



AGENDA
PLANNING COMMISSION
December 18, 2023 at 6:30 PM

Call to Order

Consideration of Minutes

1. PC MINUTES NOVEMBER 20, 2023

Disclosures and Recusals

Old Business

New Business

2. VARIANCE:REQUESTING TO BUILD IN MARSH BUFFER-607A MILLER AVE-40005 14024-
ZONE R-2-TODD P. MANACK

Adjournment

Standing Items

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
November 20, 2023

Chair Whitley Reynolds called the November 20, 2023, Tybee Island Planning Commission meeting to order. Commissioners present were **Elaine McGruder, Robert Matkowski, Anthony Turpin, Julie Livingston,** and **Marie Rodriguez.** **Michelle Nooney** was absent.

Consideration of Minutes:

Chair Whitley Reynolds asked for consideration of the September 18, 2023, meeting minutes. **Marie Rodriguez** made a motion to approve. **Elaine McGruder** 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.

SITE PLAN: requesting to build a splash pad – 1401 Strand Ave. – 40008 02016 – Zone C-1/SE -Brett Loehr.

George Shaw stated Hotel Tybee would like to add a splash pad for the hotel use only, not for public use, so it does not require any additional parking. This will sit next to their existing pool building that has restrooms available. They do not currently have a drainage plan and both our consulting engineer, and the hotels engineer feel this is a very simple situation for drainage due to the fact there is nothing around it. The runoff will be very limited because it is a self-draining recirculating system. The only worry is with storm water run off when it is a super heavy rain that overfills the system. Staff recommends approval. **Robert Matkowski** asked when you expect to have the drainage plan. **George Shaw** stated before the City Council meeting. **Anthony Turpin** asked who the entity is reviewing the plans and is the Chatham County health department involved. **George Shaw** stated the Chatham County building department will review the plans and the health department will certify the splash pad and do regular safety checks on the water. **Brett Loehr** who is the general manager of Hotel Tybee approached the Planning Commission and stated he will be happy to answer any questions. **Marie Rodriguez** asked if there would be a fence around the splash pad. **Brett Loehr** stated there will be a fence around the pool and the splash pad. **Robert Matkowski** asked what the projected timeline is for actually having this up and operating. **Brett Loehr** we would like to get it in place for this coming season. **Marie Rodriguez** made a motion to approve. **Elaine McGruder** seconded. Voting for the approval was **Elaine McGruder, Julie Livingston, Marie Rodriguez,** and **Anthony Turpin.** Voting against was **Robert Matkowski.** Motion to approve passed 4-1.

VARIANCE: requesting to move and keep Historic building in setback– 5 -7th Street – 40005 20009 – Zone R-2 -Brent Watts.

George Shaw stated that Brent Watts purchased this historic home on Seventh Street and intends to move it to the beach side of the lot. Right now, it sits in the front setback on seventh street side and per our ordinance it should be moved back to the twenty-foot setback. He has spoken with the state historic preservation office, and they are interested in it not changing position relative to the street since he is applying for tax credits. There is also a letter from that committee explaining that in your packet. For that reason, staff recommends approval. **Brent Watts**, who is the applicant, approached the Planning Commission and stated he would answer any questions. **Marie Rodriguez** asked will this interfere with the parking spaces in front on seventh street. **Brent Watts** stated yes, this will interfere with the spaces. **George Shaw** stated the parking spaces will be readjusted depending on where his driveway ends up. **Julie Livingston** asked Brent Watts if he has approval yet of the tax credits. **Brent Watts** stated no not yet. **Julie Livingston** asked at what point they will be doing that approval, and do you know. **Brent Watts** stated he is not sure, but he has his application done and ready. **Julie Livingston** stated you realize you are asking for approval of a Variance based on tax credits and you don't have the tax credits yet. **Brent Watts** stated there are different stages for approval. **Julie Livingston** asked what your proposed use is if you get the tax credits. **Brent Watts** stated it will be a single-family home for my family. **Elaine McGruder** made a motion to approve. **Marie Rodriguez** seconded. Voting for the approval was **Elaine McGruder, Robert Matkowski, Marie Rodriguez, and Anthony Turpin**. Voting against was **Julie Livingston**. Motion to approve passed 4-1.

Adjournment: 7:30pm
Lisa L. Schaaf



STAFF REPORT

PLANNING COMMISSION MEETING: December 18, 2023

CITY COUNCIL MEETING: January 11, 2023

LOCATION: 607A Miller Ave.

PIN: 40005 14024

APPLICANT: Todd Manack

OWNER: Osal Evans

EXISTING USE: Single family lot

PROPOSED USE: Single family lot

ZONING: R-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Inland Cottage Neighborhood

APPLICATION: Variance from the marsh buffer ordinance Sec. 3-090.1 as allowed by Sec. 3-090.1(G).

