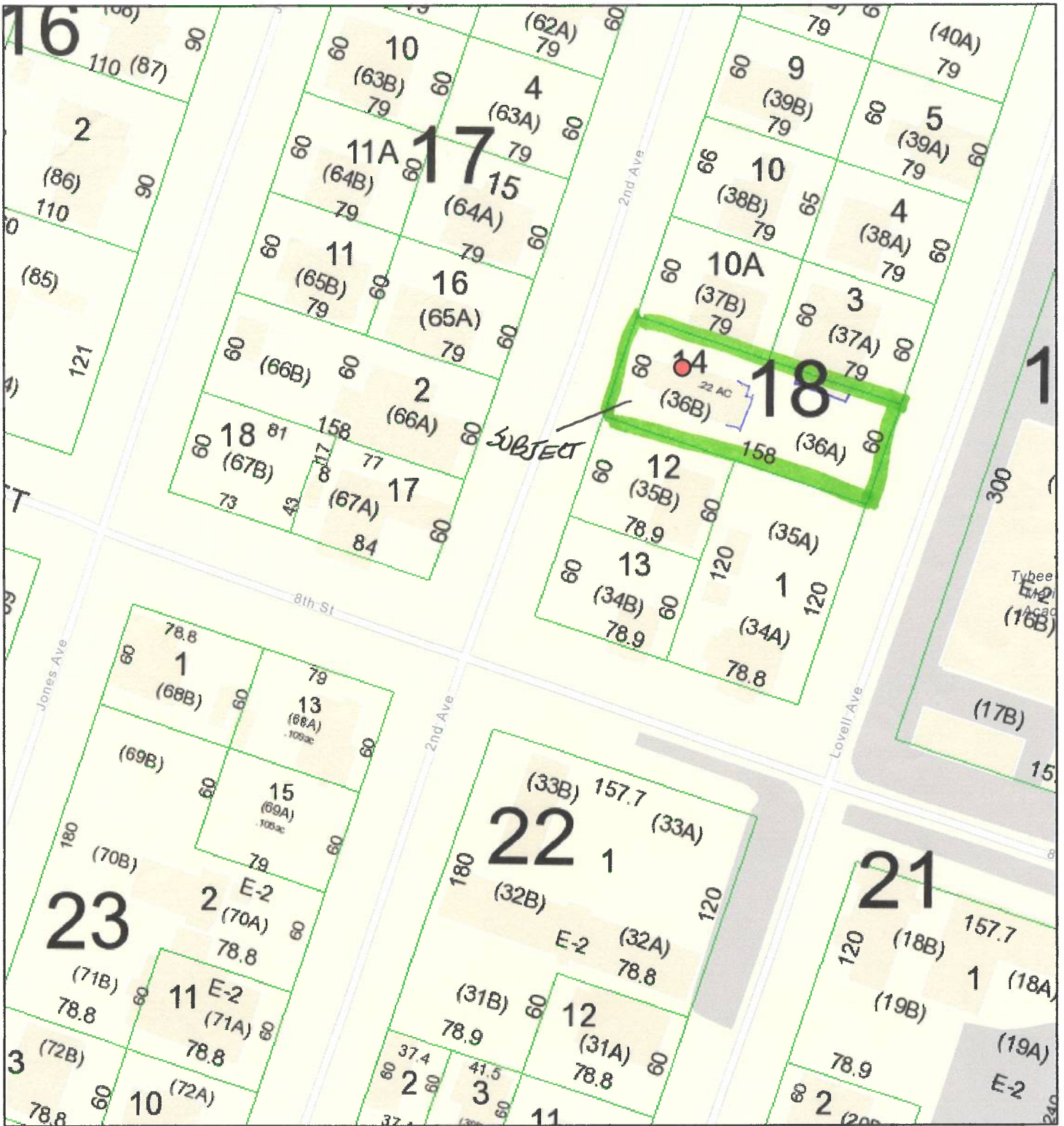
Item #3.



