



AGENDA
PLANNING COMMISSION
August 16, 2021 at 7:00 PM

Call to Order

Consideration of Minutes

1. PC MINUTES JULY 19, 2021

Disclosures and Recusals

Old Business

2. TEXT AMENDMENT: AMENDMENT TO SEC. 3-250 PRIVATE PARKING LOTS-CHARLES R. COLE

New Business

3. VARIANCE: REQUESTING TO BUILD IN FRONT SETBACK-12 TENTH PLACE-40003 17003-R-2-JEFFERY KOLE.
4. TEXT AMENDMENT: SEC. 11-100.-MEETINGS (A) CHANGE TIME AND LOCATION FOR PLANNING COMMISSION MEETINGS.

Adjournment

Standing Items

Adjournment

PLANNING COMMISSION

Demery Bishop
 Ron Bossick
 Marie Gooding
 Susan Hill
 Elaine T. McGruder
 David McNaughton
 J. Whitley Reynolds



CITY MANAGER
 Shawn Gillen

COMMUNITY DEVELOPMENT DIRECTOR
 George Shaw

CITY ATTORNEY
 Edward M. Hughes

Planning Commission Meeting MINUTES July 19, 2021

Commissioner David McNaughton called the July 19, 2021 Tybee Island Planning Commission meeting to order. Commissioners present were **Marie Gooding, Susan Hill, Elaine T. McGruder, David McNaughton** and **J. Whitley Reynolds**. **Chair Demery Bishop** and **Vice Chair Ron Bossick** were absent.

Consideration of Minutes:

Commissioner David McNaughton asked for consideration of the June 21, 2021 meeting minutes. **Susan Hill** made a motion to approve. **Elaine T. McGruder** seconded. The vote to approve was unanimous.

Disclosures/Recusals:

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

Old Business:

TEXT AMENDMENT: Amendment to Tree Ordinance.

George Shaw stated the language that Planning Commission was not comfortable with at the last meeting so all that has been changed and this change does strengthen the ordinance. **Marie Gooding** asked if this will help that prior language. Is the acknowledgement of the monitoring requirement duplicative of the other code section? Also in Sec. 7040, who is penalized is not clear to me. **George Shaw** stated it probably does and this also has the owner and contractor to sign the application. **Marie Gooding** asked why City staff has to be on site for this. **George Shaw** stated this was a request from a Council member and I personally don't think it is necessary as long as the trees are identified on the application. **Dale Williams** who lives at 1101 Second Ave. approached the Planning Commission and stated he thinks having someone on site would be best to help enforce the cutting rules. **Katherine Williams** who lives at 1510 Chatham Ave. approached the Planning Commission and she thinks there needs to be supervision on the site. She also stated pine trees should be on the significant trees list and not Palm Trees, because they are not true trees. **Whitley Reynolds** stated he is not sure this is ready to go to City Council. **Marie Gooding** stated she cannot agree with requiring staff to be on site for every removal. She also stated we don't need to alienate our tree contractors. **Elaine McGruder** made a motion to approve. **Susan Hill** seconded. Voting against were **Marie Gooding** and **Whitley Reynolds**. Voting in favor were **Susan Hill** and **Elaine McGruder**. **David McNaughton** voted in favor to make the vote 3-2. Motion to approve passed.

New Business:**TEXT AMENDMENT: Amendment to Sec. 3-250 Private Parking lots – Charles R. Cole.**

George Shaw stated Mr. Cole owns a lot between Railwood and Gulick adjacent to North Beach Parking lot entrance. He would like to have a pay to park lot like the seven that already exist. The code does not allow for any additional lots. Bubba Hughes our Attorney stated the only way this could go forward is if it is a text amendment. **Patricia Leiby** who lives at 812 Butler Avenue approached the Planning Commission and stated she thinks it is a good thing to have more parking but she is worried that it could expand and start a problem with too many parking lots. **Charles Cole** who lives at 17A Meddin Avenue approached the Planning Commission and stated this lot always has problems with cars blocking the driveway and he thinks it would help Parking on the Island if he could use it as a Parking overflow lot. **David McNaughton** asked to continue this till all members of the Planning are present. **Elaine McGruder** made a motion to continue. **Whitley Reynolds** seconded. The vote to continue was unanimous.

SPECIAL REVIEW: Build Boardwalk Crossover – 708 Butler Ave. – 40005 20006 – Zone R-2 –Heath Shelton Habersham Development, LLC.

George Shaw stated any crosswalk has to be reviewed by the City before they can get the DNR approval. So far since I have been with the City they have all been approved. **Elaine McGruder** stated this would not benefit anyone but the owner of the property and if we approve this what's to stop any other private owner from asking for a crossover. **George Shaw** stated he thinks not many can do them because they are very expensive to build. **Patricia Leiby** who lives at 812 Butler Ave. approached the Planning Commission and stated she would like to ask the Planning Commission to deny this. **Jay Maupin** with Maupin Engineering who is the representative for the applicant approached the Planning Commission and stated they would like to install this private crossover using DNR requirements. Currently there are crossovers near this property. The property on the north side is a short walk then a cow path through the dunes. We would not like to create any more issues with the dunes. **David McNaughton** asked if the applicant talked with the property owner at seventh terrace about using their crossover. **Jay Maupin** stated that is the one we were just talking about that is through the dunes and we do not want to create any additional damage to the dunes with extra foot traffic. **David McNaughton** asked is this a precursor of a subdivision application. **Jay Maupin** stated we had talked to George about building one additional house and renovate the existing house to be put on the Historic registry, also we want to reconfigure the driveway entrance to save trees on the Butler Avenue side. **Heath Shelton** who lives at 16 Izlar Avenue approached the Planning Commission and stated my wife and I would like to create a family compound on the lot and our intentions are to hopefully develop the lot out in accordance to the R-2 zoning for Tybee. **Elaine McGruder** asked if he will make this an STVR. **Heath Shelton** stated not at this time, it depends on an economy of scale. **David McNaughton** asked George Shaw based on the size of this lot how many homes can be built on it. George Shaw stated maybe eight or ten but you would have to land plan it and the dune area drops off significantly. **Jay Maupin** stated if we built to the current ordinance it would be eight. **Whitley Reynolds** stated we have gotten off the subject here, we have a plan for a dune crossover and we are talking about subdividing this property that is not a part of this. I think we need to address what they have presented. **David McNaughton** stated we do need to consider the future. **Jay Maupin** stated Mr. Whitley is correct, all of this is hypothetical. Right now he would like to do what we said build a new home and renovate the existing home, put it on the Historical registry and then hold the property. **Whitley Reynolds** made a motion to approve. **Marie Gooding** seconded. Voting in favor were **Susan Hill, Whitley Reynolds** and **Marie Gooding**. Voting against was **Elaine McGruder**. Vote was 3-1. Motion to approve passed.

VARIANCE: Rear Addition to residence – 3 Kingry St. – 40019 03006 – Zone R-2 – Anne K. Smith, Architect for Owner (Robin Crain)

George Shaw stated that this is a small house and it sits well back on the lot. They would like to add an elevated rear porch. This would encroach 18” into the rear setback. There is room to do a narrower porch and there is no hardship. Staff had to recommend denial. **Ann Smith** the representative for the applicant approached the Planning Commission and stated this is a very small house and really does not have enough width to be viable or comfortable. **Elaine McGruder** asked if you build it the end post will be in the setback, wouldn't six feet be enough for a porch. **Ann Smith** stated after you add in all the exterior walls it makes it very tight. **Elaine McGruder** made a motion to deny. There was no second. Motion failed. **Whitley Reynolds** made a motion to approve. **Marie Gooding** seconded. Voting in favor were **Marie Gooding, Whitley Reynolds** and **Susan Hill**. Voting against was **Elaine McGruder**. Vote was 3-1. Motion to approve was passed.

Discussions: Tybee Island 2016-2021 Comprehensive Plan

George Shaw stated **Cole Mullis** a planner from the CRC is on the screen and will talk about the Comprehensive Plan update. **Cole Mullis** stated this is an update and all that is left for this process is the review process by the Department of Community Affairs along with the simultaneous local review process. **Cole Mullis** stated he will address and incorporate comments. Then at the August 12 City Council meeting they will hopefully approve a resolution to transmit the draft plan to the Community Affairs to review. Then there will be forty day period for Tybee citizens to leave comments. Once the Department of Community Affairs approves the plan then City Council will be able to adopt.