PROPOSAL: The applicant is requesting a variance from our marsh buffer ordinance to make the lot buildable. The marsh has encroached significantly since the City granted a variance for access to the lot.

ANALYSIS: This lot was originally platted when Tybee was first platted in 1928 with access from 5th Ave. 5th Ave. access was abandoned at some point due to marsh encroachment so the lot was landlocked. Mr. Evans purchased the lot and in 2015 was given a variance to reduce the size of lot 156 to give access to lot 175. Since that time the marsh has encroached significantly. The lot is not buildable without a marsh buffer variance.

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.	Y
2.	Permit only compatible uses including low density residential, public/institutional, and low impact commercial	Y
3.	Develop and implement design and architectural standards	N/A
4.	Historic structures should be restored and/or preserved whenever possible.	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

The lot is unbuildable with our current 25' marsh buffer in place. As the City approved access to the lot when it was buildable staff recommends approval of a variance from the marsh buffer of 15' to 20'.

ATTACHMENTS

- A. Variance application
- B. Survey
- C. Marsh survey
- D. SAGIS map
- E. Sudgen map

Fee
Commercial \$500
Residential \$200



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

Applicant: TODD P. MANACK, Agent

Phone #: 912-682-5251 Email: Todd@Manackproperties.com

Mailing Address 112 Savannah Avenue, Statesboro, Georgia 30458

*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):

607-A Miller Avenue, Tybee Island, Georgia

(912-564-7617)

Owner - Osal Evans - 302 S Lake Dr. Sylvania 30467

Tax Map/Parcel ID#: 40005 14024 Current Zoning: R-2

Existing use of Property: Vacant/Storage Shed

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. This lot lies near where the Inland
Cottage Neighborhood and Marshland Neighborhood meet, both of which are predominantly
residential and include R-2 Zoning.

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

To waive the buffer requirement related to the marshland to
allow the construction and use of a personal residence on this lot.

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

Code Section 15-040C 17c requiring maintenance of a 25 foot buffer
along coastal marshland. However, we also assert our plat was created March 2015,
though such final plat not approved by City of Tybee Island until July 2018, since
more than 18% of high ground is consumed by buffer requirement.

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.

Marshlands lies on more than 50% of this lot butiff the
25 foot buffer is enforced, there remains only 42.69 square foot of buildable
area on this R-2 lot.

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 size, shape and contours of the marshland
area magnifies the 25 foot buffer such that virtually none of the lot remains
buildable making the lot unusable by its owner for residential purposes for which
it is zoned.

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

This may be the only lot for which there is an approved recorded plat that the size, shape and contours of the marshland coupled with a 25 foot buffer makes the lot unusable for residential purposes for which it is zoned.

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.

Correct. The lot would be otherwise buildable for a residence if Regulation Section 15-040C 17c if this lot is neither granted an exemption or a variance from the 25 foot buffer requirement.

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 buffer requirement nor an exemption of waiver from it would modify the Fire Prevention Code or endanger the public.

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

Yes, anything less than the grant of the exemption or a variance from the 25' buffer would make the lot unbuildable and unuseable for a residence.


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

Yes, the marsh itself can be avoided and protected but only if the buffer is waived or exempted may the lot be used for residential purposes as zoned and taxed.

NOTE: This application must be accompanied by additional documentation, including drawings that include or illustrate the information outlined below.

- | <u>REFERENCE</u> | <u>DESCRIPTION</u> |
|------------------|--|
| 5-040 (D) (1) | Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions. |
| 5-040 (D) (2) | Narrative describing the hardship and the reason for the variance request. (<i>Hardship means the circumstances where special conditions, which were not self-created or created by a prior owner, affect a particular property and make strict conformity with the restrictions governing dimensional standards (such as lot area, width, setbacks, yard requirements, or building height) unnecessarily burdensome or unreasonable in light of the purpose of this code. Unnecessary hardship is present only where, in the absence of a variance, no feasible use can be made of the property.</i>)
Explain the hardship: <u>Application of the marsh buffer would leave only 42.69 square feet in which to build the residence, making it not feasible.</u> |
| 5-040 (D) (3) | A survey of the property 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:
<input type="checkbox"/> irregularity;
<input type="checkbox"/> narrowness; or,
<input type="checkbox"/> shallowness of the lot shape; or,
<input checked="" type="checkbox"/> exceptional topographical or other physical circumstances, conditions, or considerations related to the environment, or the safety, or to historical significance, that is peculiar to the particular property; and; |
| 5-090 (A) (2) | Because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the Land Development Code, without undue hardship to the property.
<u>NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc. See Attached.</u> |
| 5-090 (B) | <i>Height.</i> No part of any structure shall project beyond 35-feet above the average adjacent grade of a property except:
(1) See <u>section 2-010</u> , terms and definitions; height of building.
(2) The following items that were existing on the date of the adoption of this section; flag poles, television aerials, water towers and tanks, steeples and bell towers, broadcasting and relay towers, transmission line towers, and electric substation structures. |