Item	Area
Main Building	1335
A1 - 904:904-Slab Porch (SF) with Roof	36
A2 - 903:903-Wood Deck (SF)	90
A2 - 1637:STORAGE BUILDING, WOOD	50
A3 - 907:907-Enclosed Porch (SF), Scree	374
A4 - 909:909-Enclosed Porch (SF), Solid	90

Item #3.

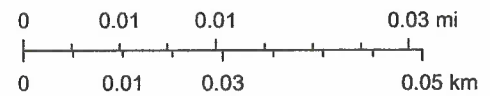


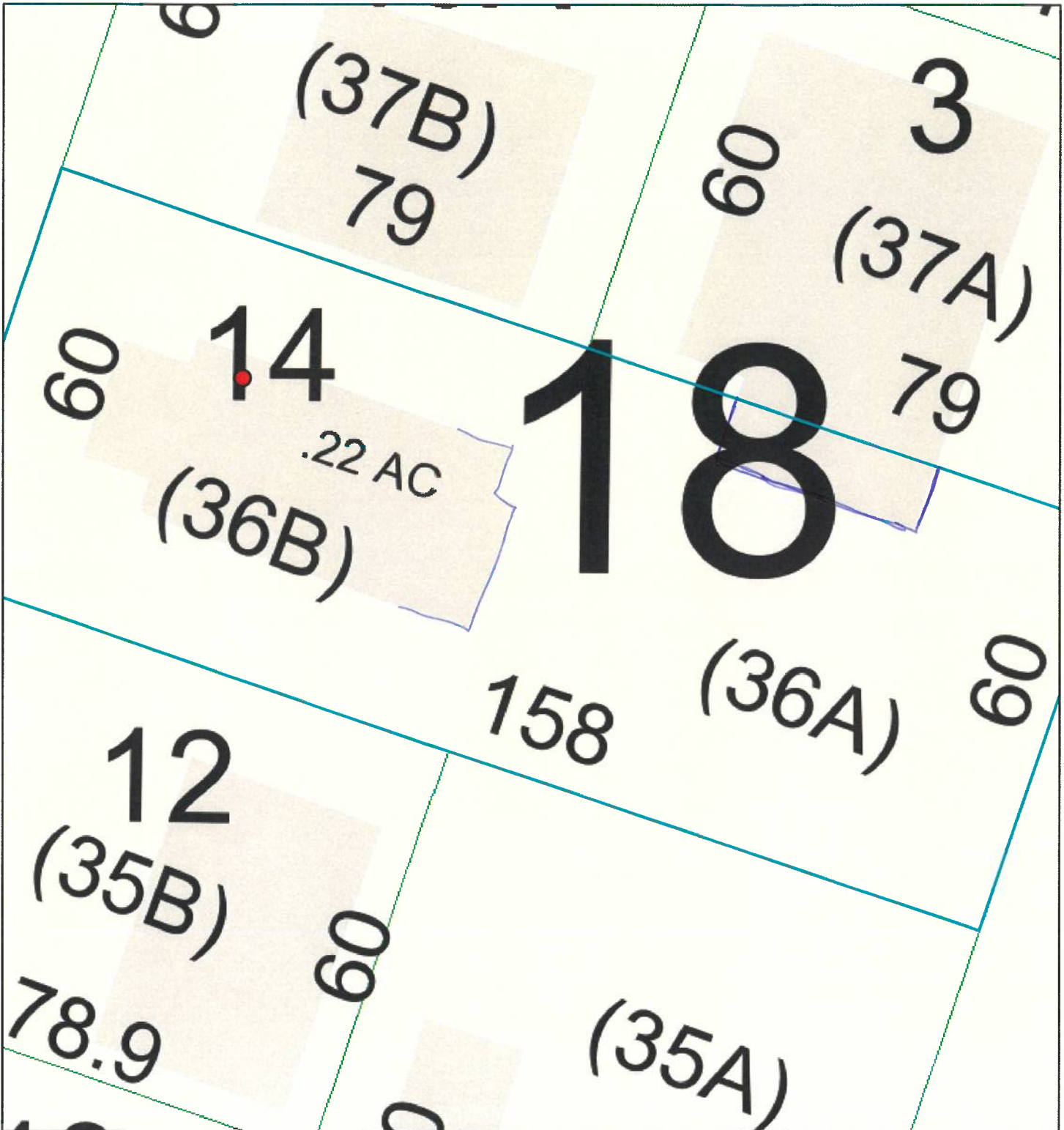


9/2/2022, 2:25:16 PM

1:1,128

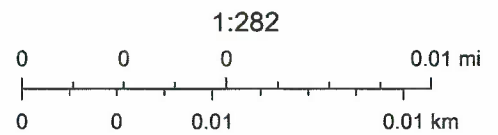
Property Boundaries (Parcels)





9/28/2022, 11:14:22 AM

 Property Boundaries (Parcels)



George Shaw

From: Gail Lamb <glamb46@gmail.com>
Sent: Wednesday, November 2, 2022 8:24 PM
To: George Shaw
Subject: Fwd: Survey at Lovell

The Wagners sent a brief email, which I hope is enough. I will print it and bring it to the meeting , unless you plan to present it. Thanks, Gail

----- Forwarded message -----

From: Leslie Wagner <lesliewagner@gmail.com>
Date: Wed, Nov 2, 2022 at 9:40 AM
Subject: Re: Survey at Lovell
To: Gail Lamb <glamb46@gmail.com>

Bob and Leslie Wagner at 709 Lovell Ave. will remove the portion of the carport overhang that encroaches on Gail Lamb's property line. The Wagner's will also remove the shed or a portion of the shed that lies on the encroachment.

On Wed, Oct 26, 2022 at 9:07 AM Gail Lamb <glamb46@gmail.com> wrote:

Leslie and Bob, will you please send an email or a snail mail letter stating the intentions that Bob voiced in a phone call?

This will help when I go to the Planning and Zoning meeting. It should state that you will remove encroachments of carport overhang and the shed.

Thank you, Gail Lamb

On Mon, Oct 17, 2022 at 12:24 PM Leslie Wagner <lesliewagner@gmail.com> wrote:

Thank you, Gail! 😊

Leslie

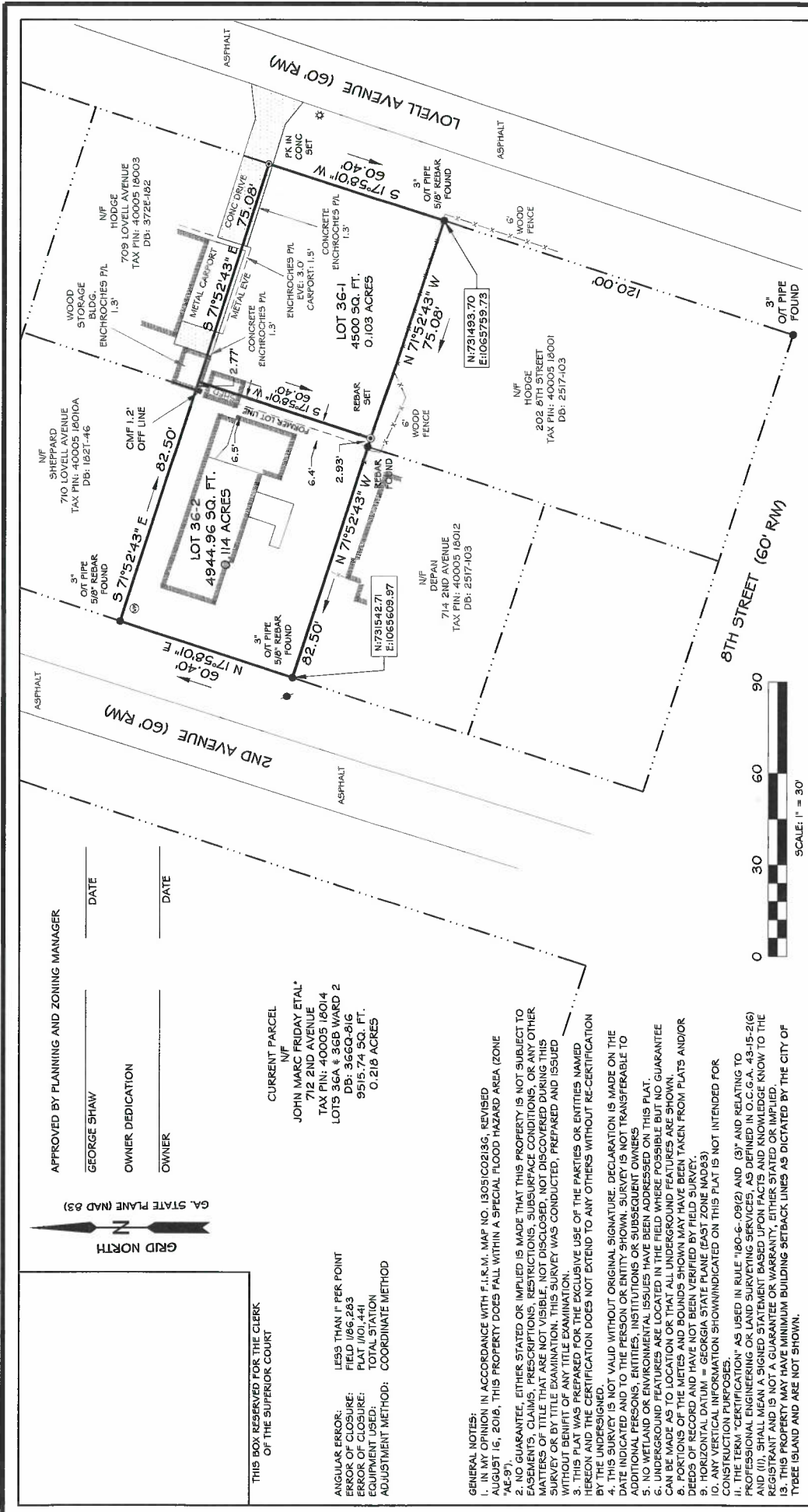
On Sun, Oct 16, 2022 at 9:00 PM Gail Lamb <glamb46@gmail.com> wrote:

George Shaw is in charge of planning and zoning. He can answer questions. 912 4725031

Thanks, Gail Lamb

----- Forwarded message -----

From: <mitr374@comcast.net>
Date: Wed, Sep 28, 2022 at 11:35 AM
Subject: RE: Survey at Lovell
To: Gail Lamb <glamb46@gmail.com>

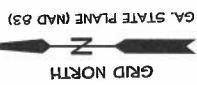


APPROVED BY PLANNING AND ZONING MANAGER

GEORGE SHAW _____ DATE _____

OWNER DEDICATION

OWNER _____ DATE _____



THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

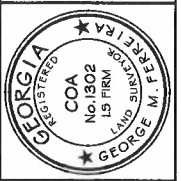
CURRENT PARCEL
 N/F
 JOHN MARC FRIDAY ETAL*
 712 2ND AVENUE
 TAX PIN: 40005 18014
 LOTS 36A & 36B WARD 2
 DB: 35600-816
 9515.74 SQ. FT.
 0.218 ACRES

ANGULAR ERROR: LESS THAN 1" PER POINT
 ERROR OF CLOSURE: FIELD 1/86,283
 FLAT 1/101,441
 EQUIPMENT USED: TOTAL STATION
 ADJUSTMENT METHOD: COORDINATE METHOD

GENERAL NOTES:
 1. THIS SURVEY IS IN ACCORDANCE WITH F.L.R.M. MAP NO. 18051C08386, REVISED AUGUST 16, 2016. THIS PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE "AE-9").
 2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUBSURFACE CONDITIONS, OR 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 NOT 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 METEOROLOGICAL OR ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED ON THIS PLAT.
 6. THE PLAT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY GUARANTEED HEREON.
 7. THE PLAT IS MADE AS TO LOCATION OR THAT ALL UNDERGROUND FEATURES ARE SHOWN.
 8. PORTIONS OF THE METES AND BOUNDS SHOWN MAY HAVE BEEN TAKEN 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 "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.
 12. THIS PROPERTY MAY HAVE MINIMUM BUILDING SETBACK LINES AS DICTATED BY THE CITY OF TBEE ISLAND AND ARE NOT SHOWN.