Adjournment: 8:00pm
Lisa L. Schaaf



STAFF REPORT

PLANNING COMMISSION MEETING: August 16, 2021

CITY COUNCIL MEETING: September 9, 2021

LOCATION: N/A

APPLICANT: Charlie Cole

OWNER: N/A

EXISTING USE: N/A

PROPOSED USE: N/A

ZONING: N/A

USE PERMITTED BY RIGHT: N/A

COMMUNITY CHARACTER MAP: N/A

APPLICATION: Amendment to Article 3-250. Private parking lots

PROPOSAL: To allow residents who own an empty lot adjacent to an existing City parking lot to apply for a private parking lot permit.

ANALYSIS: This amendment was requested by a resident with a lot adjacent to the north beach entrance. He would like to charge parking on his lot between Railwood and Gulick. A site plan including layout, trash cans, access, etc. would be required during permit application process. The use of Railwood may be problematic due to the residential nature and narrowness of the road.

STAFF FINDING

The parking department doesn't see an issue with this particular lot having paid parking. I identified four other lots that meet this criteria. Each would be evaluated on a case by case basis. Staff has no recommendation on this amendment request.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Amendment



CITY OF TYBEE ISLAND
LAND DEVELOPMENT CODE
TEXT AMENDMENT APPLICATION

Fee \$500

Applicant's Name Charles R. Cole

Applicant's Telephone Number (912) 507-7606

Applicant's Mailing Address P.O. Box 1442 Tybee Island GA
31328

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

Charles R Cole
Signature of Applicant _____ Date _____

NOTE: Other specific data is required for each proposed Text Amendment.

sec. 3-250. - Private Parking lots

City Official [Signature] Date 6/8/21

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

Indicate in the spaces provided whether or not the required information is provided.

<u>YES or NO</u>	<u>REFERENCE</u>	<u>DESCRIPTION</u>
<u>Y</u>	5-020 (E)	An amendment to the text of this Land Development Code follows the same process as an amendment to the zoning map. However, a text amendment requires different materials to be included with the application.
<u>Y</u>	5-040 (E) (1)	In the case of a text amendment, the application shall set forth the new text to be added and the existing text to be deleted.
	5-110	Section 5-110, Standards for Land Development Code or Zoning Map Amendment Approval, identifies standards and other factors to be considered by the Mayor and Council in making any zoning decision. The Applicant should provide written data addressing each of the below listed standards and factors to assure consideration of applicable information.
<u>N</u>	5-110 (A)	The existing land use pattern;
<u>N</u>	5-110 (B)	The possible creation of an isolated district unrelated to adjacent and nearby districts;
<u>N</u>	5-110 (C)	The existing population density pattern and the possible increase or overtaxing of the load on public facilities;
<u>Y</u>	5-110 (D)	Whether changed or changing conditions make the passage of the proposed amendment reasonable;
<u>N</u>	5-110 (E)	Whether the proposed change will adversely influence existing conditions in the neighborhood or the city at large;
<u>N</u>	5-110 (F)	Potential impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity;
<u>N</u>	5-110 (G)	The reasonableness of the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities when considering the proposed changes;
<u>N</u>	5-110 (H)	Whether the proposed change will be detrimental to the value or improvement or development of adjacent or nearby property in accordance with existing requirements;
<u>N</u>	5-110 (I)	Whether the proposed change is out of scale with the needs of the neighborhood or entire city;
<u>N</u>	5-110 (J)	Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public; and,
<u>N</u>	5-110 (K)	The extent to which the zoning decision is consistent with the current city master plan or other local planning efforts, if any, of the city.

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

Christopher R. Cole

Signature of Applicant

Date

Page 2 of 3



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 Charles R Cole

Printed Name _____

Date _____

Sec. 3-250. - Private parking lots.

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

Notwithstanding any other ordinances or provisions to the contrary, individuals and entities owning commercially zoned property, including C-1 and/or C-2, and for the R-2 properties currently licensed, a list of which is attached hereto, and a currently permitted lot in the North End Cultural Overlay District, suitable for vehicular parking may apply to the city for a business license so as to be authorized to charge for parking on their property so long as the property abuts a public road. **In addition, owners of empty lots adjacent to existing City parking areas may apply for a private parking lot.** The business license shall authorize the holder thereof to rent parking spaces solely on the holder's property between the hours of 10:00 a.m. to dusk or one-hour before and one-hour after a city approved special event. Trash and recycling containers must be provided on site. Property markers/corners must be marked in orange on the property during hours of operation. It shall be unlawful to rent spaces in any district without a valid business license issued by the city. All spaces must be full sized parking spaces. It shall be unlawful to park vehicles that are not wholly on the private property of the approved location. Where a person conducts business at more than one fixed location, each location or place shall be considered a separate business for the purpose of licensing.

With submittal of the application for business license, each applicant must provide the city with a valid professional survey of the lot which is to be used along with the site plan showing the parking spaces and structure(s). These submittals are required to have a scaled drawing of the parking spaces to be located upon the proposed location to the standards of the required off-street parking dimensions of subsection [3-080\(e\)](#) including drive aisles widths. All spaces must be sized to accommodate full sized vehicles. If the applicant for a private parking lot is not the property owner, a notarized affidavit authorizing the applicant to operate a private parking lot is required.

After the submittal of the application, staff shall have the authority to recommend to council a maximum number of spaces allowed to be utilized at the requested parking lot. Upon submittal of the application with all pertinent application materials and following proper notification to adjacent property owners of the application, the mayor and council will consider the request for application at a scheduled meeting of the city council. Public comments, if any, will be allowed to be made at these meetings.

Council may reject any such application or may approve the application with conditions designed to protect neighboring properties and households and customers including, but not limited to, restricting the number of vehicles allowed to be parked on site, the location of vehicle parking, the type of vehicles permissible for the location, the hours of operation, the requirement of security measures, buffers, noise control methods and any other conditions or requirements reasonably designed to lessen the impact of activity upon other properties or citizens.

All private parking lot properties shall be marked with a maximum of one sign not to exceed two square feet in area located at a minimum of five feet off the improved portion of the public right-of-way and not attached or placed on any sign, utility pole, bench, rock or any form of vegetation. The sign shall contain the name of the contact person or company and a telephone number.

Any and all vehicles owned by the property owner(s), the parking lot attendant(s) and by friends or family of the property owner(s) and/or attendants(s) or otherwise parked on the property shall count toward the maximum number of spaces that are to be rented.

Application for renewal of a license to operate a private parking lot shall be due by December 15 for the upcoming calendar year. The applicant shall provide with submittal for renewal all the items that had been required with the initial application. Each application for renewal of a license to operate a private parking lot on Tybee Island will be subject to an annual review during the month of January for compliance. Any and all incident reports and citations shall be considered during the annual review. If compliance has not been met the license may be revoked by city council upon a hearing that will take place during a regularly scheduled city council meeting or an application for renewal may be rejected.

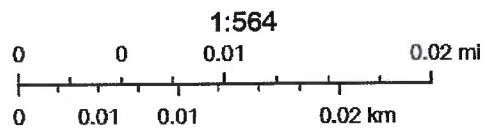
Nothing in this article shall be construed as giving any person a right to provide or to continue private parking facilities but, rather, the authorization to provide such is a privilege and not a right. Following notice and hearing, the mayor and council may revoke, suspend, or refuse to renew any license previously granted upon a finding that the license-holder, his agent, representative, or employee has failed to comply with all terms and conditions of the license or has failed to comply with other relevant ordinances of the city or other applicable law(s).

Amended site plans excluding the annual review will cost an additional \$50.00 to cover administrative cost. Each license is subject to the base annual business license fee and regulatory fee upon approval of the application. The owner shall provide proof of insurance coverage prior to licensing.



