



**CITY OF TYBEE ISLAND
AGENDA
PLANNING COMMISSION
May 20, 2019 at 7:00 PM**

Call to Order

Consideration of Minutes

- 1 MINUTES OF APRIL 15, 2019

Disclosures and Recusals

Old Business

New Business

- 2 SPECIAL REVIEW: ZONING LETTER APPROVAL FOR BUILDING CROSSOVER-221 BUTLER AVE.-DESOTO BEACH HOTEL-4-0004-07-002-ZONE C-1-GREG STOEFFLER.
- 3 DISCUSSION: ALLOWING MULTIFAMILY DEVELOPMENT IN C-2 ZONING-JEFFERY A. CRAMER
- 4 DISCUSSION: HOME BASE BUSINESS AND HOME OCCUPATION BUSINESS-CITY OF TYBEE

Adjournment

Standing Items

Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact Jan LeViner at 912.472.5080 promptly to allow the City to make reasonable accommodations for those persons.

PLANNING COMMISSION

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



CITY MANAGER
Shawn Gillen

COMMUNITY DEVELOPMENT DIRECTOR
George Shaw

CITY ATTORNEY
Edward M. Hughes

**Planning Commission Meeting
MINUTES
April 15, 2019**

Chair Bishop called the April 15, 2019, Tybee Island Planning Commission meeting to order. Commissioners present were **Marianne Bramble, Ron Bossick, David McNaughton** and **Alan Robertson**. Commissioners **Charles Matlock** and **Tina Gann** were absent.

Consideration of Minutes:

Chair Bishop asked for consideration of the March 11, 2019, meeting minutes. **Vice Chair Bossick** made a motion to approve. **Commissioner McNaughton** seconded. The vote to approve was unanimous.

Disclosures/Recusals:

Chair Bishop asked if there were any disclosures or recusals. There were none.

Old Business:

Chair Bishop asked if there was any old business. There was none.

New Business:

Text Amendment: Sec. 4-050. Zoning Districts (A)(1) Uses permitted by right. To allow for municipal uses in the R-1 district.

Mr. Shaw stated the applicant for this **Text Amendment** and the **Site Plan approval** has withdrawn both items for this agenda.

Site Plan approval: 75 Van Horn Street – Zone R-1 – 4-0021-03-005 – New Recycling Center – City of Tybee.

Adjournment: **Commissioner McNaughton** made a motion to adjourn. **Vice Chair Bossick** seconded. The motion to adjourn was unanimous.

7:05pm

Lisa L. Schaaf



STAFF REPORT

PLANNING COMMISSION MEETING: May 20, 2019

CITY COUNCIL MEETING: June 13, 2019

LOCATION: 212 Butler Ave.

PIN: 4-0004-07-002

APPLICANT: DeSoto Beach Hotel

OWNER: DeSoto Beach Hotel Assoc.

EXISTING USE: Hotel

PROPOSED USE: Hotel

ZONING: C-1

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Inland Cottage Neighborhood

APPLICATION: Special review *Section 3-100 Beach, dune, or vegetation disturbance/crossover maintenance and construction.*

PROPOSAL: The applicant is requesting to construct a new crossover from the hotel to the beach.

ANALYSIS: In anticipation of the new dune construction the applicant intends to build a crossover from their business to the beach. The hotel guests are currently able to walk straight to the beach over a very low dune.

The Comprehensive Plan describes the Commercial Gateway in which it lies as follows:

This area functions as an activity center and serves as the commercial gateway for the City. Zoning classifications are C-1, C-2, R-1, R-1B, R-T, and R-2. The mix of neighborhood commercial uses include shopping, crafts, restaurants, and eco-tourism

<i>Comprehensive Plan – Community Character Area Commercial Gateway</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	Encourage commercial and mixed use development and redevelopment along the US 80 commercial corridor	Y
2.	Discourage down-zoning within the US 80 commercial corridor	N/A
3.	Establish standards for a maximum percentage of residential use on a per parcel basis to encourage mixed use	N/A
4.	Enhance pedestrian movements with streetscape improvements	N/A
5.	Allow for the appropriate mix of retail, residential, and tourism related uses consistent with the Plan vision	Y
6.	Implement traffic calming measures and parking improvements	N/A
7.	Establish noise and sight buffers between commercial uses and adjacent residential area	N/A
8.	Review parking requirements to ensure they are not prohibitive to future commercial development	N/A

STAFF FINDING

The applicant met with staff to discuss their options in planning for the new dune construction. Staff is impressed with the applicant's proactive efforts to find an alternative to having folks walk across the dunes. Staff recommends approval..

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Special Review application (5 pages)
- B. Description (1 page)
- C. Construction drawings (1 page)
- D. SAGIS map (1 page)

Item	Findings	Response
1	Review of the site plan shows that the proposed construction is located within the 100-foot setback from the dunes.	Y
2	Discussions with the applicant show that the proposed construction is located within the 100-foot setback from the dunes.	NA
3	Establish landscaping to a maximum percentage of residential use on a per parcel basis to enhance aesthetics.	Y
4	Require additional landscaping to the site to enhance aesthetics.	NA
5	Allow for the appropriate mix of retail, residential, and other related uses consistent with the plan vision.	Y
6	Implement traffic calming measures and parking improvements.	NA
7	Establish noise and light barriers between commercial uses and adjacent residential uses.	NA
8	Require parking requirements to ensure that are not prohibitive to future commercial development.	Y



"Recording Fee"



CITY OF TYBEE ISLAND SPECIAL REVIEW APPLICATION

Fee \$500

Applicant's Name DeSoto BEACH HOTEL

Address and location of subject property 212 Butler Avenue

PIN 4006407002 Applicant's Telephone Number 912 507 5700

Applicant's Mailing Address Po Box 1398 Tybee Island, GA 31328

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

Approval of Zoning letter FOR Building of ^{over} CROSSWALK AFTER NEW DUNE BEACH REPAIRS
will meet All Specifications and meet DNR Requirements

Property Owner's Name Greg Stoeffler Telephone Number 912 507 5700

Property Owner's Address 113 Catalina Drive Tybee Island, GA 31328

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 Current Use Hotel/Motel

Names and addresses of all adjacent property owners are attached: Yes George said they will look up adjacent property owners

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.