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


 Signature of Applicant _____ Date 11/28/23

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 [Signature] Date 11/28/23

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

Signature of Applicant [Signature] Date 11/28/23

STAFF USE ONLY

Date received: Nov. 27, 2023 Received by [Signature]
Fee Amount \$ 200.00 Check Number 8809 Date 11/27/23

PUBLIC HEARING DATES:

Planning Commission Dec. 18, 2023 City Council 11

DECISION: (Circle One) Approved Denied

Approved with Conditions: _____



CITY OF TYBEE ISLAND

CONFLICT OF INTEREST IN ZONING ACTIONS

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES _____ NO

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 [Handwritten Signature]

Printed Name FORD P. MANACK

Date 11/28/23

A

Most Current Owner

Current Owner	Co- Owner	Care Of	Mailing Address
MARY MARGARET EVANS AKA MARGARET D EVANS			302 SOUTH LAKE DRIVE SYLVANIA GA 30467

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
EVANS OSAL & MARGARET D*		302 S LAKE DR		SYLVANIA	GA	30467

Parcel

Status	ACTIVE
Parcel ID	40005 14024
Category Code	RES - Residential
Bill #	3190153
Address	607 A MILLER AVE
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20228.00 - T228 TYBEE MILLER AV
Total Units	
Zoning	R-2
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LOT 175-A SUB OF LOT 175 WARD #2 SAVANNAH BEACH BK51 PG510 .19AC
-------------------	---

Deed Book
Deed Page

Inspection

Inspection Date	Reviewer ID
08/22/2023	RKRYZAK
08/23/2021	RKRYZAK
10/24/2018	JLMARINE

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2023	169,000	0	169,000	
2022	169,000	0	169,000	
2021	135,200	0	135,200	APPEAL DECISION

MARGARET EVANS
302 SOUTH LAKE DRIVE
SYLVANIA, GA 30467

November 27, 2023

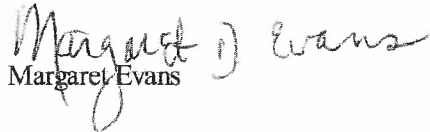
City of Tybee Island
City Hall
403 Butler Avenue
P. O. Box 2749
Tybee Island, GA 31328

RE: Designation of Agent

And Whom It May Concern:

Please be advised that I, Margaret Evans, do hereby designate my nephew, Todd P. Manack, also a Georgia licensed realtor, as my Agent for all purposes with respect to my property located at 607 A Miller Avenue, Tybee Island, GA being Tax Map/Parcel ID# 40005 14024, including, but not limited to, the purpose of applying for a Variance from the Tybee Island Land Development Code. Todd Manack's phone number is 912-682-5251

Yours very truly,


Margaret Evans

LAW OFFICES
TAULBEE, RUSHING, SNIPES,
MARSH & HODGIN, LLC
12 SIEBALD STREET
POST OFFICE BOX 327
STATESBORO, GEORGIA 30459
912 764-9055
FAX 912 764-8687

1209 Merchants Way
Suite 201
Statesboro, Georgia 30458
Fax 912 871-5020
www.statesborolawgroup.com

STEPHEN T. RUSHING
DANIEL B. SNIPES (GA & SC)
LAURA TAULBEE MARSH (GA & NY)
SCOTT A. HODGIN
CHRISTOPHER R. GOHAGAN (GA & SC)
CHARLIE D. McCOOK
SPENCER D. TYSON
KAYLEE SHEPPARD SHEALY

November 28, 2023

FEDEX PRIORITY OVERNIGHT

Mr. George Shaw
TYBEE ISLAND PLANNING & ZONING
City Hall - 403 Butler Avenue
Tybee Island, Georgia 31328

RE: VARIANCE APPLICATION

Dear Mr. Shaw:

Enclosed please find herewith a **Variance Application** by Todd Manack for the property known as 607-A Miller Avenue, Tybee Island, Georgia, along with his check in the amount of \$200.00 for the necessary filing fee.

If you have any questions, please do not hesitate to contact our office.

Yours very truly,

TAULBEE, RUSHING, SNIPES,
MARSH & HODGIN, LLC



Elaine D. Bland, Legal Assistant
to Stephen T. Rushing, Esq.
Enclosure

3	B	10
4	B	11
5	B	12
6	B	13
7	B	14
8	B	15
9	B	16
10	B	17
11	B	18
12	B	19
13	B	20
14	B	21
15	B	22
16	B	23
17	B	24
18	B	25
19	B	26
20	B	27
21	B	28
22	B	29
23	B	30

24	B	31
25	B	32
26	B	33
27	B	34
28	B	35
29	B	36
30	B	37
31	B	38
32	B	39
33	B	40
34	B	41
35	B	42
36	B	43
37	B	44
38	B	45
39	B	46
40	B	47
41	B	48
42	B	49
43	B	50
44	B	51
45	B	52
46	B	53
47	B	54
48	B	55
49	B	56
50	B	57
51	B	58
52	B	59
53	B	60