8/4/2021, 1:24:09 PM

-  Zoning
-  Property Boundaries (Parcels)



SAGIS

PARID: 40002 20005

COLE CHARLES R

GULICK ST

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
COLE CHARLES R			PO BOX 1442 TYBEE ISLAND GA 31328-1442

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
COLE CHARLES R		PO BOX 1442		TYBEE ISLAND	GA	31328

Parcel

Status	ACTIVE
Parcel ID	40002 20005
Category Code	RES - Residential
Bill #	3010604
Address	GULICK ST
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20270.00 - T270 TYBEE SCREVEN
Total Units	
Zoning	R-1
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LOTS 17 18 FORT SCREVEN WARD BLO CK 11
Deed Book	
Deed Page	

Inspection

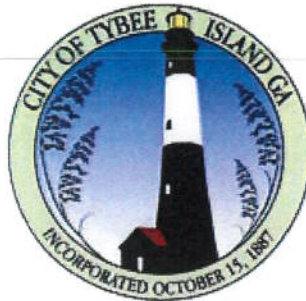
Inspection Date	Reviewer ID
04/01/2020	RKRYZAK
03/23/2016	MWTHOMAS
04/23/2009	TLWHITFI

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2021	150,500	0	150,500	
2020	150,500	0	150,500	

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor Pro Tem
John Branigin
Jay Burke
Nancy DeVetter
Michael "Spec" Hosti
Monty Parks



CITY OF TYBEE ISLAND

CITY MAN Item #2.
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

*Existing
Private
Parking Lots*

PUBLIC HEARING NOTICE

The Mayor and Council of the City of Tybee Island will hold a Public Hearing at the Public Safety Building, 78 Van Horne, on Thursday, January 28, 2021, at 7:00pm.

The Purpose of this Hearing is as follows:

Private Parking Lot

- 215 Lovell Ave.; PIN 4-0004-09-008A; R-2; Marianne Bramble, petitioner
- 1001 Butler Ave.; PIN 4-0006-14-013; Zone R-2; Renee Bridges, petitioner
- 214 Second Ave.; PIN 4-0004-09-007; Zone R-2; Joyce Prescott, petitioner
- 203 14th St.; PIN 4-0007-18-001; Zone R-2; Jack Rosenberg, petitioner
- 1511 Butler Ave.; PIN 4-0008-07-005; Zone C-1/SE; Agnes Yao, petitioner
- 1401 Strand ; PIN 4-0008-02-016; Zone C-1/SE; Brett Loehr, petitioner

Anyone wishing to speak to this issue may do so. It will be necessary to sign a Disclosure form before the Hearing. The form is available at City Hall.

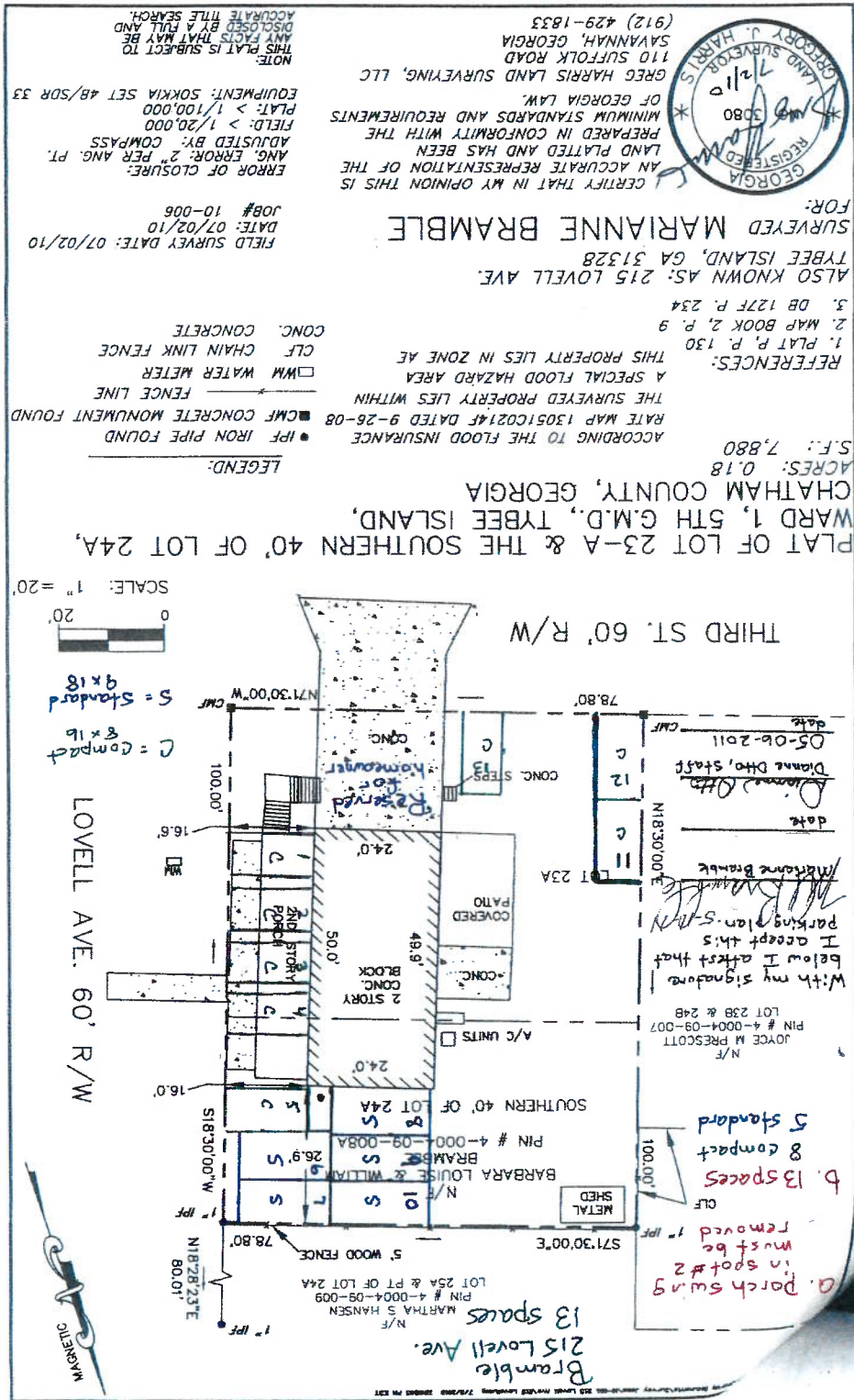
Private Parking Lots

PRIVATE PARKING LOTS									
NAME	ADDRESS	LICENSE	YEARS	SURVEY/SITE PLAN	CITATIONS	INS	# SPACES	ZONE	
BRAMBLE FAMILY PARKING	215 LOVELL AV	1785	2009-2020	YES	0	YES	13	R-2	
RENEE G. BRIDGES PARKING	1001 BUTLER AV	1331	2006-2020	YES	0	YES	30	R-2	
JOYCE PRESCOTT PARKING	214 2ND AV	2192	2011-2020	YES	1	YES	12	R-2	
JACK ROSENBERG PARKING	203 14TH ST	2024	2010-2020	YES	1	YES	12	R-2	
OCEAN PLAZA BEACH RESORT (PARKING)	1401 STRAND	1360	2006-2020	YES	0	YES	128	C-1	
SUNRISE PARKING	1511 BUTLER AV	1287	2006-2020	YES	1	YES	39	C-1	