[Signature] Signature of Applicant 5/2/19 Date

NOTE: Other specific data is required for each type of Special Review.

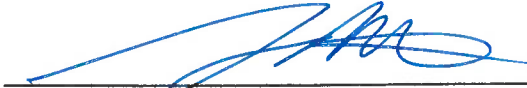
Fee Amount \$ 500.00 Check Number 6134 Date 5/6/19

City Official [Signature]

NOTE: This application must be accompanied by following information:

- _____ A detailed description of the proposed activities, hours of operation, or number of units.
- _____ 8 copies, no smaller than 11 x 17, of the proposed site plan and architectural renderings.
- _____ Disclosure of Campaign Contributions form

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.

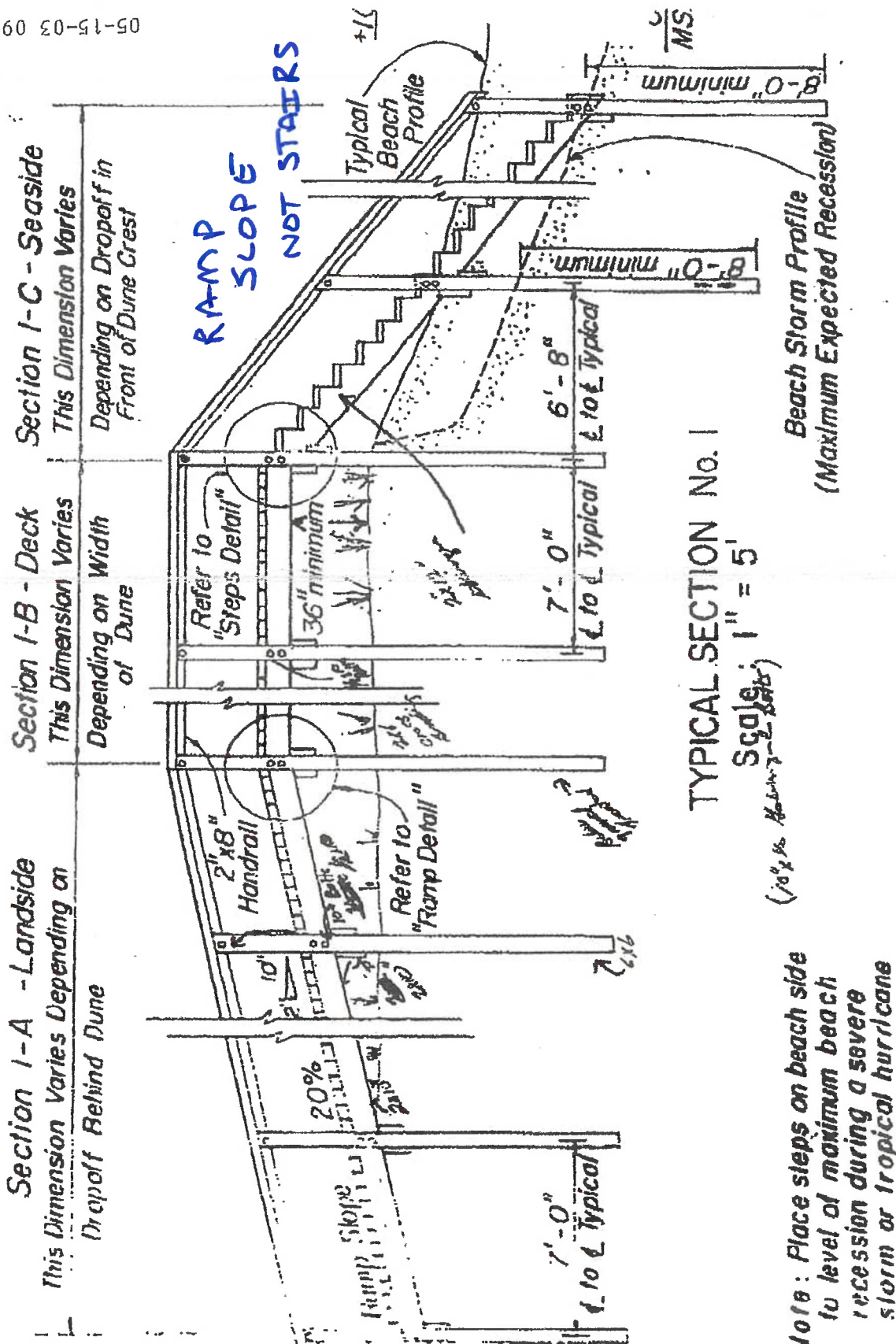


Signature of Applicant

5/2/19

Date

Attachment 3 - DUNE CROSSOVER - TYPICAL SECTION



Note: Place steps on beach side to level of maximum beach recession during a severe storm or tropical hurricane

05-15-03 09:519M1



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 _____

Date _____

Sec. 5-070. - Standards for special review.

Land uses listed in Article 4 of this Land Development Code that are permitted after special review must follow an administrative procedure prior to the issuance of any land development permit.

(A) *Review criteria.* The planning commission shall hear and make recommendation upon such uses in a district that are permitted after special review. The application to establish such use shall be approved by the mayor and council on a finding that:

- (1) The proposed use will not be contrary to the purpose of this Land Development Code;
- (2) The proposed use will not be contrary to the findings and recommendations of the master plan;
- (3) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers;
- (4) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement associated with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use;
- (5) The proposed use will not be affected adversely by the existing uses of adjacent properties;
- (6) The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use;
- (7) The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

(B) *Additional mitigation requirements.* The planning commission may suggest and the mayor and council may impose or require such additional restrictions and standards (i.e., increased setbacks, buffer strips, screening, etc.):

- (1) As may be necessary to protect the health and safety of workers and residents in the community; and
- (2) To protect the value and use of property in the general neighborhood.

(C) *Adherence to requirements.* Provided that wherever the mayor and council shall find in the case of any permit granted pursuant to the provisions of these regulations, noncompliance of any term, condition, or restrictions upon which such permit was granted, the mayor and council shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.

(D) *Permit longevity.* If a building permit or other preparations or conditions are required prior to implementing special review approval granted by the mayor and council such permitting or other preparations or conditions must occur within 12 months from the date of special review 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 planning commission and mayor and council. In the event of a hardship or other extenuating circumstance the permit holder may apply to the designated city official for a one-time extension of permit approval. Permit extensions may not be approved in extenuating circumstances for a period of no more than 180 days. Should the permit not be exercised in the extension period it will expire.