54	B	61
55	B	62
56	B	63
57	B	64
58	B	65
59	B	66
60	B	67
61	B	68
62	B	69
63	B	70
64	B	71
65	B	72
66	B	73
67	B	74
68	B	75
69	B	76
70	B	77
71	B	78
72	B	79
73	B	80
74	B	81
75	B	82
76	B	83
77	B	84
78	B	85
79	B	86
80	B	87

88	B	120
89	B	121
90	B	122
91	B	123
92	B	124
93	B	125
94	B	126
95	B	127
96	B	128
97	B	129
98	B	130
99	B	131
100	B	132
101	B	133
102	B	134
103	B	135
104	B	136
105	B	137
106	B	138
107	B	139
108	B	140
109	B	141
110	B	142
111	B	143
112	B	144
113	B	145
114	B	146
115	B	147
116	B	148
117	B	149
118	B	150
119	B	151
120	B	152

121	B	180
122	B	181
123	B	182
124	B	183
125	B	184
126	B	185
127	B	186
128	B	187
129	B	188
130	B	189
131	B	190
132	B	191
133	B	192
134	B	193
135	B	194
136	B	195
137	B	196
138	B	197
139	B	198
140	B	199
141	B	200
142	B	201
143	B	202
144	B	203
145	B	204
146	B	205
147	B	206
148	B	207
149	B	208
150	B	209
151	B	210
152	B	211
153	B	212
154	B	213
155	B	214
156	B	215
157	B	216
158	B	217
159	B	218
160	B	219
161	B	220
162	B	221
163	B	222
164	B	223
165	B	224
166	B	225
167	B	226
168	B	227
169	B	228
170	B	229
171	B	230
172	B	231
173	B	232
174	B	233
175	B	234
176	B	235
177	B	236
178	B	237
179	B	238
180	B	239
181	B	240
182	B	241
183	B	242
184	B	243
185	B	244
186	B	245
187	B	246
188	B	247
189	B	248
190	B	249
191	B	250
192	B	251
193	B	252
194	B	253
195	B	254
196	B	255
197	B	256
198	B	257
199	B	258
200	B	259
201	B	260