FLAT: 09/26/2022
FIELD: 09/15/2022
REVISION DATE:

MINOR SUBDIVISION PLAT
 LOT "36-A" AND "36-B", WARD 2,
 CITY OF TBEE ISLAND, CHATHAM COUNTY, GEORGIA
 PREPARED FOR
 GAIL LAMB
 25 WINDSOING DR
 FAIRVIEW, NC 28730



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, R.L.S. #2607 _____ DATE 09/26/2022

MITR
 GPS/GIS/SURVEY
 374 EASTRIDGE DRIVE,
 SAVANNAH, GEORGIA
 PHONE: 912-354-8360
 FAX: 912-354-8360
 EMAIL: MITR374@COMCAST.NET

SHEET 1 OF 1

As drawn by MTR on 9/26/22
 Lot 36-2 shows 6.5' rear set back
 Lot 36-1 shows 4500 sq ft

← 82.50' → 86'
 increase to 86'

Lot 36-2

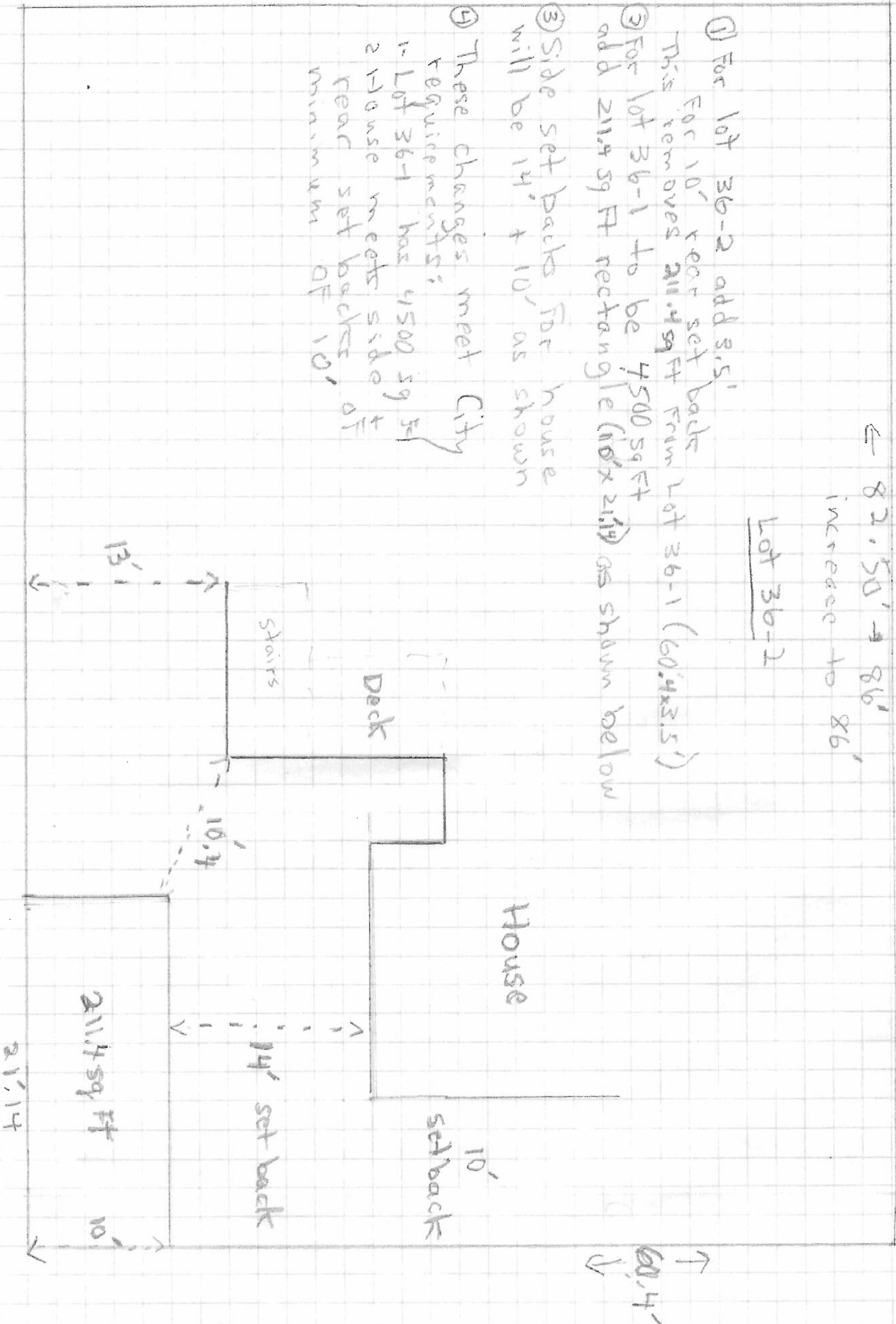
① For lot 36-2 add 3.5'