(Ord. No. 05-2013, 1-10-2013)

Secretary of State
Corporations Division
Suite 315, West Tower
2 Martin Luther King Jr. Dr.
Atlanta, Georgia 30334-1530

CONTROL NUMBER : 9846809
EFFECTIVE DATE : 12/29/1998
COUNTY : CHATHAM
REFERENCE : 0070
PRINT DATE : 12/29/1998
FORM NUMBER : 327

ARDEN J. HADWIN
P.O. BOX 13279
SAVANNAH, GA 31416

CERTIFICATE OF LIMITED PARTNERSHIP FILING

I, Lewis A. Massey, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that the domestic limited partnership

DESOTO BEACH HOTEL ASSOCIATES, LP
A DOMESTIC LIMITED PARTNERSHIP

has filed, as of the effective date stated above, its Certificate of Limited Partnership with the Secretary of State and has paid all fees as required by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.



Lewis A. Massey

Lewis A. Massey
Secretary of State

COPY

CERTIFICATE OF LIMITED PARTNERSHIP

The undersigned desires to form a partnership, pursuant to the Georgia Revised Uniform Limited Partnership Act, and certifies as follows:

- 1. The name of the partnership is DESOTO BEACH HOTEL ASSOCIATES, LP.
- 2. (a) The initial registered agent of the partnership for service of process is JAMES R. STOEFFLER, and the address of the registered agent and of the initial registered office of the partnership in Georgia is 1201 B Bay Street, Tybee Island, Georgia 31328.
 (b) The location of the principal place of business is to be at 1201 B Bay Street, Tybee Island, Georgia 31328.
- 3. The name of the one and only general partner is ISLANDS DEVELOPMENT CORPORATION and the address of said general partner is 1201 B Bay Street, Tybee Island, Georgia 31328.
- 4. This partnership shall exist from the date and time of the filing of this Certificate of Limited Partnership in the Office of the Secretary of State of the State of Georgia and this partnership shall exist for an indefinite term.

IN WITNESS WHEREOF, the undersigned has executed this certificate on this 28th day of December, 1998.

ISLANDS DEVELOPMENT CORPORATION,
General Partner

By: [Signature]
JAMES R. STOEFFLER, President

[Signature]
JAMES R. STOEFFLER, Registered Agent

STATE OF GEORGIA
COUNTY OF CHATHAM

The above certificate was subscribed and sworn to before me on the 28th day of December, 1998.

[Signature]
Notary Public

ARDEN J. HADWIN
Notary Public, Chatham County, GA
My Commission Expires August 19, 2001

11 (4)
Dec 20 10 34 AM '98
CORP/CERTLP
SECRETARY OF STATE

AGREEMENT OF LIMITED PARTNERSHIP	4
AGREEMENT OF LIMITED PARTNERSHIP	4
Article I	5
FORMATION OF THE PARTNERSHIP	5
1.01 Agreement to Form a Limited Partnership.	5
1.02 Name of Partnership	5
1.03 Business of Partnership.	5
1.04 Place of Business.	5
1.05 Name and Addresses of General and Limited Partners.	5
1.06 Term of Partnership.	6
1.07 Partnership Certificates.	6
1.08 Agent for Service Process.	7
Article II	7
Definitions	7
2.01 Assignee.	7
2.02 Capital Account (s).	7
2.03 Cash from Operations	7
2.04 Code.	7
2.05 Distributable Cash .	7
2.06 Distributions.	8
2.07 General Partner or General Partner(s).	8
2.08 Limited Partners.	8
2.09 Limited Partnership :Unit, Partnership Unit, or Unit/Interest.	8
2.10 Majority Vote.	8
2.11 Net Income or Net Loss.	8
2.12 Net Proceeds from Refinancing .	8
2.13 Net Proceeds for the Sale of Property or Assets.	8
2.14 Operation Revenues.	8
2.15 Original Invested Capital.	9
2.16 Partners.	9
2.17 Partnership .	9
2.18 Partnership Property or Property.	9
2.19 Taxable Income or Taxable Loss.	9
Article III	9
Capital Contributions	9
3.01 Original Capital Contributions of Limited Partners.	9
3.02 Limitation on Liability for Additional Capital.	9
3.03 Return of Capital.	9
3.04 Withdrawals of Capital.	10
3.05 Original Capital Contributions of General Partner.	10
3.06 Discretionary Loans to Partnership.	10
3.07 Distribution of Cash.	10
Article IV	10
Accounting	10

4.01	Calculations of Profits and Losses.	10
4.02	Distributions.	10
4.03	Profits and Losses	11
4.04	Minimum Gain.	11
4.05	Qualified Income Offset.	11
4.06	Restoration of Deficit Capital Accounts.	12
4.07	Banking	12
4.08	Books and Records	12
Article V		13
Management of the Partnership		13
5.01	Rights of the General Partner	13
5.02	Duties of General Partner.	15
5.03	Limitation in Authority of General Partner.	16
5.04	Rights of Limited Partners.	16
5.05	Sale or Exchange of Partnership Assets.	17
5.06	Removal or Retirement of the General Partner.	17
5.07	Meetings of the Partnership.	18
5.08	Compensation and Expenses of General Partner	19
5.09	Conveyance.	19
5.10	Powers of Attorney.	19
5.11	Indemnification.	20
5.12	Other Business Ventures.	20
5.13	Investment Opportunities.	20
Article VI		21
Assignment or Transfer of Partnership Interests		21
6.01	Assignment of Interest.	21
6.02	Transfer.	21
6.03	Costs of Assignment of Transfer.	22
6.04	Assignments or Transfers to Family Members.	22
6.05	Effective Date of Transfer.	22
Article VII		22
Dissolution		22
7.01	Events for Dissolution.	22
7.02	Procedure.	22
7.03	Right of Purchase Upon Dissolution.	23
Article VIII		24
Miscellaneous		24
8.01	Notices.	24
8.02	Amendment.	24
8.03	Binding on Successors and Assigns.	24
8.04	Entire Agreement.	24
8.05	Governing Law.	25
8.06	Legends	25
8.07	Attorney's Fees.	25
8.08	Tax Audit.	25
8.09	Severability.	25