7TH

ST

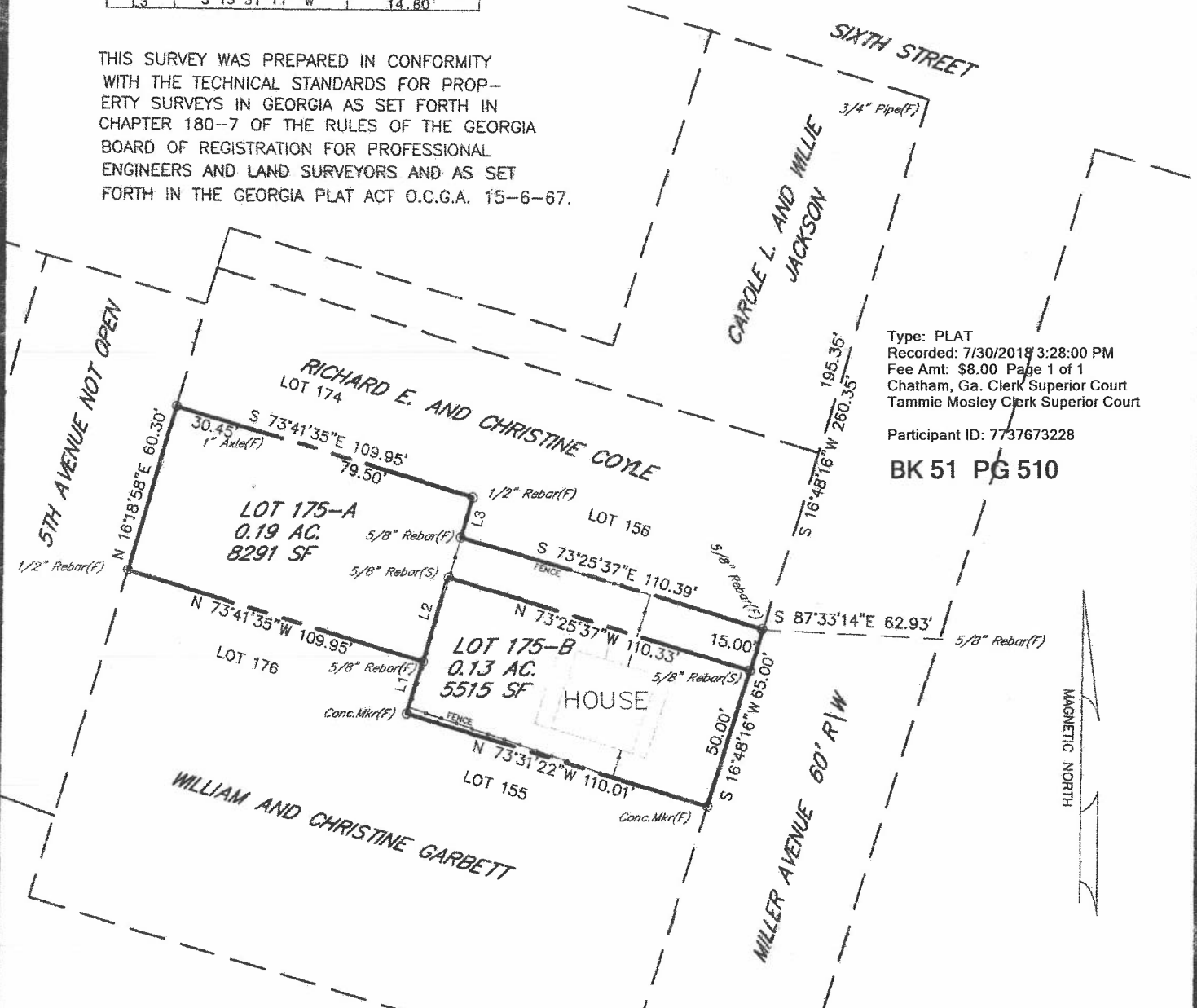
60	A	9	B	60
61	A	10	B	61
62	A	11	B	62
63	A	12	B	63
64	A	13	B	64
65	A	14	B	65
66	A	15	B	66
67	A	16	B	67
68	A	17	B	68
69	A	18	B	69
70	A	19	B	70
71	A	20	B	71
72	A	21	B	72
73	A	22	B	73
74	A	23	B	74
75	A	24	B	75
76	A	25	B	76
77	A	26	B	77
78	A	27	B	78
79	A	28	B	79
80	A	29	B	80
81	A	30	B	81
82	A	31	B	82
83	A	32	B	83
84	A	33	B	84
85	A	34	B	85
86	A	35	B	86
87	A	36	B	87
88	A	37	B	88
89	A	38	B	89
90	A	39	B	90
91	A	40	B	91
92	A	41	B	92
93	A	42	B	93
94	A	43	B	94
95	A	44	B	95
96	A	45	B	96
97	A	46	B	97
98	A	47	B	98
99	A	48	B	99
100	A	49	B	100
101	A	50	B	101
102	A	51	B	102
103	A	52	B	103
104	A	53	B	104
105	A	54	B	105
106	A	55	B	106
107	A	56	B	107
108	A	57	B	108
109	A	58	B	109
110	A	59	B	110
111	A	60	B	111

60	A	42	B	60
61	A	43	B	61
62	A	44	B	62
63	A	45	B	63
64	A	46	B	64
65	A	47	B	65
66	A	48	B	66
67	A	49	B	67
68	A	50	B	68
69	A	51	B	69
70	A	52	B	70
71	A	53	B	71
72	A	54	B	72
73	A	55	B	73
74	A	56	B	74
75	A	57	B	75
76	A	58	B	76
77	A	59	B	77
78	A	60	B	78
79	A	61	B	79
80	A	62	B	80
81	A	63	B	81
82	A	64	B	82
83	A	65	B	83
84	A	66	B	84
85	A	67	B	85
86	A	68	B	86
87	A	69	B	87
88	A	70	B	88
89	A	71	B	89
90	A	72	B	90
91	A	73	B	91
92	A	74	B	92
93	A	75	B	93
94	A	76	B	94
95	A	77	B	95
96	A	78	B	96
97	A	79	B	97
98	A	80	B	98
99	A	81	B	99
100	A	82	B	100
101	A	83	B	101
102	A	84	B	102
103	A	85	B	103
104	A	86	B	104
105	A	87	B	105
106	A	88	B	106
107	A	89	B	107
108	A	90	B	108
109	A	91	B	109
110	A	92	B	110
111	A	93	B	111
112	A	94	B	112
113	A	95	B	113
114	A	96	B	114
115	A	97	B	115
116	A	98	B	116
117	A	99	B	117
118	A	100	B	118
119	A	101	B	119
120	A	102	B	120
121	A	103	B	121
122	A	104	B	122
123	A	105	B	123
124	A	106	B	124
125	A	107	B	125
126	A	108	B	126
127	A	109	B	127
128	A	110	B	128
129	A	111	B	129
130	A	112	B	130
131	A	113	B	131
132	A	114	B	132
133	A	115	B	133
134	A	116	B	134
135	A	117	B	135
136	A	118	B	136
137	A	119	B	137
138	A	120	B	138
139	A	121	B	139
140	A	122	B	140
141	A	123	B	141
142	A	124	B	142
143	A	125	B	143
144	A	126	B	144
145	A	127	B	145
146	A	128	B	146
147	A	129	B	147
148	A	130	B	148
149	A	131	B	149
150	A	132	B	150
151	A	133	B	151
152	A	134	B	152
153	A	135	B	153
154	A	136	B	154
155	A	137	B	155
156	A	138	B	156
157	A	139	B	157
158	A	140	B	158
159	A	141	B	159
160	A	142	B	160
161	A	143	B	161
162	A	144	B	162
163	A	145	B	163
164	A	146	B	164
165	A	147	B	165
166	A	148	B	166
167	A	149	B	167
168	A	150	B	168
169	A	151	B	169
170	A	152	B	170
171	A	153	B	171
172	A	154	B	172
173	A	155	B	173
174	A	156	B	174
175	A	157	B	175
176	A	158	B	176
177	A	159	B	177
178	A	160	B	178
179	A	161	B	179
180	A	162	B	180
181	A	163	B	181
182	A	164	B	182
183	A	165	B	183
184	A	166	B	184
185	A	167	B	185
186	A	168	B	186
187	A	169	B	187
188	A	170	B	188
189	A	171	B	189
190	A	172	B	190
191	A	173	B	191
192	A	174	B	192
193	A	175	B	193
194	A	176	B	194
195	A	177	B	195
196	A	178	B	196
197	A	179	B	197
198	A	180	B	198