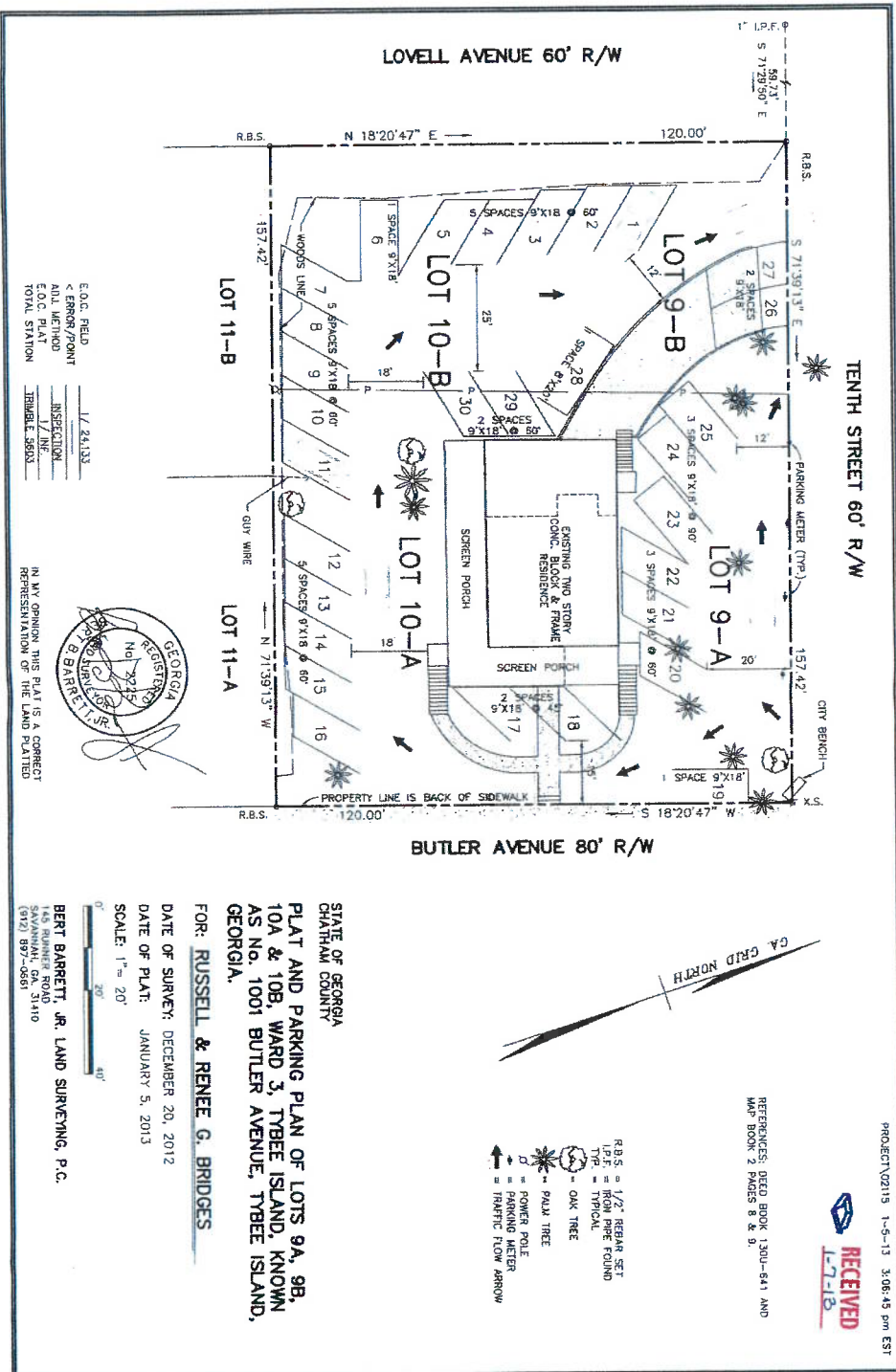
PRIVATE PARKING LOTS

NAME	ADDRESS	LICENSE	YEARS	SURVEY/SITE PLAN	CITATIONS	INS	# SPACES	ZONE
BRAMBLE FAMILY PARKING	215 LOVELL AV	1785	2009-2019	YES	0	YES	13	R-2
RENEE G. BRIDGES PARKING	1001 BUTLER AV	1331	2006-2019	YES	0	YES	30	R-2
JOYCE PRESCOTT PARKING	214 2ND AV	2192	2011-2019	YES	0	YES	12	R-2
JACK ROSENBERG PARKING	203 14TH ST	2024	2010-2019	YES	1	YES	12	R-2
OCEAN PLAZA BEACH RESORT (PARKING)	1401 STRAND	1360	2006-2019	YES	0	YES	128	C-1
SUNRISE PARKING	1511 BUTLER AV	1287	2006-2019	YES	0	YES	39	C-1

Bramble Family Parking



Renee G. Bridges Survey and Site Plan



E.O.C. FIELD
 < ERROR/POINT
 ALL METHOD
 COLL. STATION
 1094. STATION

1/24133
 INSPECTION
 LINE
 TIERABLE 5003

IN MY OPINION THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED

NO. 2715
 B. BARRETT
 REGISTERED SURVEYOR
 STATE OF GEORGIA

STATE OF GEORGIA
 CHATHAM COUNTY
 PLAT AND PARKING PLAN OF LOTS 9A, 9B,
 10A & 10B, WARD 3, TYBEE ISLAND, KNOWN
 AS NO. 1001 BUTLER AVENUE, TYBEE ISLAND,
 GEORGIA.

FOR: **RUSSELL & RENEE G. BRIDGES**

DATE OF SURVEY: DECEMBER 20, 2012
 DATE OF PLAT: JANUARY 5, 2013
 SCALE: 1" = 20'

BERT BARRETT, JR., LAND SURVEYING, P.C.
 140 RUMBLE ROAD
 SAVANNAH, GA, 31410
 (912) 997-0861

R.B.S. = 1/2" REBAR SET
 I.P.F. = IRON PIPE FOUND
 T.V.S.M. = TYPICAL
 OAK TREE
 PALM TREE
 POWER POLE
 PARKING METER
 TRAFFIC FLOW ARROW

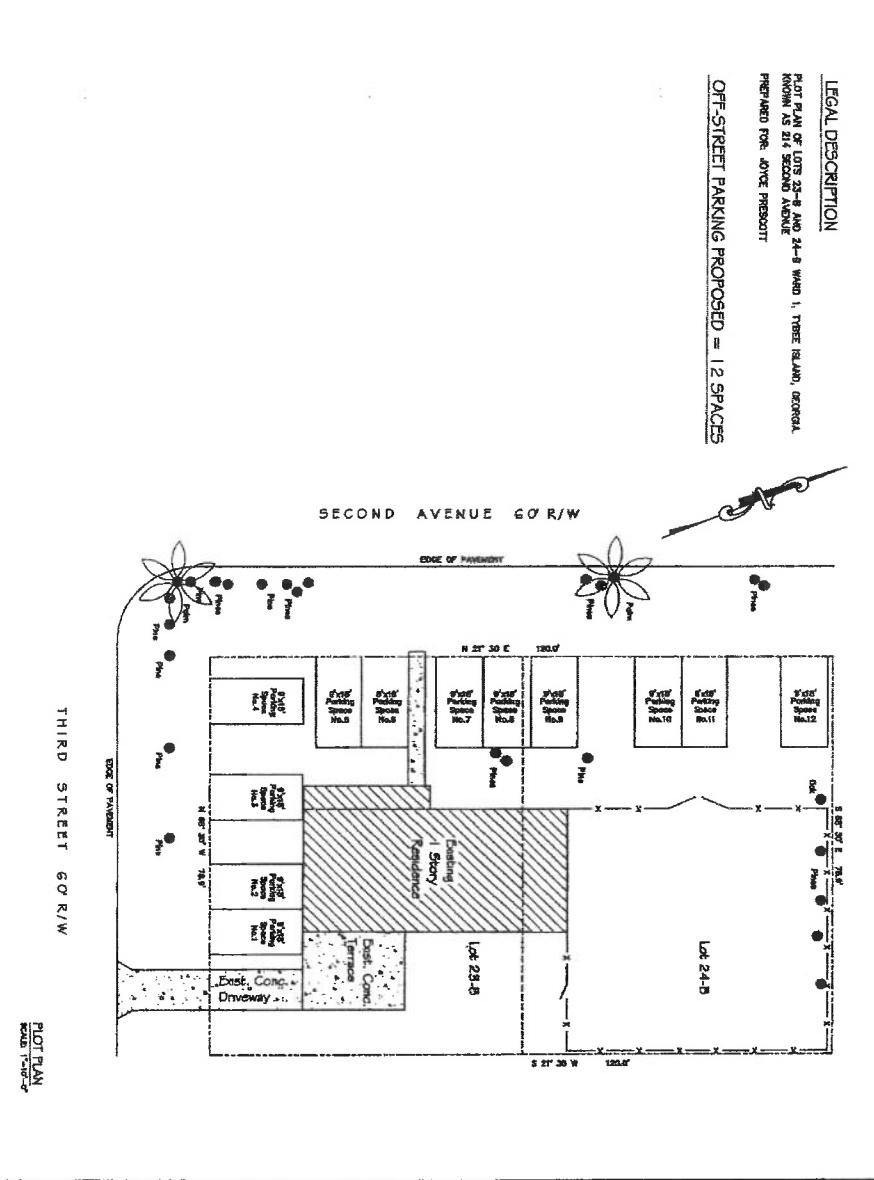
PROJECT 02115 1-5-13 3:05:45 pm EST
 RECEIVED
 L-7-18
 REFERENCES: OGD BOOK 1300-541 AND
 MAP BOOK 2 PAGES 8 & 9.