8.10	Captions.	25
8.11	Gender.	25
8.12	Cumulative Remedies.	25
8.13	Tax Matters Partner.	25
8.14	Financial Suitability, Access to Information and Counsel.	26

AGREEMENT OF LIMITED PARTNERSHIP

THE UNITS OF LIMITED PARTNERSHIP INTERESTS REPRESENTED HEREBY WERE ACQUIRED WITHOUT REGISTRATION WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933 AS AMENDED (THE "1933 ACT") AND THE GEORGIA SECURITIES ACT OF 1973 (AS AMENDED), (THE "GEORGIA ACT") ON THE BASIS THAT THE SALE AND ISSUANCE OF SAID UNITS DID NOT INVOLVE A PUBLIC OFFERING, THAT SUCH UNITS WILL BE ISSUED ONLY TO ACCREDITED INVESTORS WITHIN THE MEANING OF SECTION 4 (6) OF THE "1933 ACT," AND THAT SUCH UNITS WERE BEING ACQUIRED FOR INVESTMENT. NO TRANSFER OF THESE UNITS OR ANY INTERESTS THEREIN MAY BE MADE EXCEPT PURSUANT TO THE EFFECTIVE REGISTRATION STATEMENT UNDER THE GEORGIA ACT OR PERMIT UNDER THE GEORGIA ACT UNLESS THE ISSUER HAS RECEIVED AN OPINION OF COUNSEL SATISFACTORY TO IT THAT SUCH TRANSFER DOES NOT REQUIRE REGISTRATION UNDER THE GEORGIA ACT OR QUALIFICATION UNDER THE GEORGIA ACT.

THE TRANSFER OF ANY INTEREST HEREIN IS FURTHER RESTRICTED BY THE PROVISIONS OF ARTICLE VI HEREOF.

AGREEMENT OF LIMITED PARTNERSHIP
OF
DESOTO BEACH HOTEL ASSOCIATES
A GEORGIA LIMITED PARTNERSHIP

THIS AGREEMENT OF LIMITED PARTNERSHIP ("Partnership Agreement") is entered into as of December 14, 1998 by and between Islands Development Corporation (hereinafter referred to as "General Partner") and those persons who are admitted to the Partnership as Limited Partners pursuant to the provisions hereof and have signed and acknowledged this agreement (hereinafter referred to as "Limited Partners").

In consideration of the mutual covenants and conditions contained herein, it is hereby agreed by and between the parties hereto as follows:

Article I

FORMATION OF THE PARTNERSHIP

1.01 Agreement to Form a Limited Partnership.

The parties hereto hereby agree to form a Limited Partnership pursuant to the Georgia Revised Uniform Limited Partnership Act, ("the Act") as codified at Code 1981, Sections 14-9-100 et. Seq. Of the Official Code of Georgia Annotated (herein referred to as the "Georgia Code") enacted by GA 1988,p. 1016 Section 1 (as amended) on the terms and conditions herein specified, which limited partnership shall hereinafter be referred to as the "Partnership

1.02 Name of Partnership

The name of this Partnership is Desoto Beach Hotel Associates a Georgia Limited Partnership.

1.03 Business of Partnership.

Desoto Beach Hotel Associates (the "Partnership") will buy, sell and develop commercial property known as "Desoto Beach Hotel" in the City of Tybee, Chatham County, Georgia, and such other properties as agreed upon by the General Partners.

1.04 Place of Business.

The principal place of business of the Partnership shall be 1201 B Bay Street, Tybee Island, Georgia 31328, or shall be at such other place or places as the General Partner may from time to time determine after giving written notice of any such change to the Limited Partners.

1.05 Name and Addresses of General and Limited Partners.

A. General Partner. The name and principle place of business of the General Partner is:

Islands Development Corporation
1201 B Bay Street
Tybee Island, Georgia 31328-2844
EIN _____

The General Partner owns four (4%) of the Partnership.

B. Limited Partners. The name and principal place of residence of the Limited Partners are:

<u>Name</u>	<u>Place of Residence</u>	<u>% of Share</u>
Stoeffler Trust	1201 B Bay Street	76.0 %
U/T/A Dtd 4/9/92	Tybee Island Georgia 31328-2844 57-6143046	
Gregory James Stoeffler	1201 B Bay Street Tybee Island, Georgia 31328-2844 SS#249 43 5314	10.0 %

Sandra Lee Stoeffler	1105 Harney Street Omaha, Nebraska 68102 SS# 249 43 5250	10.0 %
Total of Limited Partners		76.0%
General Partner		4.0%
Total Percentage of Shares		<u>100.0%</u>

C. Substitute Limited Partners. Substitute Limited Partners may be admitted hereto from time to time upon the approval of the General Partner and the affirmative vote of a majority of Limited partners, as set forth in Article IV hereof.

1.06 Term of Partnership.

The Partnership shall come into being upon the completion of the filing and recording of all certificates and other instruments in respect to the formation of the Partnership as required by the laws of the State of Georgia and shall remain in being until the date of the first of the following:

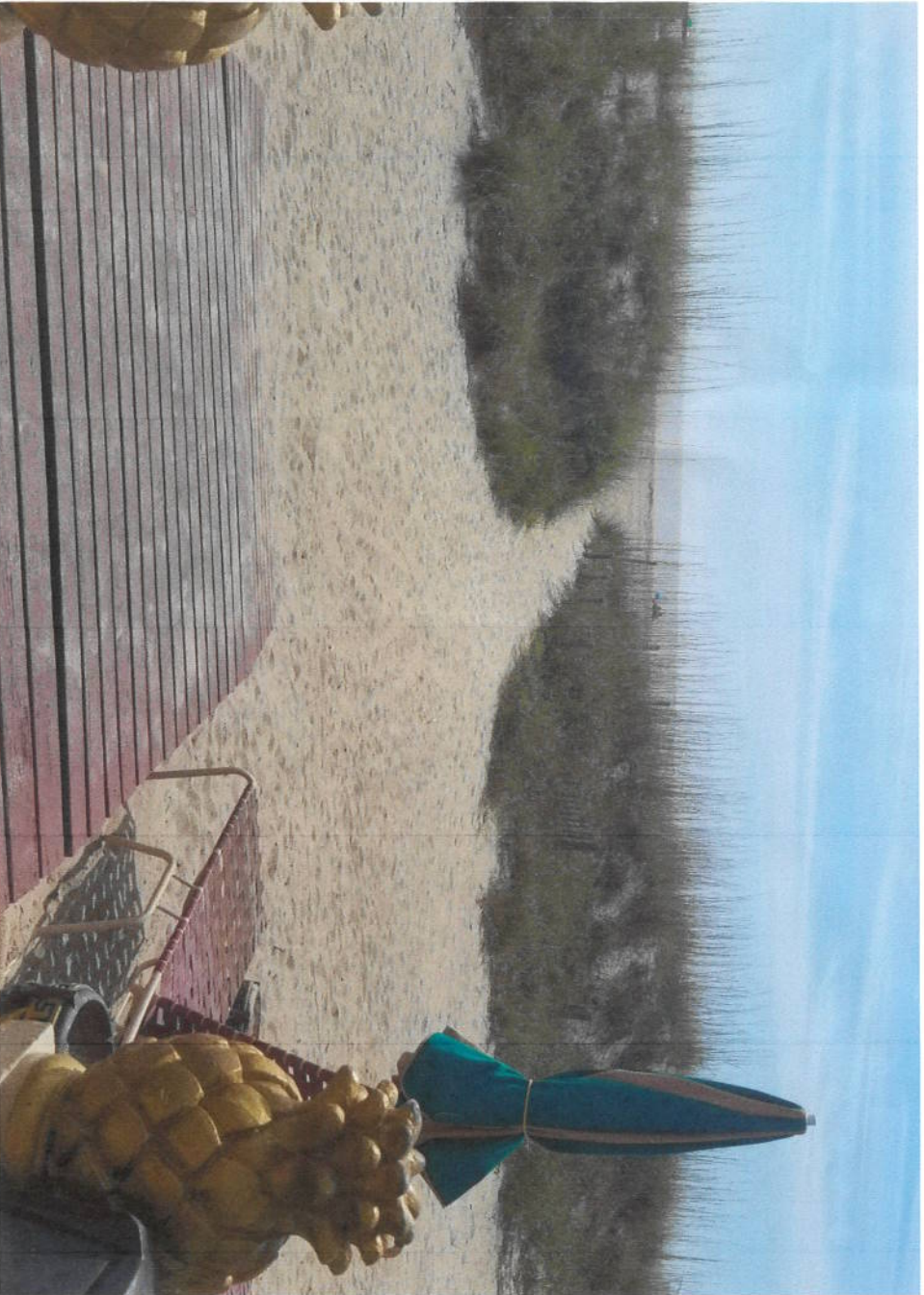
- A. Sixty (60) days following retirement, removal, bankruptcy, insolvency or incapacity of the voluntary or involuntary dissolution of any General Partner(s), and unless, if there is a remaining General Partner or Partners, the remaining General Partner or Partners, if any, unanimously elect to continue the business of the Partnership;
- B. Upon the sale, disposition or depletion of all of the Partnership's assets;
- C. Upon the dissolution by the election of Limited Partners having a sixty-seven percent (67%) share of the total Limited Partnership Units;
- D. At the election of the General Partner giving thirty (30) days written notice to dissolve;
- E. On December 31, 2020 or;
- F. On such other date as the Partnership may be otherwise dissolved by operation of law or judicial decree.

1.07 Partnership Certificates.

A. Concurrently with the adoption hereof, the General Partner will cause to be executed a Certificate of Limited Partnership.

The General Partner shall record said Certificate in accordance with the Act in Georgia and in each state in which the Partnership may hereafter establish a place of business or own real property.

DESOTO BEACH HOTEL
DUKE CROSS OVER



2018 Chatham County Board of Assessors

4-0004-07-002

Property Record Card

212 BUTLER AVE TYBEE ISLAND

APPRAISER VMMCCUEN	PARCEL A RECOMBINATION OF LOTS 21, 22 & 23 WARD 1 TYBEE	DESOTO BEACH HOTEL	CAMA	ASMT
LAST INSP 01/03/2018	ISLAND PRB 16P 9 .50 ac	ASSOCIATES LP	1,413,900	1,413,900 LAND 1
APPR 000008		PO BOX 2844	1,442,400	3,388,000 BLDG 2
ZONE		TYBEE ISLAND GA 31328-2844	40,000	OBXF 7
			2,896,300	4,801,900 INCOME

SALES	BOOK / PAGE	INS VI QU RSN	PRICE
31 Dec 1998	199P 0576	WD V Q QW	1,052,800
GRANTOR:DAVIS&SUTLIVE VEBTURE PAR GRANTEE:DESOTO BEACH HOTEL ASSOCI			
26 Jun 1996	179R 654	QC I U UQ	
GRANTOR:DAVIS&SUTLIVE,ALVIN&WILLI GRANTEE:DAVIS-SUTLIVE VENTURE PAR			



[Click for larger picture]



PERMITS	TYPE	DATE	AMOUNT
180141	AD	23 Feb 2018	Issued 2,000
150541	PO	02 Feb 2016	Comp 35,000
150644	BR	02 Feb 2016	Comp 15,000
140812	GM	02 Feb 2015	Comp 697
120603	PO	02 Jan 2013	Comp 5,393
08-0012	RN	08 Apr 2010	Comp 7,300
070479		04 Feb 2008	Comp 8,000
06-0630	RN	04 Feb 2008	Comp 6,000
00-4	AD	01 Jan 2001	Comp 351,000
96-00041	NC	01 Jan 1997	Comp 427,500

COMMENTS:	
08 Apr 2015	REVALUATION
06 Feb 2008	2008, PROPERTY REVIEWED FOR PERMIT ACTIVITY, NVC, LAL
22 May 2003	2003, LAND REVIEW.
09 Mar 2001	2001, HCC, NEW BUILDING ADDED. VALUE BY COST APPROACH UNTIL INCOME BECOMES STABLE.
20 Apr 2000	4-20-00 BOE held new hearing. Appr.Rec. change to \$1,193,000 Owner agrees with change. HCC
04 Apr 2000	1999 New PIN; split out of PIN
28 Mar 2000	4-4-7-1 PRB 16P-9 01/11/1999. ADD COR PER KATHY 1/3/00 SSB. 03/28/2000 BOE 1999 Affirmed a value of \$1,444,500.00. SWC.

