



AGENDA
PLANNING COMMISSION
August 21, 2023 at 6:30 PM

Call to Order

Consideration of Minutes

1. Minutes of July 17, 2023

Disclosures and Recusals

Old Business

New Business

2. **MINOR SUBDIVISION/VARIANCE: requesting two single family lots -109/111 Jones Ave -40003 13021-Zone R-2 -Thomas A. Smith III.**

Adjournment

Standing Items

Adjournment

PLANNING COMMISSION

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



CITY MAN Item #1.
Shawn Gillen

COMMUNITY DEVELOPMENTS DIRECTOR
George Shaw

CITY ATTORNEY
Edward M. Hughes

**Planning Commission Meeting
MINUTES
July 17, 2023**

Chair Whitley Reynolds called the July 17, 2023, Tybee Island Planning Commission meeting to order. Commissioners present were **Marie Rodriguez, Elaine McGruder, Julie Livingston, Robert Matkowski, Anthony Turpin** and **Michelle Nooney**.

Consideration of Minutes:

Chair Whitley Reynolds asked for consideration of the May 15, 2023, meeting minutes. **Julie Livingston** 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.

New Business:

SITE PLAN: requesting office for A-Step Above construction, LLC -103 Butler Ave.- 40004 02004 -Zone C-2 -Tony Lord.

George Shaw stated the applicant would like to remodel the building on site for a new office and add a new storage, warehouse building. He also stated that the property is in the C-2 zone so this use is fine. The back half of the lot is split with the inland cottage character area. So as you're looking at the site plan the one thing you can consider is whether the development is of a scale and mass to be compatible and consistent with the character area. Staff recommends approval. **Bob Matkowski** asked about the status of the drainage. **George Shaw** stated our engineer, and the applicants engineer have a verbal agreement the concept is going to work. **Bob Matkowski** asked how pedestrian movement is going to be enhanced. **George Shaw** stated it's not hindering any pedestrian movement the sidewalk will stay. **Mark Boswell**, 103 Nassau Drive approached the planning commission and stated he will be the engineer of record and will answer any questions. He stated the building does not have to be thirty feet, the owner is willing to do fifteen or twenty. **Tony Lord**, 161 Ropemaker Lane approached the Planning Commission and stated we are in the best interest of Tybee and would welcome any recommendations. **Anthony Turpin** asked if he had experience with Allen's factory. **Tony Lord** stated he has three contenders for the building, and this is just a proposal templet for what he wants the building to look like. Elaine asked if fifteen- or twenty-foot height would be ok with him. **Tony Lord** stated we would certainly be willing to bring it down, maybe fourteen to fifteen feet would be a fair number. **Julie Livingston** asked if he foresees any traffic problems coming in and out of Butler Avenue. **Tony Lord** stated he does not see any traffic problems; his fleet consists of normal size trucks and there will be only one way in and one way out. **Anthony Turpin** asked Mark Boswell if he has taken into the account with the drainage plan. **Mark Boswell** stated yes it has. **Bob Matkowski** made a motion to continue until the drainage report is received. **Anthony Turpin** seconded.

Voting in favor were **Bob Matkowski** and **Anthony Turpin**. Voting against were **Marie Rodriguez, Michelle Nooney, Julie Livingston** and **Elaine McGruder**. Motion to continue failed 2-4.

Elaine McGruder made a motion to approve with a condition that the storage building be no higher than fifteen feet. **Michelle Nooney** seconded. Voting in favor were **Michelle Nooney, Elaine McGruder** and **Anthony Turpin**. Voting against were **Marie Rodriguez, Julie Livingston** and **Bob Matkowski**. Motion was tied 3-3. **Chair Whitley Reynolds** voted in favor. Motion to approve passed 4-3.

VARIANCE: requesting build fence two feet higher than eight foot allowance -1514 Lovell Ave.-40008 07001 -Zone C-1 -Judy & Andy Hughes.

George Shaw stated the applicants purchased a house that backs up to Nicki's 1979. They are asking for a taller fence than eight feet which is what our ordinance allows. Staff recommends approval.