Joyce Prescott Parking

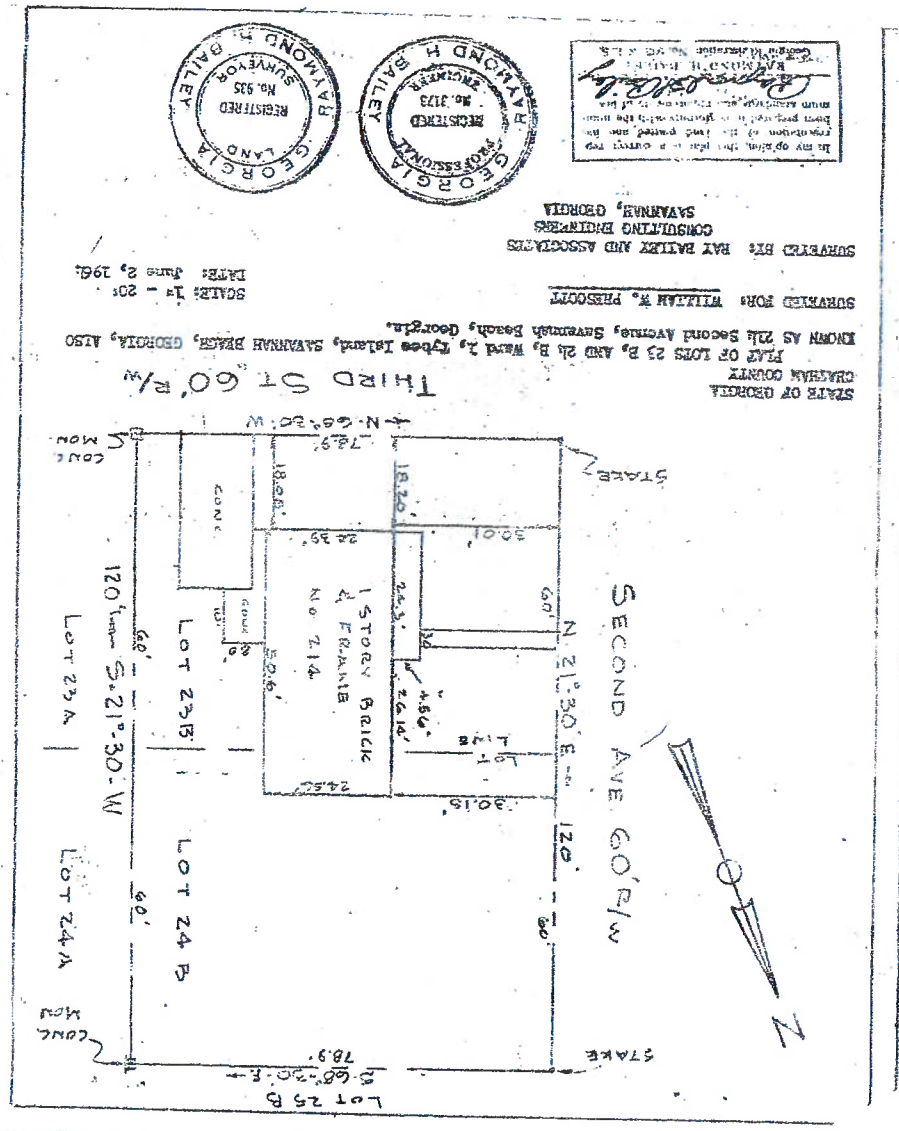
LEGAL DESCRIPTION

PLOT PLAN OF LOTS 23-B AND 24-B WARD 1, TREE ISLAND, GEORGIA
KNOWN AS 214 SECOND AVENUE
PREPARED FOR: JOYCE PRESCOTT

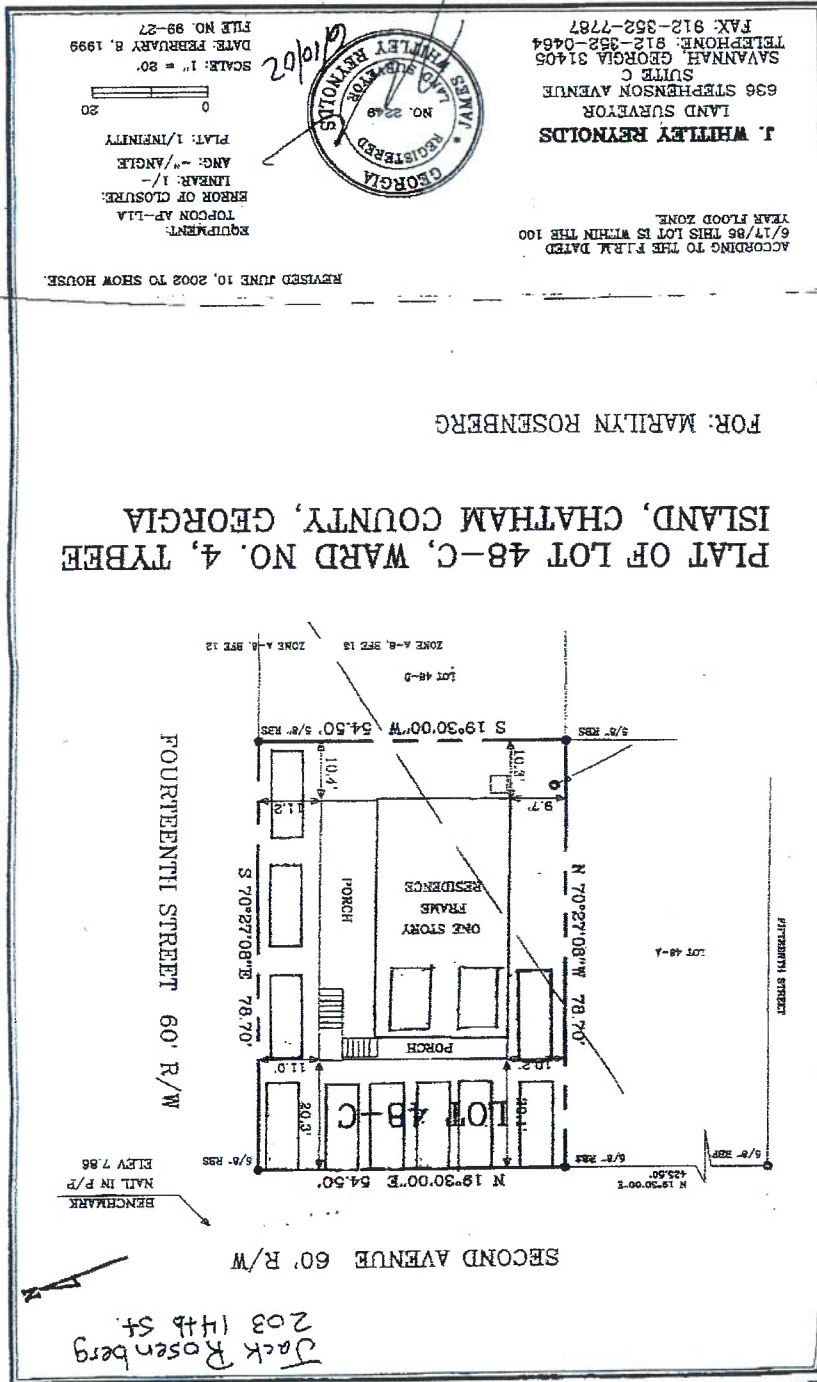
OFF-STREET PARKING PROPOSED = 12 SPACES



Joyce Prescott parking

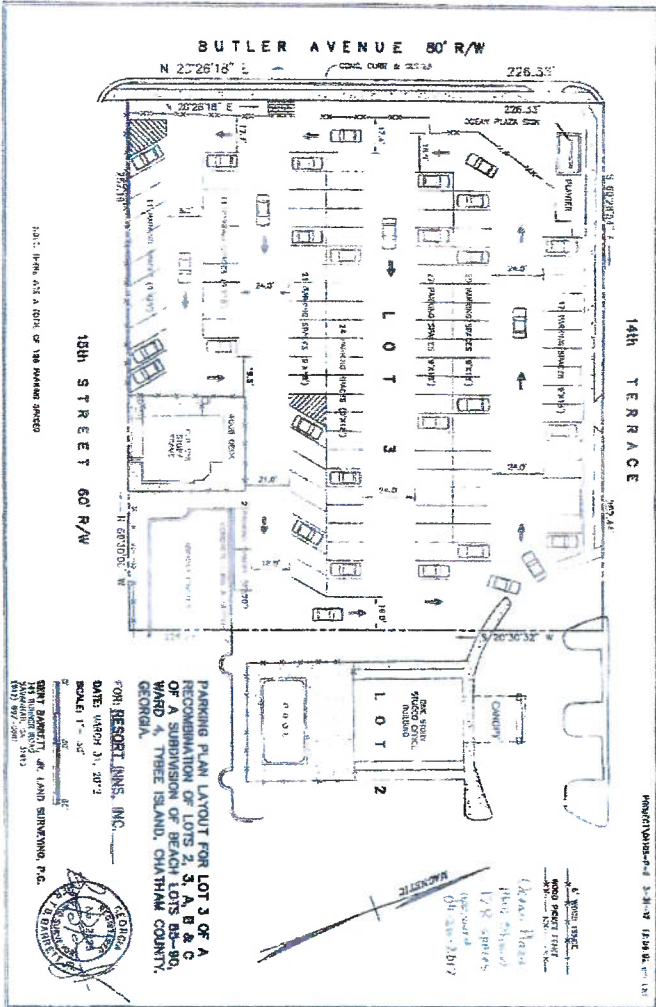


Jack Rosenbergs Parking

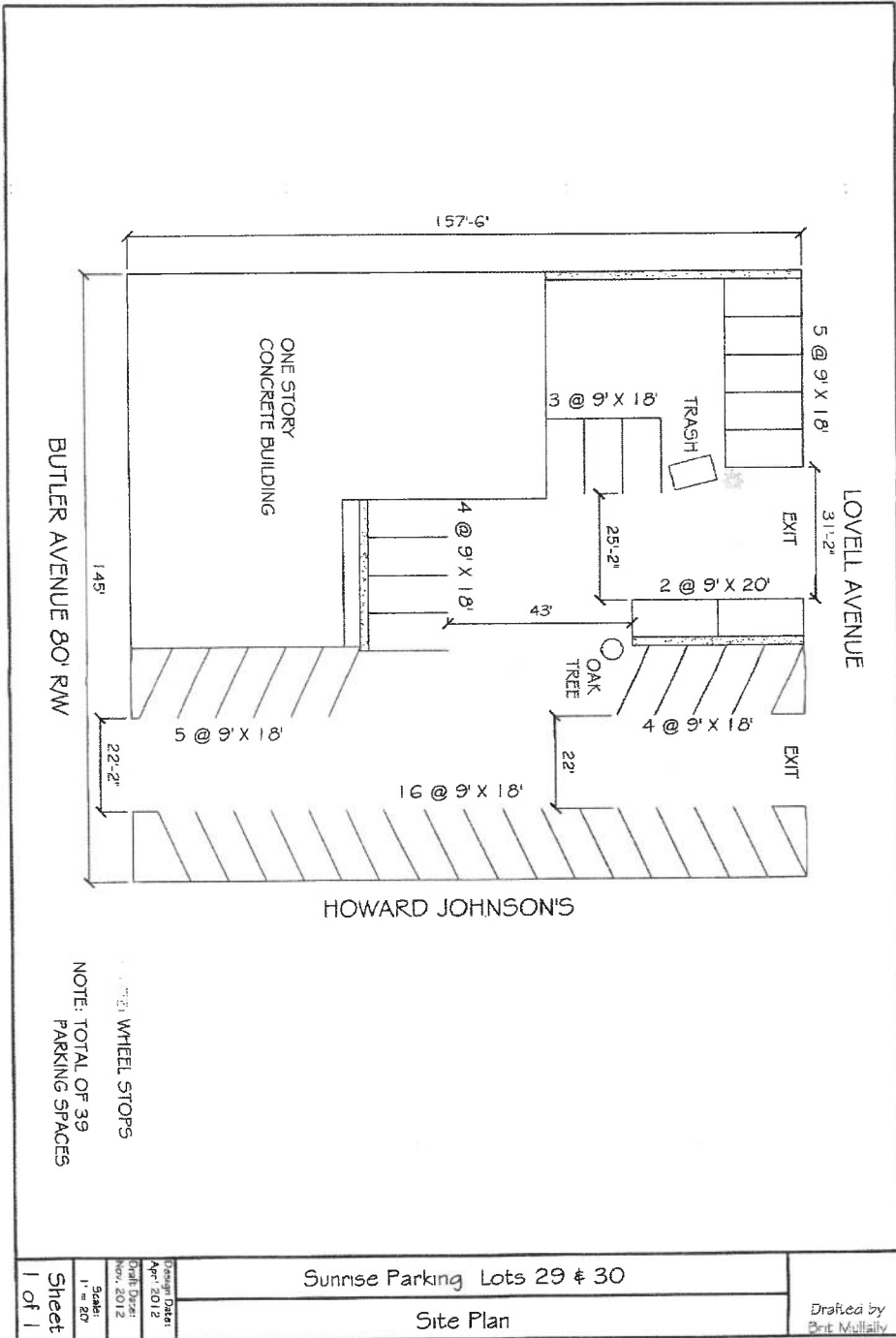


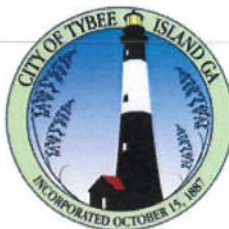
12/17/2012 15:39 1706457855 Cannon 1054 P 001/001

Hotel Tybee Parking



Sunrise Parking





**PLANNING COMMISSION
NOTICE OF DETERMINATION**

Meeting date: July 19, 2021

Project Name/Description: Amendment to Sec. 3-250 Private Parking lots

Action Requested: TEXT AMENDMENT


Special Review	Subdivision: Sketch Plan Approval ____ Conceptual ____ Preliminary Plan Approval ____ Final Plat Approval ____ Minor Subdivision ____ Major Subdivision ____
Site Plan Approval	
Variance	
Map Amendment	
Text Amendment X	

Petitioner has met all documentation requirements, all external approval requirements, and all code requirements, except for the following:

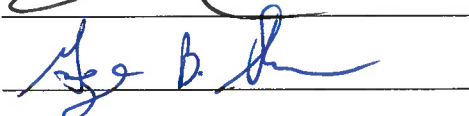
The Planning Commission Motion on Petition: Approval Denial Continued

Action on Motion:

COMMISSIONER	FOR	AGAINST	COMMENTS
Bishop			ABSENT
Bossick			ABSENT
Gooding	X		
Hill	X		
McGruder	X		MOTION
McNaughton			
Reynolds	X		SECOND

Planning Commission Chair: 

Date: 8/4/2021

Planning & Zoning Manager: 

Date: 8-2-2021



STAFF REPORT

PLANNING COMMISSION MEETING: August 16, 2021
 CITY COUNCIL MEETING: September 9, 2021

LOCATION: 12 10th Place

PIN: 40006 17003

APPLICANT: Jeffrey Kole

OWNER: Jeffrey Kole

EXISTING USE: Single family dwelling

PROPOSED USE: Single family dwelling

ZONING: R-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Beachfront Neighborhood

APPLICATION: Applicant requests a variance from Sec. 3-090 to build a screen porch that will extend approximately eight feet into the front setback.

PROPOSAL: The applicant is requesting to add on to an already nonconforming porch. The surface under the proposed addition is concrete so there would not be any additional impervious surface.