CODES		
PROPERTY USE	0002	COMMERCIAL
UTA	0004	Tybee Island
NBHD	020500.00	T500 TYBEE TO BULL R
EXEMPTIONS		
COMMCATEG	343	Motel

HISTORY	LAND	IMPR	TOTAL	
2017	1,435,700	2,150,300	3,586,000	Over
2016	1,435,700	2,150,300	3,586,000	Over
2015	1,435,700	2,150,300	3,586,000	IncM
2015	1,435,700	2,150,300	3,586,000	Over
2014		4,663,100	4,663,100	IncM
2014		3,851,780	3,851,780	Over
2013		3,236,400	3,236,400	IncM
2012		3,236,400	3,236,400	IncM
2011		3,168,000	3,168,000	MAV
2010		3,168,000	3,168,000	MAV
2009		3,168,000	3,168,000	Over
2008	1,957,500	2,496,500	3,168,118	IncM
2008			3,168,000	A/C
2007	1,957,500	2,496,500	3,168,118	IncM
2006	1,957,500	1,120,000	3,168,118	IncM
2005	1,305,000	1,120,000	2,520,271	IncM
2004	870,000	1,001,500	2,520,271	IncM
2003	870,000	1,001,500	2,520,271	IncM
2002			2,520,500	A/C
2001	476,500	979,500	1,456,000	Cama
2000			1,108,500	A/C
1999			1,193,000	A/C

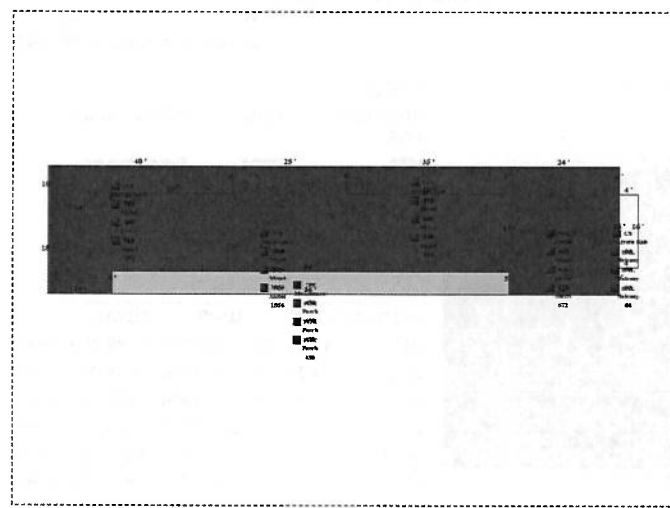
EXTRA FEATURES																	
ID#	BLDG #	SYSTEM DESC	DIM 1	DIM 2	UNITS	QL	UNIT PRICE	RCN	AYB	EYB	DT	ECON	FUNC	SP	SP%	RCNLD	MKT VALUE
137200	84734	Comm porch avg PORCHES	0	0	1962.00	3	11.68	22,916	1996	1996	40					15,583	14,000
137201	84734	Comm porch good BALCONIES	0	0	192.00	3	19.12	3,671	1996	1996	40					2,496	2,200
137202	84734	Storage/Utility avg GROUND FLOOR STORAGE AREA	0	0	506.00	3	9.84	4,979	1996	1996	40					3,386	3,000
137204	84735	Comm porch good BALCONIES	0	0	1134.00	3	19.12	21,682	2000	2000	40					16,478	14,800
137205	84735	CONCRETE SLAB 4" CONC SLAB UNDER BALCONIES	0	0	378.00	3	2.43	919	2000	2000	15					184	200
137206		ASPHALT PAVE TO 500 ASPHALT PAVING	100	40	4000.00	3	1.46	5,840	2000	2000	15					1,168	1,100
137207		COMM POOL COMMERCIAL SWIMMING POOL	30	12	360.00	3	54.15	19,494	2000	2000	20					5,263	4,700

LAND														
ID#	USE DESC	FRONT	DEPTH	UNITS / TYPE	PRICE	ZONING	LCTN	TOPO	OTHER	ADJ1	ADJ2	ADJ3	ADJ4	MKT VALUE
108959	General Commercial 1	0	0	21,752.50-SF	65.00	C1								1413900

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

**4-0004-07-002
212 BUTLER AVE TYBEE ISLAND**

BUILDING SECTION	CONSTRUCTION TYPE	RCN	AYB	EYB	DEP TYPE	PHYS	ECON	FUNC	OBSV / %	TOTAL DEP %	RCNLD	U.FACTOR	MKT VAL
84734-1-2018	Commercial	1,082,834	1996	MS		32.00	0.00	0.00	0.00	32.00	736,327		736,327



[Click for larger picture]

"DESOTO BEACH HOTEL"; THREE STORY MOTEL OVER OPEN AREA(BSMT)
PORCH AREA 90% GLASSED FOR "THE SHIP WATCH LOUNGE"; ROOMS
HAVE VINYL TILE & CARPET FLOORS WITH STANDARD COUNTER TOPS.

AREA	9126
STORIES	3.0
PERIMETER / SHAPE	1626

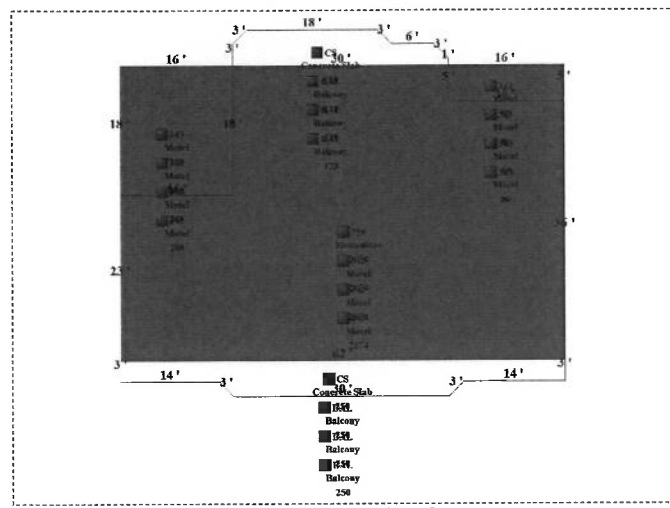
OCCUPANCIES	AREA	%	CLASS	HEIGHT	QUAL
343 Motel	672	7.36	C	8.00	2.00
343 Motel	672	7.36	C	8.00	2.00
343 Motel	672	7.36	C	8.00	2.00
343 Motel	296	3.24	C	8.00	2.00
343 Motel	296	3.24	C	8.00	2.00
343 Motel	296	3.24	C	8.00	2.00
343 Motel	210	2.30	C	8.00	2.00
343 Motel	210	2.30	C	8.00	2.00
343 Motel	210	2.30	C	8.00	2.00
343 Motel	1864	20.43	C	8.00	2.00
343 Motel	1864	20.43	C	8.00	2.00
343 Motel	1864	20.44	C	8.00	2.00