Course	Bearing	Distance
L1	N 16°14'21" E	19.68'
L2	S 16°34'30" W	30.50'
L3	S 15°31'11" W	14.80'

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



Type: PLAT
 Recorded: 7/30/2018 3:28:00 PM
 Fee Amt: \$8.00 Page 1 of 1
 Chatham, Ga. Clerk Superior Court
 Tammie Mosley Clerk Superior Court
 Participant ID: 7737673228

BK 51 PG 510

APPROVAL:
 APPROVAL FOR RECORDING
 [Signature] 7/24/18
 MAYOR DATE
 [Signature] 7/19/18
 CLERK DATE

REFERENCE:
 PLAT BOOK 2 PAGE 8 & 9



SUBDIVISION SURVEY FOR OSAL J. AND MARGARET D. EVANS

LOCATION: LOT 175-A AND LOT 175-B WARD NUMBER 2, SAVANNAH BEACH, CHATHAM COUNTY, GEORGIA

DATE: MARCH 20, 2015
 BY: WARREN E. POYTHRESS
 Reg. Land Surveyor # 1953
 991 Hunters Road Sylvania, Ga.
 30467 Tele. - (912) 857-3288
 EQUIP: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26432 FEET, AND ANGULAR ERROR OF 06 SECONDS PER ANGLE POINT. AFTER ADJUSTMENTS BY THE COMPASS RULE THE FINAL PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE IN ONE FOOT IN 59373 FEET.

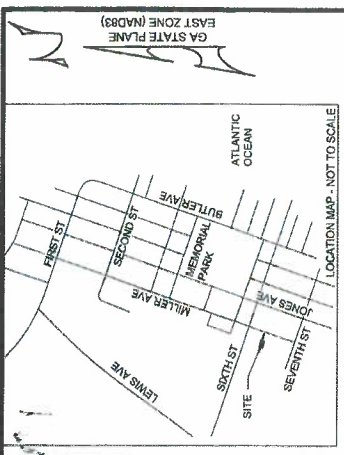
A RETRACEMENT OF LOT 175, WARD #2,
SAVANNAH BEACH, TYBEE ISLAND, CHATHAM
COUNTY, GEORGIA