ANALYSIS: While the proposed addition would not create additional impervious surface it is an additional encroachment into the setback on a home that already encroaches into the setback. The lot is the same size and shape as those around it and is fully developed.

The requested variance does meet the “hardship” test outlined in Land Development Code Section 5-090 (A):

- (1) That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, or considerations related to the environment or the safety, or to historical significance, that is peculiar to the particular property; and,
- (2) That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of this Land Development Code, without undue hardship to the property.
- (3) A nonconforming use or structure does not constitute a unique physical circumstance, condition, or consideration.

The Comprehensive Plan describes the Beachfront Neighborhood District as follows:

The Beachfront Neighborhood to the east of Butler Avenue is exclusively R-2 zoning, with single family, multifamily, and duplex housing types. Wide streets with on street parking and old growth trees supplemented by side alleys characterize the area. Public and private beach access are available.

<i>Comprehensive Plan – Community Character Area The Beachfront Neighborhood District</i>	
<i>Recommended Development Strategies</i>	<i>Meets Strategy Y/N or N/A</i>
1. Historic structures should be preserved whenever possible	Y

2.	Enhance the pedestrian environment where feasible	N/A
3.	Preserve old growth trees	N/A
4.	Preserve and maintain public beach access and enhance when necessary	N/A
5.	Do not allow intrusion of commercial uses	N/A
6.	Preserve the low density character of the area	N/A
7.	Encourage preservation of the large historic beach to Butler Ave. lots	N/A
8.		N/A

STAFF FINDING

Staff recommends denial.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Special review application
- B. SAGIS map (1 page)
- C. Survey showing existing foundation,
- D. Construction drawing

Fee
Commercial \$500
Residential \$200



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

Applicant: Jeffrey Kole

Telephone #: _____ Email Address: jkole@kolemc.com

Mailing Address 12 10th Place, Tybee Island

*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 Tuesday of the following month. Each hearing will be held at 7 p.m. at the Public Safety Building, 78 Van Horn Dr.

Property Address (Or General Location Description if no Address Assigned): _____

12 10th Place

Tax Map/Parcel ID#: 4-0006-17-003 Current Zoning: R-2

Existing use of Property: Single family home

Proposed use of Property: Single family home

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. The requested variance does not change the Tybee Island character designation in the Master Plan.

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

To enclose the existing ground floor open slab porch, and to extend the second-story porch across the same footprint.

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

Sec. 3-090, Minimum Front Yard Setback Distance.

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 structure is a pre-existing, nonconforming residential structure. The proposed expansion will not encroach further into the setback than the existing structure (or the existing open slab porch).

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.

~~Yes, as a nonconforming structure and based upon the size and shape of the property, applicant is unable to expand the premises in any direction.~~

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

~~As a non-conforming structure, with existing encroachment within the setback, and with an existing open slab porch, the condition requiring relief is unique and not ordinarily found in properties of the same zoning district as the subject property.~~

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, Section 3-020(B)(1) should permit the "expansion" of the structure over the existing setback encroachment.~~

~~The Tybee Island Land Development Code created the non-conformity, not the action of the property owner.~~

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.

~~No, the requested variance will not conflict with Sec. 26-70 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, the variance request is the minimum variance possible and conforms to the existing parameters of the encroachment by the current open slab porch.~~

Adjacent Property Owners

Please list all current owners of properties located immediately adjacent to or directly across the street from the subject property. This information may be obtained from the Chatham County Tax Assessor's office (912) 652-7271 or by using the website at www.boa.chathamcounty.org. The accuracy and completeness of this information shall be the responsibility of the applicant.

Property owners name and mailing address:

1. Cook Tybee Rentals, LLC
2. Richard M. Geriner - 7002 Hodgson Memorial Drive, Suite 203, Savannah, GA 31406
3. Jeffrey Goodman - 20 Raleigh Drive, Savannah, GA 31411
4. David Matthew and Preston Morrison - 3261 Casteel Road NE, Marietta, GA 30062
5. Jane and Leon Slotin - 6401 Habersham Street, Apt. 3A, Savannah, GA 31405
6. Jane Shuman - PO Box 1452, Tybee Island, GA 31328
7. Barbara Lubar - PO Box 1937, Tybee Island, GA 31328
8. Michael Gesser - 120 Greenview Circle, Tybee Island, GA 31328
9. H. Lehman Franklin, Jr. - PO Box 1064, Statesboro, GA 30459
10. Edward Rosenzweig - 122 W Huntingdon Street, Savannah, GA 31401
11. Paul Schenker - 3330 Primavera Street, Pasadena, CA 91107
12. Claude and Carolyn Royal - PO Box 1657, Tybee Island, GA 31328
13. Julia McElroy - PO Box 490, Hogansville, GA 30230
14. Danny and Lisa Kaminsky - 402 Megan Court, Savannah, GA 31405
15. Howard and Faith Levy - 917 Springdale Road, Atlanta, GA 30306
15. B2LT, LLC - 3323 Quesada Street NW, Washington DC 20015
16. _____
17. Tenth Place LLC - 35 Island Drive, Savannah, GA 31406
18. George and Kelly Calvert - 2985 Rennells Road, Spring Lake, MI 49456
19. _____
20. _____
21. _____

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>) <u>Explain the hardship: Hardship created by the Ordinance; existing encroachments already exist within setback. Strict conformity is unnecessarily burdensome.</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: ___ irregularity; ___ narrowness; or, ___ shallowness of the lot shape; or, ___ 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.

Signature of Applicant

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 [Handwritten Signature]

Date 6-25-2021

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

[Handwritten Signature]

6-25-2021

Signature of Applicant

Date

STAFF USE ONLY

Date received: _____ Received by _____

Fee Amount \$ _____ Check Number _____ Date _____

PUBLIC HEARING DATES:

Planning Commission _____ City Council _____

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 _____

Printed Name _____

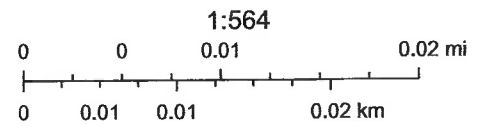
Date _____

SAGIS Map Viewer



6/28/2021 12:52:08 PM

 Property Boundaries (Parcels)



SAGIS

PARID: 40006 17003

JEFFREY H. KOLE & LEEANN A. KOLE, AS JTW

12 10TH PL

Most Current Owner

Current Owner	Co- Owner Of	Care Of	Mailing Address
JEFFREY H. KOLE & LEEANN A. KOLE, AS JTW	ROS		KOLE MANAGEMENT COMPANY 1719 ABERCORN STREET SAVANNAH GA 31401

Digest Owner (January 1)

Owner	Co- Owner	Address 1	Address 2	City	State	Zip
JEFFREY H. KOLE & LEEANN A. KOLE, AS JTW	ROS	KOLE MANAGEMENT COMPANY	1719 ABERCORN STREET	SAVANNAH GA		31401

Parcel

Status	ACTIVE
Parcel ID	40006 17003
Category Code	RES - Residential
Bill #	2953182
Address	12 10TH PL
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20213.00 - T213 TYBEE BTL BEACH
Total Units	
Zoning	R-2
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LT 3 SUB BEACH LT 64 WD 3 TYBEE
Deed Book	1880
Deed Page	0766

Permits

Permit #	Permit Date	Status	Type	Amount
190589	11/12/2019	Complete	RN - RENOVATIONS	\$28,000.00
180255-2	04/03/2018	Complete	RN - RENOVATIONS	\$900.00
160374-1	07/13/2016	Complete	EL - ELECTRIC	\$500.00

Inspection

Inspection Date	Reviewer ID
01/29/2020	RKRYZAK
01/10/2019	JEADY
07/22/2016	MWTHOMAS
02/15/2013	MWTHOMAS
07/28/2010	LESTEPH

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2021	201,600	318,400	520,000	APPEAL DECISION
2020	201,600	318,400	520,000	APPEAL DECISION
2019	201,600	318,400	520,000	APPEAL DECISION
2018	201,600	288,400	490,000	
2017	201,600	288,400	490,000	
2016	201,600	288,400	490,000	
2015	204,400	259,000	463,400	
2014	204,400	263,200	467,600	
2013	204,400	262,500	466,900	
2012	204,400	114,100	318,500	