Julie Livingston asked if there are any fences on this Island as high as ten or twelve feet Commercial or residential. **George Shaw** stated he does not know of any. **Michelle Nooney** asked if we approve of this could the design be a part of it. **George Shaw** stated yes, you can always make a suggestion. **Anthony Turpin** stated since there is a fence on the south side of the property that could be used as a guide for the height of this fence. **Bob Matkowski** stated yes that would be a good guide, so it does not exceed the fence on either side. **Andy Hughes, 502 Jackson Blvd.** stated we had numerous issues like cigarette butts and other items being tossed over the fence. We approached the owner of Nicki's about this and he was difficult to deal with. He put a screen on the top of the fence which stopped items coming over the fence. Then we looked into getting a copy of our plat and realized we owned six point nine feet of his back deck. We had a Lawyer send him a letter to remove his items from our property, which was two sheds and part of his deck. Now we want to put the new fence on our property line and want to do some sound proofing and more height to take care of any problems. **Julie Livingston** stated she does not see a hardship in this, but she does see an inconvenience. She also asked isn't it the property only not the surrounding area that constitutes the hardship. **George Shaw** stated he considered the hardship is the bar they have behind them and that is only specific to this property. **Julie Livingston** stated she is picturing this becoming an issue throughout the island. **Elaine McGruder** made a motion to approve with a condition that the fence be two feet higher than the eight-foot allowance. **Anthony Turpin** seconded. Voting in favor were **Elaine McGruder** and **Anthony Turpin**. Voting against were **Marie Rodriguez, Michelle Nooney, Julie Livingston** and **Bob Matkowski**. Motion to approve failed 2-4. **Anthony Turpin** made a motion to approve with a condition that the height of the fence to align with the fence on the southern side of property. **Elaine McGruder** seconded. Voting in favor were **Elaine McGruder, Bob Matkowski** and **Anthony Turpin**. Voting against were **Marie Rodriguez, Michelle Nooney** and **Julie Livingston**. Motion tied 3-3. **Chair Whitley Reynolds** voted in favor. Motion to approve passed 4-3. **George Shaw** went to measure the fence on the southern side and it was at ten feet.

Adjournment: 7:30pm
Lisa L. Schaaf



STAFF REPORT

PLANNING COMMISSION MEETING: August 21, 2023

CITY COUNCIL MEETING: September 14, 2023

LOCATION: 109 Jones Ave.

PIN: 40003 13021

APPLICANT: Thomas A. Smith III

OWNER: Jones Tybee, LLC

EXISTING USE: One single family dwelling lot lots

PROPOSED USE: Two single family dwelling

ZONING: R-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Inland Cottage Neighborhood

APPLICATION: Minor subdivision plat approval w/ variance (Sec. 5-140)

PROPOSAL: The applicant is requesting minor subdivision approval w/ variance for a two lot subdivision off of Jones Ave.. Each lot will have public road frontage and water and sewer access.

ANALYSIS: This subdivision would create two lots. One lot would contain the existing home and meet all Tybee lot requirements. The other lot, in order to allow the home to have conforming side setbacks, would be approximately five feet narrower than is allowed by code, which is 60' wide at the front property line. They will both have sufficient access and be served by City water and sewer service. This subdivision would also create a nonconformity of the existing carport being too close to the side property line. Two lots existed in the past but had been combined years ago.

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>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</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

Due to creating a non-conforming lot and structure staff recommends denial.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

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



CITY OF TYBEE ISLAND SUBDIVISION OF LAND APPLICATION

FEE	
<input type="checkbox"/>	MAJOR SUBDIVISION \$500
<input checked="" type="checkbox"/>	MINOR SUBDIVISION \$125

Applicant's Name Thomas A. Smith III (Jones TyBee LLC)

Address and location of subject property 109/111 Jones Ave

PIN Will need to obtain to get Applicant's Telephone Number 912 667 2017

Applicant's Mailing Address Building permit 216 EAST Point Dr. Savannah 31410

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

To separate 111 Jones from 109 Jones to build a single family residence for long term rental

Is Applicant the Property Owner? Yes No

If Applicant is the Property Owner, Proof of Ownership is attached: Yes 109 Jones consists of 2 lots

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. N/A Yes

Names and addresses of all adjacent property owners are attached: Yes Both adjacent property owners are Thomas A. Smith, III

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

Thomas A. Smith III
Signature of Applicant

7-25-23
Date

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

Fee Amount \$ 125.00 Check Number 1821 Date 7/25/23

City Official [Signature]

NOTE: This application must be accompanied by following information:

N/A 1 copies, no smaller than 11 x 17, of the proposed subdivision with the building setback lines.