COMPONENTS	Units	%	QUAL
C2 616 Ind Thu-Wall Heat Pump		100.00	
C4 683 Wet Sprinklers		100.00	
C7 751 Balcony	192.00		
C5 759 Mezzanines	1864.00		
C5 759 Mezzanines	430.00		
C1 812 Concrete Block		100.00	

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

**4-0004-07-002
212 BUTLER AVE TYBEE ISLAND**

BUILDING SECTION	CONSTRUCTION TYPE	RCN	AYB	EYB	DEP TYPE	PHYS	ECON	FUNC	OBSV / %	TOTAL DEP %	RCNLD	U.FACTOR	MKT VAL
84735-1-2018	Commercial	929,028	2000		MS	24.00	0.00	0.00	0.00	24.00	706,061		706,061



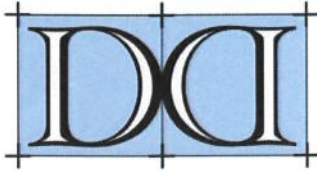
[Click for larger picture]

THREE STORY; ENCLOSED STAIRWELL AND ELEVATOR; 80 SF AREA ENCLOSED STAIRWELL. GROUND FLOOR (MEZZ) REPRESENTS DRIVE THRU PAVED AREA; 12 ROOMS. BATHS HAVE TILE FLOORS; MARBLE SINK TOPS; EACH ROOM HAS MICROWAVE & SMALL REF. CONF ROOM HAS 2 BR & KITCHEN.

AREA	7994
STORIES	3.0
PERIMETER / SHAPE	1058

OCCUPANCIES	AREA	%	CLASS	HEIGHT	QUAL
343 Motel	80	1.00	C	8.00	2.00
343 Motel	80	1.00	C	8.00	2.00
343 Motel	80	1.00	C	8.00	2.00
343 Motel	80	1.00	C	8.00	2.00
343 Motel	288	3.60	C	8.00	2.00
343 Motel	288	3.60	C	8.00	2.00
343 Motel	288	3.60	C	8.00	2.00
343 Motel	288	3.60	C	8.00	2.00
343 Motel	2174	27.20	C	8.00	2.00
343 Motel	2174	27.20	C	8.00	2.00
343 Motel	2174	27.20	C	8.00	2.00

COMPONENTS	Units	%	QUAL
C2 616 Ind Thu-Wall Heat Pump		100.00	
C4 683 Wet Sprinklers		100.00	
C7 751 Balcony	1134.00		
C5 759 Mezzanines	2174.00		
C1 892 Stud -Stucco		100.00	



DIVERSIFIED DESIGNS, P.C.

11 Jones Avenue
Tybee Island GA 31328

T 912.786.7945
F 912.786.7943
ddesigns@bellsouth.net

March 19, 2019

Honorable Mayor Jason Buelterman
Members of Tybee City Council

Re: Need for Expanded C-2 Zoning on Tybee Island

Honorable Mayor and Council Members:

I am respectfully requesting that you consider modifying the current C -2 zoning to include affordable housing such as apartments for workers on Tybee Island. I have had many conversations with local employers and businessmen who can not get or keep good workers due to the lack of affordable housing for perspective employees or workers. Under the current C-2 zoning "Motels" are allowed but not apartments or other multi-family structures that are included in the C-1 Zoning district. The Mayor and City council should consider changing the C-2 Zoning to include the multi-family zoning permitted in C-1 after site plan approval.

In the Tybee City Code of Ordinances C-1 beach business district (1) Uses permitted by right after site approval include (a) Apartments, condominiums, townhomes, guest cottage, hotels, motels, time shares, tourist homes, bed and breakfast inns; plus single-family, two-family, three-family, and four family dwellings;. The same language could be added to the current C-2 Zoning to improve our situation with workforce housing.

Keep in mind that the C-2 District is not a large zoning district like the R-2 and other Residential Districts on Tybee. The affordable housing component added to C-2 will not have much impact on the Island. Most of the C-2 District abuts Residential Districts. If the affordable housing in C-2 is allowed, such a change would result in Residential next to Residential Zoning, and not Commercial next to Residential Zoning(which does not mix together well). Additionally there are only a few building lots left in the C-2 District so the impact will necessarily be minimal.

Without the text amendment to C-2 Tybee could face a housing crisis like many other areas such as Hilton Head Island and Kansas City are currently facing and studying. I am attaching a few articles that will help explain the effects of lack of affordable housing for workers.

The February 15, 2019, Island Packet put out on Hilton Head contained an informative article.(msn.com/en-us/travel/news/expert-Hilton-Head-needs-200-new-housing). One of the key findings of Sturtevant Consultants hired by Hilton Head was that, "Employers agree "a lack of lower-cost housing on the island is a significant impediment to employers and a challenge to the quality of life and of service" on Hilton Head. The conclusion of the study was that Hilton Head "should build 200 affordable housing units a year." The target of 200 units a year is for rental

units specifically designed to house the workforce.” The study found that “The lack of workforce housing and the inability to attract workers can lead to **declines in quality of service** on the Island. There is a need for a **broad range** of workforce housing options. A copy of the presentation made to the Hilton Head Island Town Council by Lisa Sturtevant & Associates, LLC., can be found online.(HiltonHeadIslandSC.gov/projects/workforcehousing). Tybee can use the information and prevent a similar housing crisis on Tybee. Expanding C-2 zoning to include rental apartments for workers is a proactive measure that will benefit our community.