For 10' rear set back
 This removes 2114 sq ft from Lot 36-1 (60.4 x 3.5')

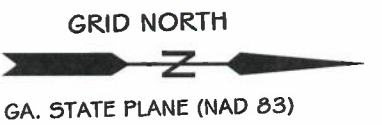
② For lot 36-1 to be 4500 sq ft
 add 2114 sq ft rectangle (10' x 2114) as shown below

③ Side set backs for house
 will be 14' + 10' as shown

④ These changes meet City
 requirements:
 1- Lot 36-1 has 4500 sq ft
 2- House meets side +
 rear set backs of
 minimum of 10'



Lot 36-1



APPROVED BY PLANNING AND ZONING MANAGER

GEORGE SHAW _____ DATE _____

OWNER DEDICATION

OWNER _____ DATE _____

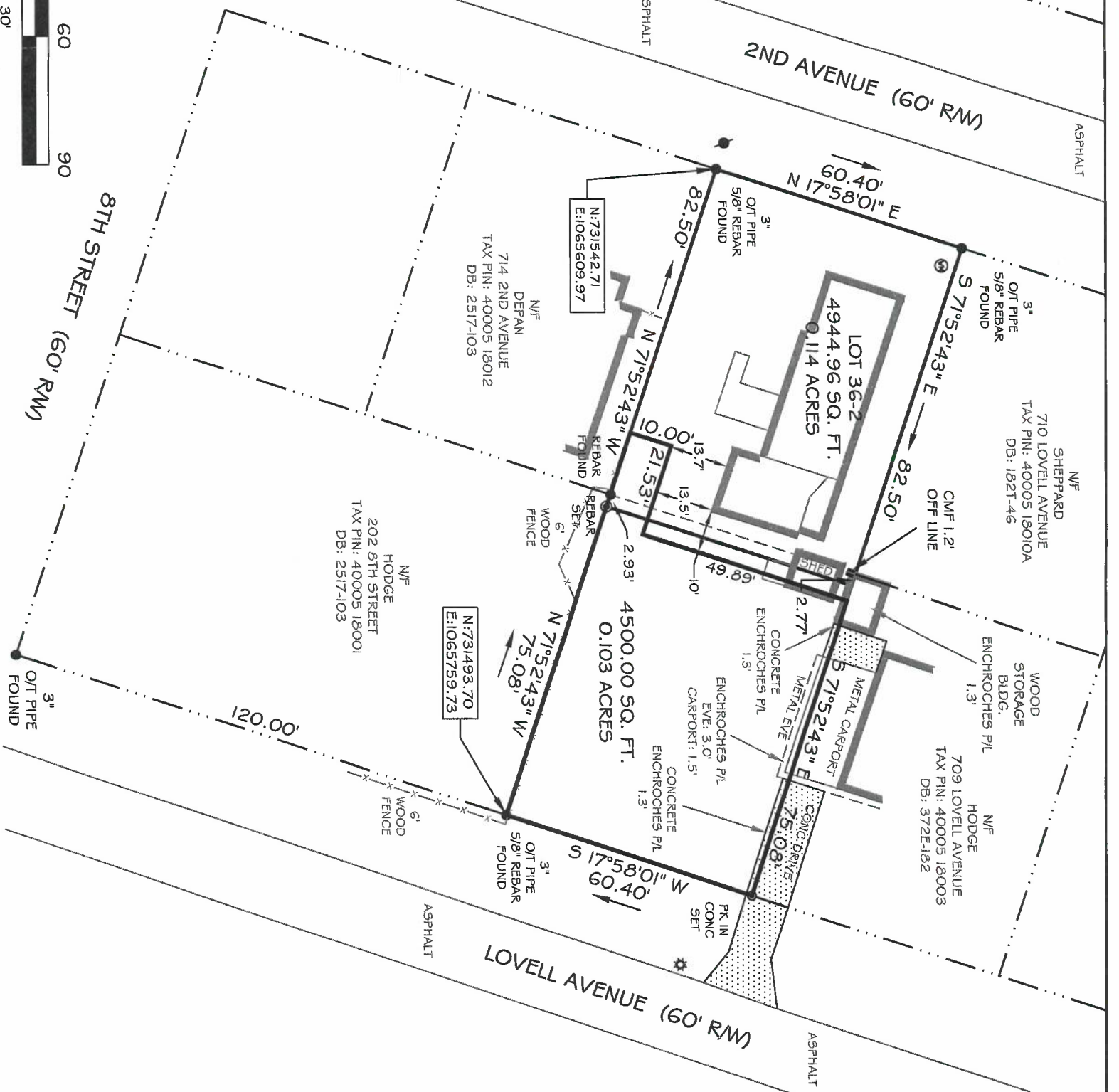
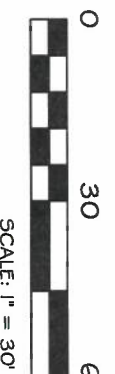
THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