_____ 1 copies, no smaller than 24 x 36, of the engineered drainage and infrastructure plan. *will have to do to obtain Building permit*

N/A The name(s) of all proposed new street(s) or private drive(s).

_____ 1 copies, no smaller than 11 x 17, of the existing tree survey and tree removal plan. *will do if approved to obtain Building permit*

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

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

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

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

Thomas A. Smith, III
Signature of Applicant

7-25-23
Date



CITY OF TYBEE ISLAND

CONFLICT OF INTEREST IN ZONING ACTIONS
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES _____ NO ✓

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

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

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

Signature Thomas A. Smith III

Printed Name Thomas A. Smith, III

Date 7-25-23

109 Jones

Item #2.

ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)

CHATHAM COUNTY BOARD OF ASSESSORS

PO Box 9786
Savannah, GA 31412-9786



Official Tax Matter - 2023 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: **05/16/2023**

Last date to file a written appeal: **06/30/2023**

This is not a tax bill - Do not send payment

County property records and online appeals are available at:
www.chathamtax.org

JONES TYBEE LLC
216 E POINT DR
SAVANNAH, GA 31410-1426

(Thomas A. Smith, Jr.)

000757

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors**. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at: <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>

At the time of filing your appeal you must select one of the following appeal methods:

- A (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the County Board of Tax Assessors which is located at 222 W. Oglethorpe Ave., Suite 113 Savannah, GA 31401 and which may be contacted by telephone at: 912-652-7271. **Your staff contacts are Richard Kryzak at 912-447-4877 and Victoria Tumlin at 912-652-7468.**

Additional information on the appeal process may be obtained at: <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	40003 13021	.32	Tybee Island		NO
Property Description	R - Residential Property				
Property Address	109 JONES AVE 31328				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		475,500	475,500		
40% Assessed Value		190,200	190,200		

Reasons for Assessment Notice

New Parcel
Addition/Renovation

Corrected Land Characteristics

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
County M&O			190,200	.010518	2,000.52
County School M&O			190,200	.017631	3,353.42
Tybee M&O			190,200	.003931	747.68
State Tax			190,200	.000000	.00

Total Estimated Tax 6,101.62

113 Jones

Item #2.

ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)

CHATHAM COUNTY BOARD OF ASSESSORS

PO Box 9786
Savannah, GA 31412-9786



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JONES TYBEE, LLC
216 E POINT DRIVE
SAVANNAH, GA 31410-1426
(Thomas A. Smith, II)

000177

P1 T1

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Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
	40003 13011A	.15	Tybee Island		NO
Property Description	R - Residential Property				
Property Address	113 JONES AVE 31328				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value		601,600	634,400		
40% Assessed Value		240,640	253,760		

Reasons for Assessment Notice

Annual Assessment Notification

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
County M&O			253,760	.010518	2,669.05
County School M&O			253,760	.017631	4,474.04
Tybee M&O			253,760	.003931	997.53
State Tax			253,760	.000000	.00

C

Total Estimated Tax

Fee
Commercial \$500
Residential \$200



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

Applicant: Thomas A. Smith, III (Jones Tybee LLC)

Telephone #: 912 667 2017 Email Address: tom@waterga.com

Mailing Address 216 East Point Dr. Savannah 31410

*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. **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 (Or General Location Description if no Address Assigned): The undeveloped lot located between 113 Jones and 109 Jones

Tax Map/Parcel ID#: 40003 13021 Current Zoning: Residential

Existing use of Property: VACANT

Proposed use of Property: Long term rental

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

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 - There is WATER SERVICE ALREADY

installed on this lot

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

In 1979 this was a stand alone lot (#90) and in 2011 was SASSER

combined Lot 90, 91, and 92 to receive 1 Tax Bill. The house built in

1952 was so close to the property line that surveying in a 10' set back set
the width of lot at 55.39 feet instead of 60.'