Other research by the Kansas City Fed shows that “stable, affordable housing benefits the broader economy.” Cris White, CEO of the Colorado Housing and Finance Authority states, “An apartment building gives people individuals, or a family a safe environment and a way to be housed economically so they aren’t rent-burdened. What that gives to a community is stable tenants who are buying groceries, going out to eat and who are involved in their community. When housing is created, construction and other jobs are created. People who are housed affordable have more money to spend on other essential, food and health care.” For owners and renters, housing is often the most expensive part of a household budget. Areas that lack affordable housing also have trouble attracting a workforce. See the article, “The housing effect: Studying the impact on communities, income, jobs” by Sarah Pope on April 25, 2018, found in the Kansas City Federal publication, Ten magazine.

Tybee should act now and expand C-2 zoning so that affordable housing can be created for people who would like to work and live on Tybee. Employers, workers, and the other residents would all benefit from the foresight of doing this now as these articles explain. We can use the information and lessons garnered by other communities across the nation to keep our community vital.

Sincerely,

Jeffrey A. Cramer

<https://www.kansascityfed.org/publications/ten/articles/2018/spring/thehousingeffect>

<https://www.islandpacket.com/news/business/real-estate-news/article226272880.html>

<http://www.hiltonheadislandsc.gov/projects/workforcehousing/>

Lisa Schaaf

From: George Shaw
Sent: Friday, May 10, 2019 9:25 AM
To: Demery Bishop; Charles Matlock; Marianne Bramble; Ron Bossick; Tina Gann; David McNaughton; Alan Robertson
Cc: Lisa Schaaf
Subject: discussion item
Attachments: Home occupation-home business.docx

PC members,

These definitions will be on the agenda as a discussion item. Staff has issues with these definitions and CC asked us to run it by this esteemed body to discuss possible amendments.

Home businesses are allowed by right in most districts

Home occupations require special review which means that the PC, CC and neighbors may weigh in on the use.

Some issues are:

Can customers come to the home for either type business?

What is produced on site? Building furniture? Making jewelry?

Can a garage or out building be used?

Ideally we will be able to refine the above definitions so that it is clear (most of the time) to staff whether something is a home business or home occupation.

George

"Home occupation" means an occupation or profession which is conducted entirely within a dwelling, which is carried on only by family members residing therein, which does not involve customers or clients coming onto the premises, and which is clearly incidental and secondary to the use of the dwelling for residential purposes.

(a) Each home occupation must be approved by the zoning administrator before any activities in connection with the occupation begin.

(b) "Home occupation" shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing or any use which will create noise, noxious odors, or any hazard that may endanger the health, safety, or welfare of the neighborhood.

(c) A home occupation shall not create noise, dust, vibration, odor, smoke, glare, or electrical interference that would be detectable beyond the dwelling's structure.

(d) A home occupation shall not allow customers or clients to come to the premises.

(e) The dwelling in which a home occupation is conducted must be the bona fide residence of the principal practitioner thereof.

(f) Home occupations shall be limited to no more than 25 percent of the total heated floor area of the residence or 500 square feet, whichever is less.

(g) The proposed size of the home occupation shall be specified at the time of application to the zoning administrator.

(h) Any additions or alterations to the residence which will be used for the home occupation must be of an architectural style in keeping with the surrounding residential and agricultural development.

(i) There shall be no exterior evidence of a business being conducted on the premises. No outside storage or display, including signs, shall be allowed.

(j) No more than two commercial ventures (home occupations, residential businesses, and/or rural businesses) shall be allowed in any residence at one time.

(k) One business vehicle used exclusively by the resident is permitted. The vehicle shall be no larger in size than a pick-up truck, panel truck, or van and is limited in size to one-ton carrying capacity. The vehicle shall not have business identification (signs) on it when it is parked at the premises and will not have any equipment used in the business left on the vehicle in a manner that can be seen from the surrounding property.

(l) Pick-ups from and deliveries to the site in regard to the business shall be restricted to vehicles having no more than two axles and shall be restricted to no more than two pick-ups or deliveries per day.

"Residential business" means an occupation or profession which is conducted entirely within a dwelling, which is carried on only by family members residing therein and by no more than one employee who does not reside therein, and which is clearly incidental and secondary to the use of the dwelling for residential purposes.

(a) Each residential business must be approved by the planning board before any activities in connection with the occupation begin. The planning board may place any reasonable conditions on the application deemed necessary to insure the orderly operation of the proposed business and its compatibility with the surrounding properties. The planning board shall hold a public hearing as provided in article IX of this ordinance.

(b) Residential businesses shall not include the repair and/or maintenance of motor vehicles, large scale manufacturing, or any use which will create noise, noxious odors, or any hazard that may endanger the health, safety, or welfare of the neighborhood.

(c) The residential business shall not involve group instruction or group assembly of people on the premises.

(d) The dwelling must be the bona fide residence of the principal practitioner at the time of the application and, if approved, the residential business shall be valid only as long as the original principal practitioner resides in the dwelling, is conducting the business and has a current business license.

(e) Residential businesses shall be limited to no more than 35 percent of the total heated floor area of the residence or 700 square feet, whichever is less. The proposed size of the residential business shall be specified at the time of application.

(f) Any additions or alterations to the residence which will be used for the residential business must be of an architectural style in keeping with the surrounding residential and agricultural development.

(g) The portion of the residence in which the business is conducted shall be completely enclosed in a manner that the business is not visible from the surrounding property.

(h) No outside storage or display shall be allowed.

(i) Only one nonilluminated sign not to exceed one square foot is permitted, location to be approved by the zoning administrator.

(j) No more than two commercial ventures (home occupations, residential businesses, and/or rural businesses) shall be allowed in any residence at one time.

(k) Property on which the residential business is proposed must have frontage on a public road.

(l) No customers or clients shall be permitted at the site unless sufficient off-street parking is provided and the location thereof approved by the zoning administrator.

(m) Days of operation requiring access by the public, customers, and/or clients shall be Monday through Saturday, daylight hours only.

(n) The principal practitioner will be permitted to park one commercial vehicle in the approved parking area. The commercial vehicle is limited to a passenger car, a van or a light truck (up to one ton).

(o) No utility trailer may be used in the operation of the business except upon approval by the zoning administrator. The request must include the proposed use and size of the trailer.