SURVEYED FOR: MARGARET D. EVANS
JULY 12, 2023
JOB NO. 807 A MILLER AVE (1)
LAST REVISED N/A DRAWN BY CEW

ADDRESS: 607 A MILLER AVE TYBEE ISLAND, GA

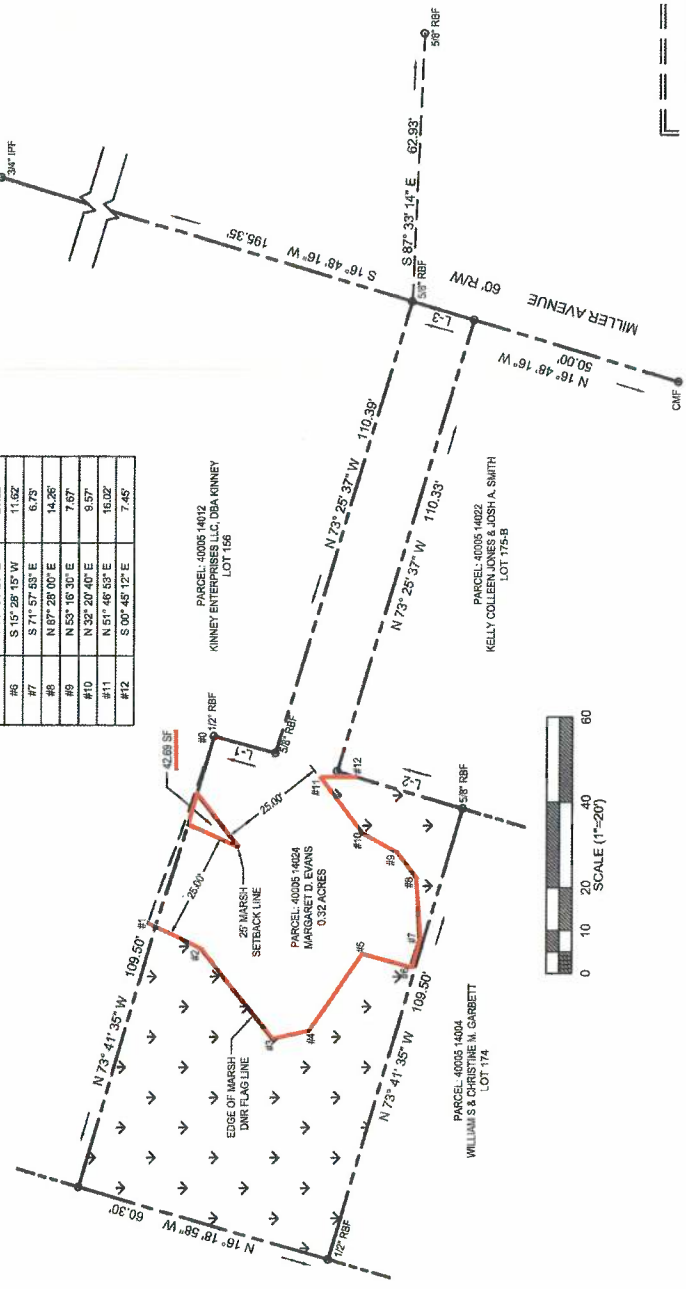
MICHAEL JIM GARDNER
LAND SURVEYOR

120 VARNEDOE AVENUE
GARDEN CITY, GEORGIA 31408
(912) 661-0479



COURSE	BEARING	DISTANCE
#1	N 71° 18' 07" W	48.14'
#2	S 26° 57' 51" W	13.01'
#3	S 61° 35' 05" W	27.19'
#4	S 12° 35' 30" E	8.89'
#5	S 55° 54' 26" E	21.82'
#6	S 15° 28' 15" W	11.02'
#7	S 71° 57' 53" E	6.72'
#8	N 87° 28' 00" E	14.26'
#9	N 53° 16' 30" E	7.67'
#10	N 32° 20' 40" E	9.57'
#11	N 51° 46' 53" E	16.02'
#12	S 00° 45' 12" E	7.45'

LINE	BEARINGS	DISTANCE
L-1	N 15° 31' 11" E	44.80'
L-2	N 16° 34' 30" E	30.50'
L-3	N 16° 48' 16" E	15.00'



RESERVED FOR THE CLERK
OF THE COURT

REFERENCE
BOOK 2023-08, P. 8 & 9
WARREN E. POTTHREISS PLAT DATED 08/01/2023

FLOOD DATA
ACCORDING TO F.I.R.M. MAP NO. 13065100213G, REVISED
08/16/2018, THIS PROPERTY SHOWN HEREON LIES IN
ZONE AE EL10.

ERROR OF CLOSURE
FIELD: 1/32.483
ANGLE ERROR: 2" PER ANGLE POINT
ADJUSTED BY OBSERVATION.
PLAT: 1/11F.
EQUIPMENT: TOPCON GTS238W
TOTAL STATION: SINGLE PRISM
DATE OF SURVEY: 07/10/2023

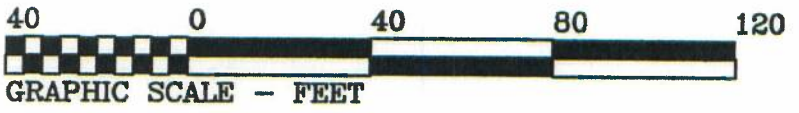
SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS
OF LAND AND DOES NOT SUBDIVIDE OR 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,
CONFORMANCE WITH ANY LOCAL ORDINANCES, 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
LAND SURVEYORS AND AS SET FORTH IN O.C.G.A.
§ 47-2-47