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

That a new lot needs to be 60' wide at the
building line

4. Per the Tybee Island Land Development Code, the Tybee Island Planning Commission shall not make a recommendation on a variance from the terms of the Land Development Code unless it has met the following. Please explain how the requested variance meets each of the following:

A. The need for a variance arises from the condition that is unique and peculiar to the land, structures and buildings involved.

The SASSER House built in 1952 extended within
6.4' of lot 92 (107 Jones) to the north and within 4.64' of lot 90 (111 Jones)
to the south.

B. The variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the property involved would result in unnecessary hardship for the owner, lessee or occupants as distinguished from a mere inconvenience.

The variance is necessary because the new
lot would be 55.39' and not 60' wide

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

The condition was created by the 10' set back requirement on the north and south property lines of 109 Jones built in 1952

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.

That is correct

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.

That is correct

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

That is correct

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

N/A

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>the required Building set Back</u>
<u>Lines from 109 Jones CAUSED the reduction of the width of</u>
<u>Lot # 90</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 checked="" type="checkbox"/> narrowness; or,
<input type="checkbox"/> shallowness of the lot shape; or,
<input 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.</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.

Thomas A. Smith III
Signature of Applicant

7-25-23
Date

5-090(C) *Variance longevity.* After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require public hearings by the Tybee Island Planning Commission and City Council. I have been made aware and I hereby acknowledge the scheduled hearing dates/times and location where this application will be considered. I also understand that review of this application will require a site visit, and I hereby authorize City staff and members of the Planning Commission and City Council to inspect the property which is the subject of this application.

Signature of Applicant Thomas A. Smith, III Date 7-25-23

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 No NO CONTRIBUTIONS WERE MADE

Signature of Applicant Thomas A. Smith, III Date 7-25-23

STAFF USE ONLY

Date received: 7/25/23 Received by: [Signature]
Fee Amount \$ 125.00 Check Number 1821 Date 7/25/23

PUBLIC HEARING DATES:

Planning Commission _____ City Council _____

DECISION: (Circle One) Approved Denied

Approved with Conditions: _____

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
JONES TYBEE LLC			216 E POINT DR SAVANNAH GA 31410

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
JONES TYBEE LLC		216 E POINT DR		SAVANNAH	GA	31410

Parcel

Status	ACTIVE
Parcel ID	40003 13021
Category Code	RES - Residential
Bill #	2952742
Address	109 JONES 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	REMAINING PTS OF LOT C OF A RECOMBINATION OF LOT 92, B, & PTS OF LOT A WARD 1 TYBEE ISLAND
Deed Book	1476
Deed Page	107

Permits

Permit #	Permit Date	Status	Type	Amount
230271	06/01/2023	Issued	FN - FENCE	\$1,600.00
220363	07/13/2022	Complete	RF - ROOF	\$6,500.00

Inspection

Inspection Date	Reviewer ID
11/23/2022	RKRYZAK
07/26/2022	JLMARINE
09/27/2021	RKRYZAK
01/24/2019	KMMORENO
07/05/2016	MWTHOMAS

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2023	398,400	77,100	475,500	APPEAL DECISION
2022	398,400	77,100	475,500	APPEAL DECISION
2021	228,865	123,235	352,100	APPEAL DECISION
2020	228,865	123,235	352,100	APPEAL DECISION
2019	228,865	123,235	352,100	APPEAL DECISION
2018	229,500	81,600	311,100	
2017	370,800	56,100	426,900	
2016	370,800	47,200	418,000	
2015	372,300	49,400	421,700	
2014	372,300	49,900	422,200	