ANGULAR ERROR: LESS THAN 1" PER POINT
 ERROR OF CLOSURE: FIELD 1/86, 283
 ERROR OF CLOSURE: PLAT 1/101, 441
 EQUIPMENT USED: TOTAL STATION
 ADJUSTMENT METHOD: COORDINATE METHOD

CURRENT PARCEL
 N/F
 JOHN MARC FRIDAY ETAL*
 712 2ND AVENUE
 TAX PIN: 40005 18014
 LOT 5 36A & 36B WARD 2
 DB: 366Q-816
 9515.74 SQ. FT.
 0.218 ACRES

- GENERAL NOTES:
1. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C0213G, REVISED AUGUST 16, 2018, THIS PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE "AE-99").
 2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, RESTRICTIONS, SUBSURFACE CONDITIONS, OR 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 NOT 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.
 8. PORTIONS OF THE METES AND BOUNDS SHOWN MAY HAVE BEEN TAKEN 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 SHOWINDICATED ON THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
 11. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-21(G) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.
 13. THIS PROPERTY MAY HAVE MINIMUM BUILDING SETBACK LINES AS DICTATED BY THE CITY OF TYBEE ISLAND AND ARE NOT SHOWN.

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 COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



MITR
 GPS/GIS/SURVEY

374 EASTRIDGE DRIVE,
 SAVANNAH, GEORGIA
 PHONE: 912-354-4145
 FAX: 912-354-6560
 EMAIL: MITR374@COMCAST.NET

GEORGE M. FERREIRA RLS #2607

09/26/2022
 DATE



MINOR SUBDIVISION PLAT

LOT "36-A" AND "36-B", WARD 2,
 CITY OF TYBEE ISLAND, CHATHAM COUNTY, GEORGIA

PREPARED FOR
 GAIL LAMB
 25 WINDSONG DR
 FAIRVIEW, NC 28730

PLAT: 09/26/2022
FIELD: 09/15/2022
REVISION DATE:
SHEET 1 OF 1