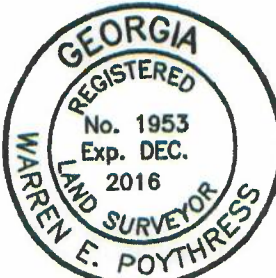
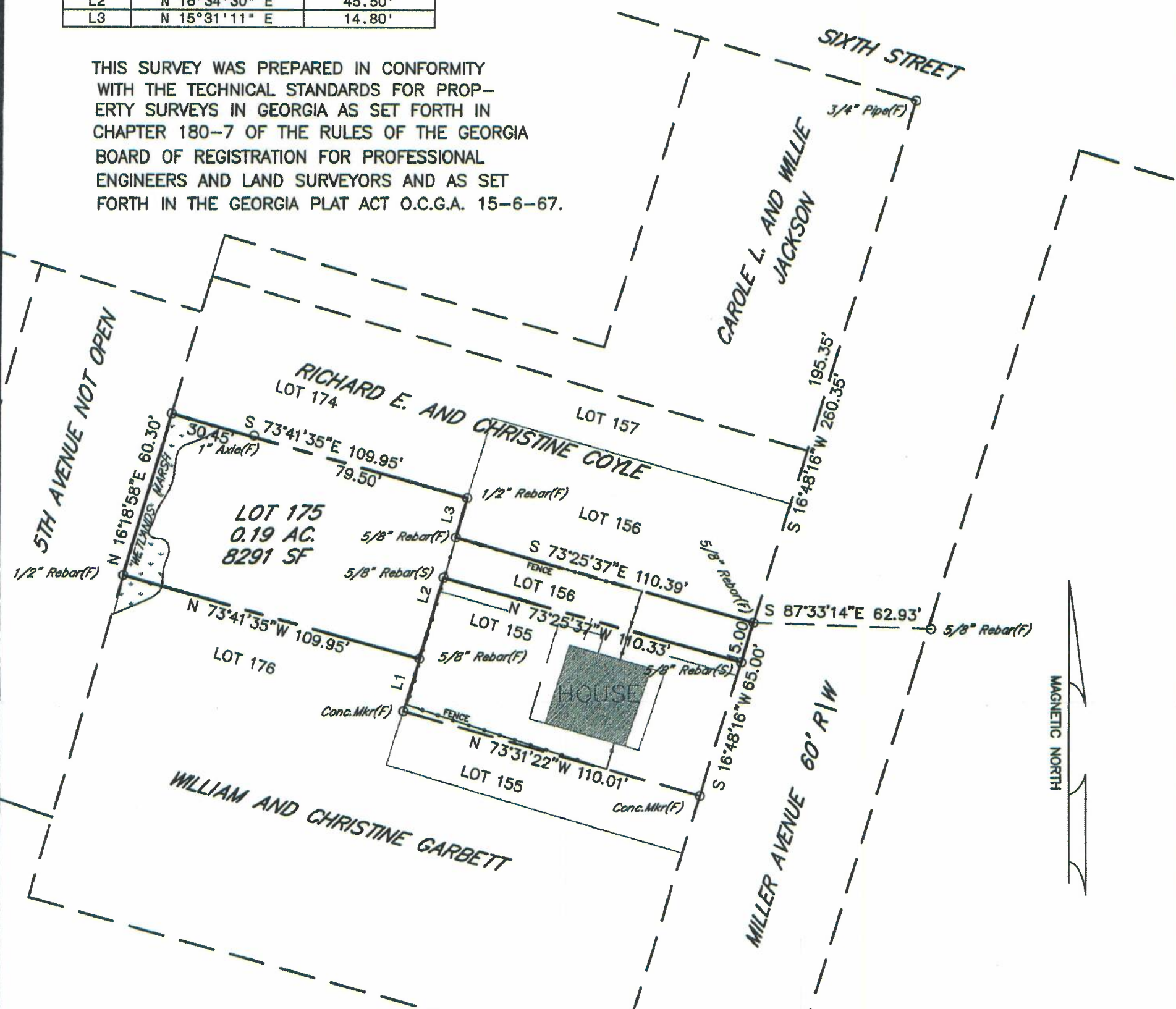


MICHAEL J. GARDNER
7/10/23
REGISTERED LAND SURVEYOR NO. 2285
DATED:

Course	Bearing	Distance
L1	N 16°14'21" E	19.68'
L2	N 16°34'30" E	45.50'
L3	N 15°31'11" E	14.80'



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



I HEREBY CERTIFY THAT THE PROVISIONS RELATIVE TO OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 15-6-67(D), DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY PLANNING, MUNICIPAL, OR COUNTY GOVERNMENT PRIOR TO THE RECORDING OF THIS PLAT.

**RECOMBINATION SURVEY
FOR
OSCAL J. AND MARGARET D.
EVANS**

**LOCATION: 15' OF LOT 156 AND LOT 175,
WARD NUMBER 2, SAVANNAH
BEACH, CHATHAM COUNTY, GEORGIA**

REFERENCE:
PLAT BOOK 2 PAGE 8 & 9

DATE: JANUARY 21, 2015
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road Sylvania, Ga.
30467 Tele. - (912) 857-3288
EQUIP: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT
IN 26432 FEET, AND ANGULAR
ERROR OF 06 SECONDS PER ANGLE
POINT. AFTER ADJUSTMENTS BY
THE COMPASS RULE THE FINAL PLAT
HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITH-
IN ONE FOOT IN 59373 FEET.

RECEIVED
1-27-15