Sales

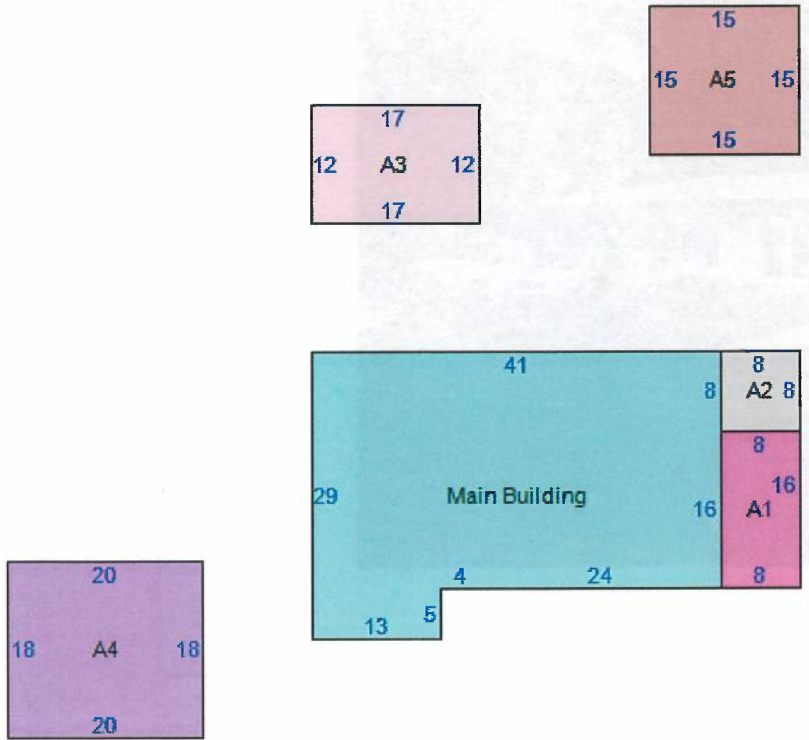
Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
10/22/2018	520,000	Q	WD	1476 - 107	SASSER LOUISE E ETAL*	JONES TYBEE LLC
06/05/2012	0	U	QC	378D - 696	SASSER LOUISE E	SASSER LOUISE E ETAL*

Land

Line Number	1
Land Type	U - UNIT
Land Code	01 - SINGLE FAMILY RES
Square Feet	13,721
Acres	.315
Influence Factor 1	60
Influence Reason 1	SZ
Influence Factor 2	
Influence Reason 2	

Residential Building

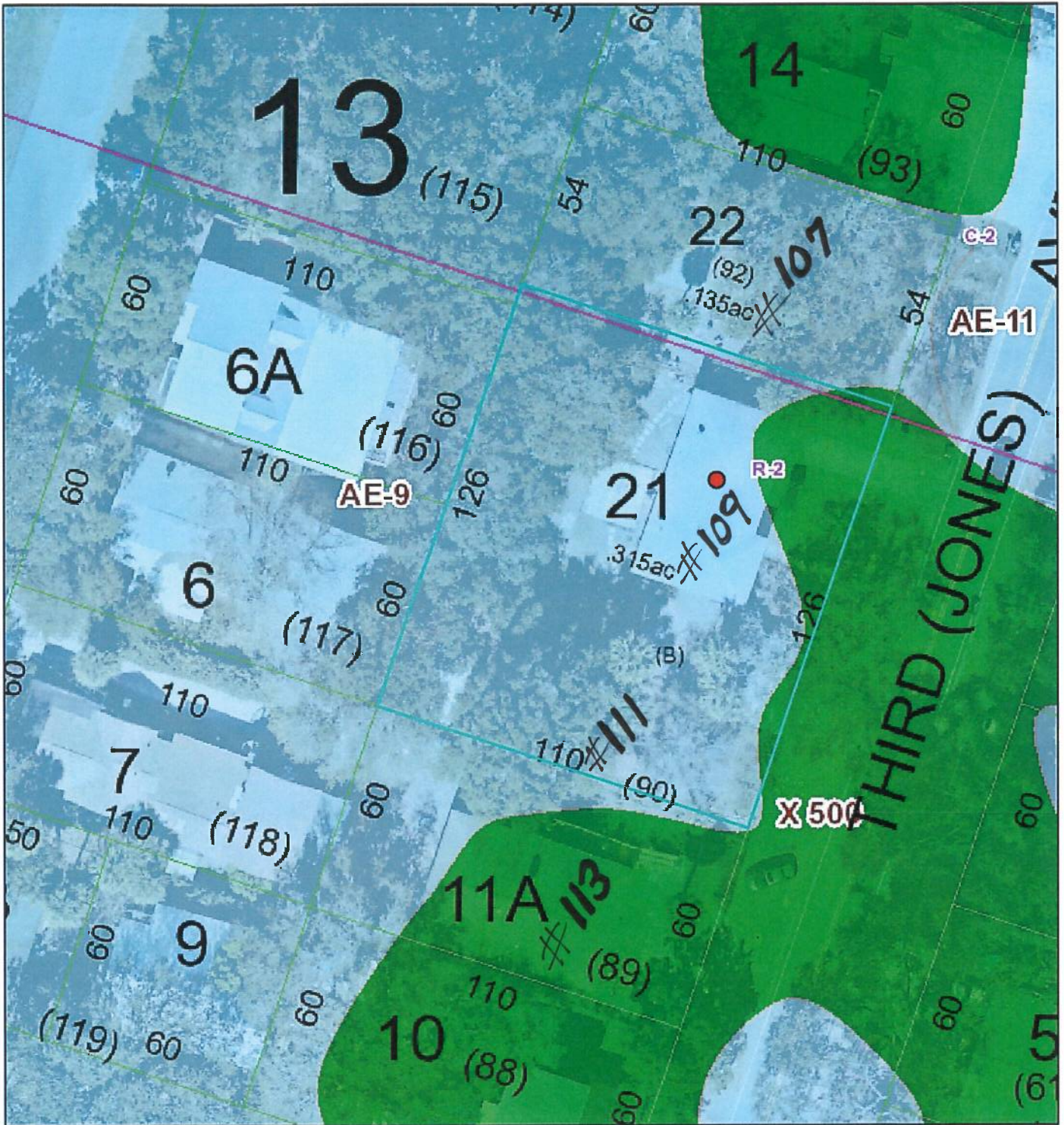
Card #	1
Actual Year Built	1959
Effective Year Built	1970
Type	1 - Single Family Residence
Style/Stories	1 - ONE STORY
Percent Complete	100
Quality	300
Condition	AV - AVERAGE
Living Area	1,049
Basement Area	0
Finished Basement Area	No
Bedrooms	3



Item	Area
Main Building	1049
A1 - 721:721-Carport, Flat Roof (SF)	128
A2 - 909:909-Enclosed Porch (SF), Solid	64
A3 - 909:909-Enclosed Porch (SF), Solid	204
A4 - 723:723-Carport, Gable Roof (SF)	360
A5 - 907:907-Enclosed Porch (SF), Scree	225



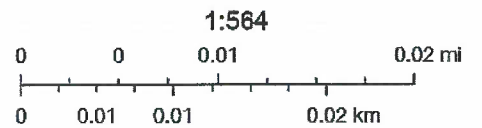
SAGIS Map Viewer



8/9/2023, 2:44:01 PM

Effective Flood Zones (2018)

- AE - Inside the 100 year Flood Zone
- A - Inside the 100 year Flood Zone
- AE Floodway - Inside a Regulatory Floodway
- VE - Inside the 100 year Flood Zone w/ Velocity Hazard
- X_500 - Inside the 500 year Flood Zone
- X - Outside the 500 year Flood Zone



SAGIS

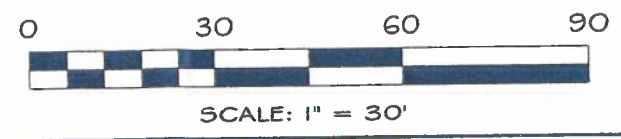
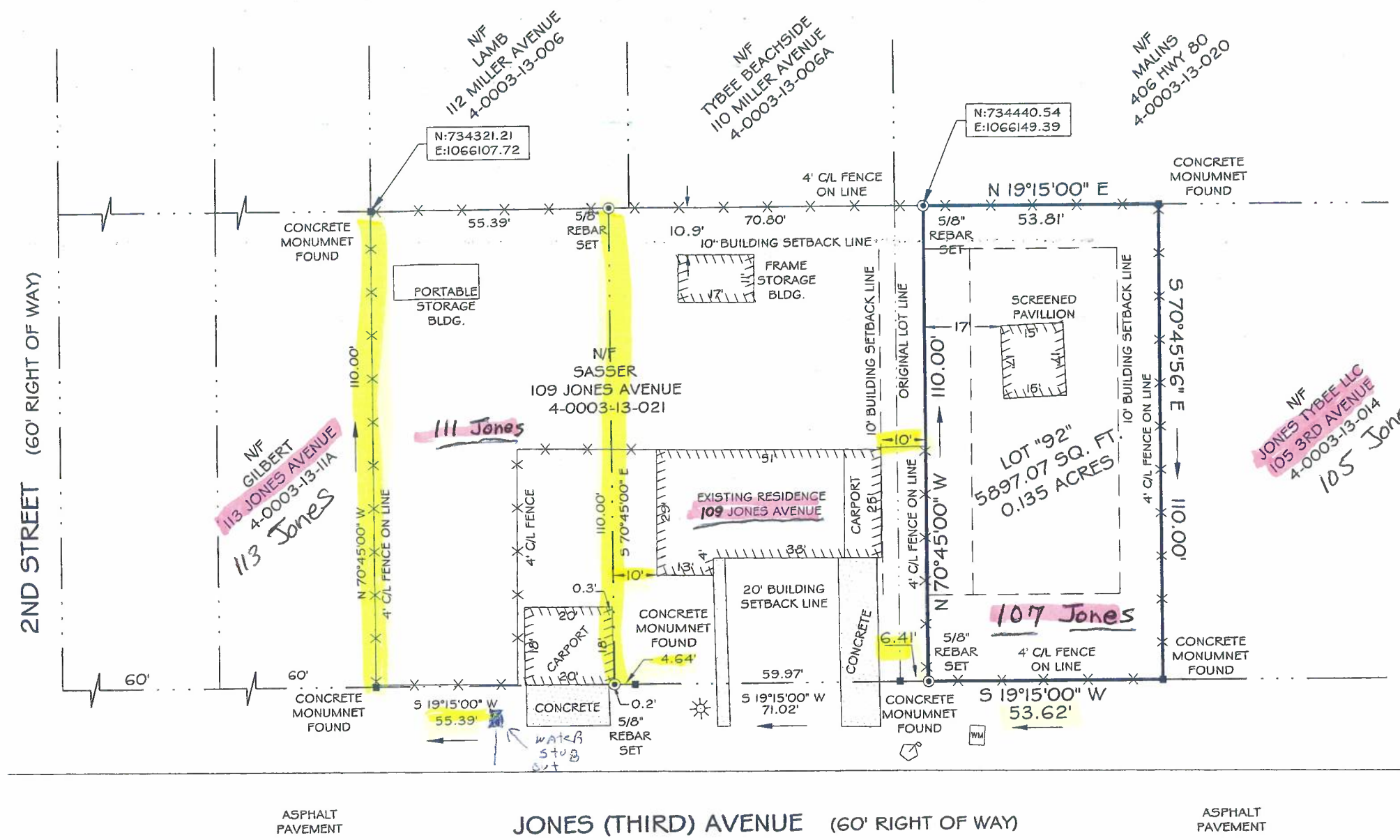
PLAT NORTH
SEE REF. # 1

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

APPROVED BY MAYOR AND COUNCIL CITY OF TYBEE
[Signature] 5-1-2020
 MAYOR DATE

APPROVED BY PLANNING AND ZONING MANAGER
[Signature] 5-1-2020
 GEORGE SHAW DATE

- GENERAL NOTES:
1. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 13051C0213/214G, REVISED AUGUST 16, 2018, 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 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 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(G) AND (H), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOW TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.



REFERENCES:
 1. PRB 46P-89

ANGULAR ERROR: LESS THAN 1" PER POINT
 ERROR OF CLOSURE: FIELD 1/112,437
 ERROR OF CLOSURE: PLAT 1/127,523
 EQUIPMENT USED: TOTAL STATION
 ADJUSTMENT METHOD: COORDINATE METHOD

MITR
 GPS/GIS/SURVEY

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

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.

[Signature]
 GEORGE M. FERREIRA RLS #2607
 12/13/2019
 DATE



RETRACEMENT SURVEY SURVEY

LOT 92, LYING AN BEING IN THE CITY TYBEE, WARD I, CHATHAM COUNTY, GEORGIA

PREPARED FOR
 TOM SMITH
 216 EAST POINT DRIVE
 SAVANNAH, GEORGIA

PLAT: 12/13/2019
FIELD: 04/30/2019
REVISION DATE:
SHEET