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
03/17/2020	0	U	GD	1880 - 0271	KOLE JEFFREY H.	JEFFREY H. KOLE & LEEANN A. KOLE, JTWROS
03/17/2020	0	U	WD	1880 - 0766	KOLE JEFFREY H.	JEFFREY H. KOLE & LEEANN A. KOLE, AS JTW
09/04/2012	550,000	Q	WD	380N - 590	JOSPIN SARA E	KOLE JEFFREY H

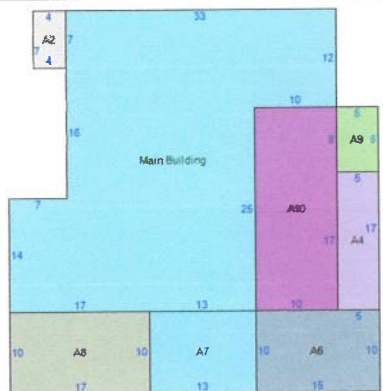
Land

Line Number	1
Land Type	U - UNIT
Land Code	01 - SINGLE FAMILY RES
Square Feet	0
Acres	0
Influence Factor 1	5
Influence Reason 1	

Influence Factor 2
 Influence Reason 2

Residential Building

Card # 1
 Actual Year Built 1948
 Effective Year Built 1990
 Type 1 - Single Family Residence
 Style/Stories 2 - TWO STORY
 Percent Complete 100
 Quality 400
 Condition AV - AVERAGE
 Living Area 2,416
 Basement Area 0
 Finished Basement Area No
 Bedrooms 3
 Full / Half Baths 2 / 0



Item	Area
Main Building	1069
A1 - 100:100- LIVING SPACE	250
A10 - 907:907-Enclosed Porch (SF), Scree	250
A2 - 100:100- LIVING SPACE	28
A3 - 904:904-Slab Porch (SF) with Roof	40
A4 - 907:907-Enclosed Porch (SF), Scree	85
A5 - 908:908-Enclosed Porch (SF), Knee	150
A6 - 907:907-Enclosed Porch (SF), Scree	150

A7 - 907:907:907-Enclosed Porch (SF), Scree/907-Enclosed Porch (SF), Scree	130
A8 - 901:901-Open Slab Porch (SF)	170
A9 - 907:907-Enclosed Porch (SF), Scree	40

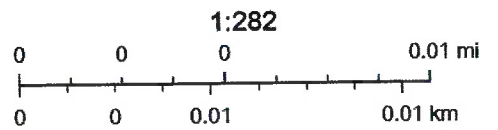




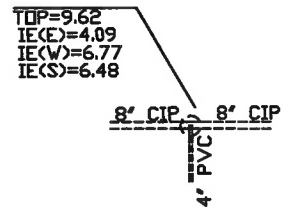
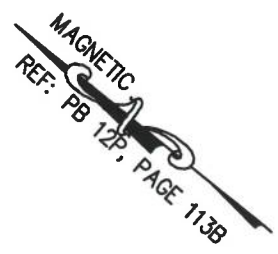
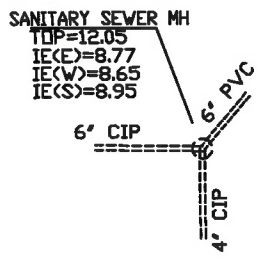
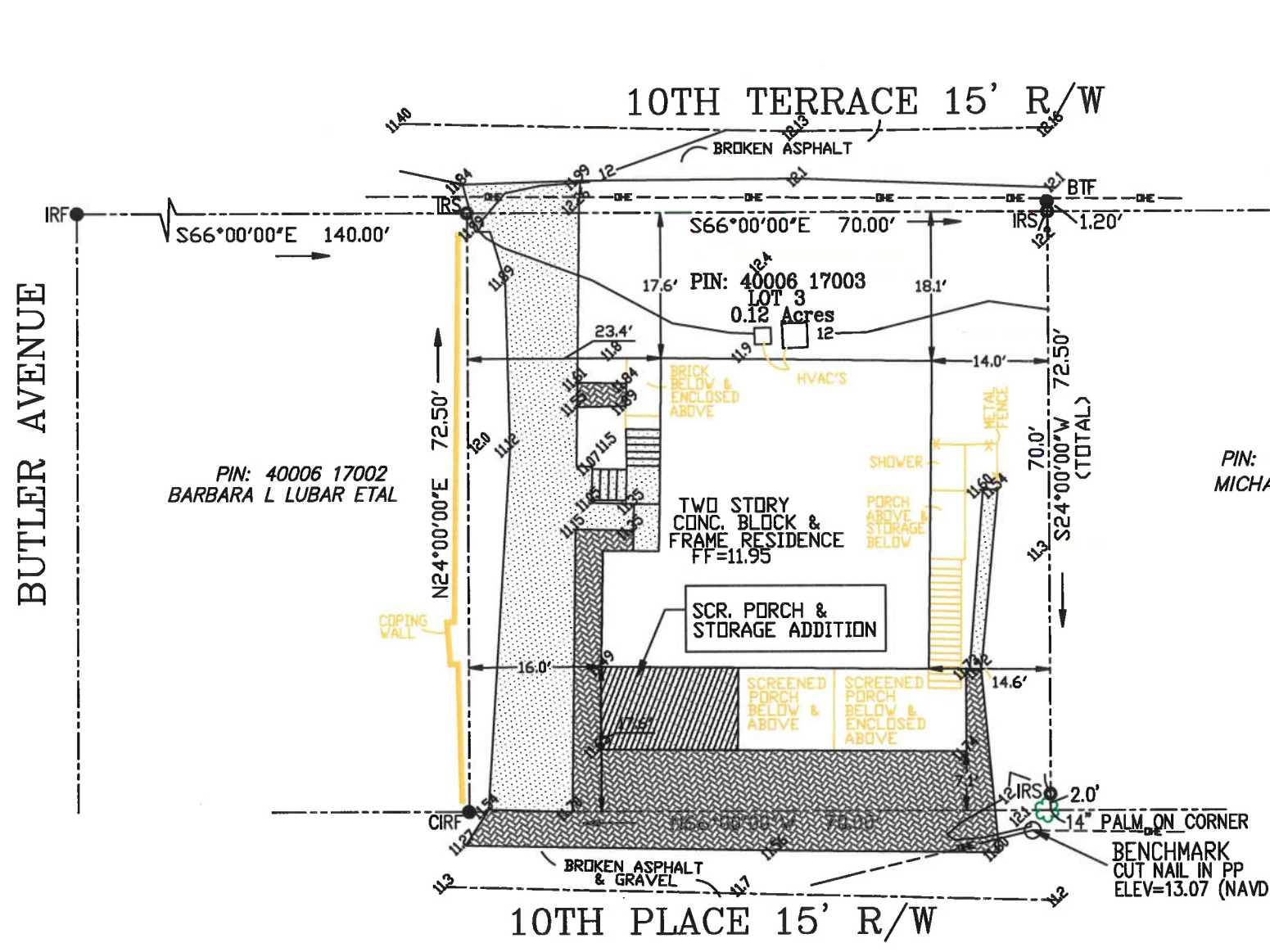
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Effective Flood Zones (2018)

- 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



REFERENCE:
 1. DB 380N, PAGE 590
 2. PB 12P, PAGE 113B
 3. PB H, PAGE 94

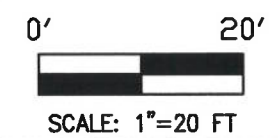
ERROR OF CLOSURE:
 FIELD: 1/30,446
 ANGULAR ERROR OF 2" PER
 ANGLE POINT AND ADJUSTED
 BY COMPASS METHOD
 PLAT CLOSURE 1:INFINITY
 EQUIPMENT: TOPCON GTS236W
 TOTAL STATION; SINGLE PRISM

ACCORDING TO F.I.R.M. MAP NO. 13051C0326G.
 EFFECTIVE DATE 8/16/2018, THIS PARCEL SHOWN
 HEREON LIES IN ZONE X NOT
 A SPECIAL FLOOD HAZARD AREA

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 create this parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, 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 Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



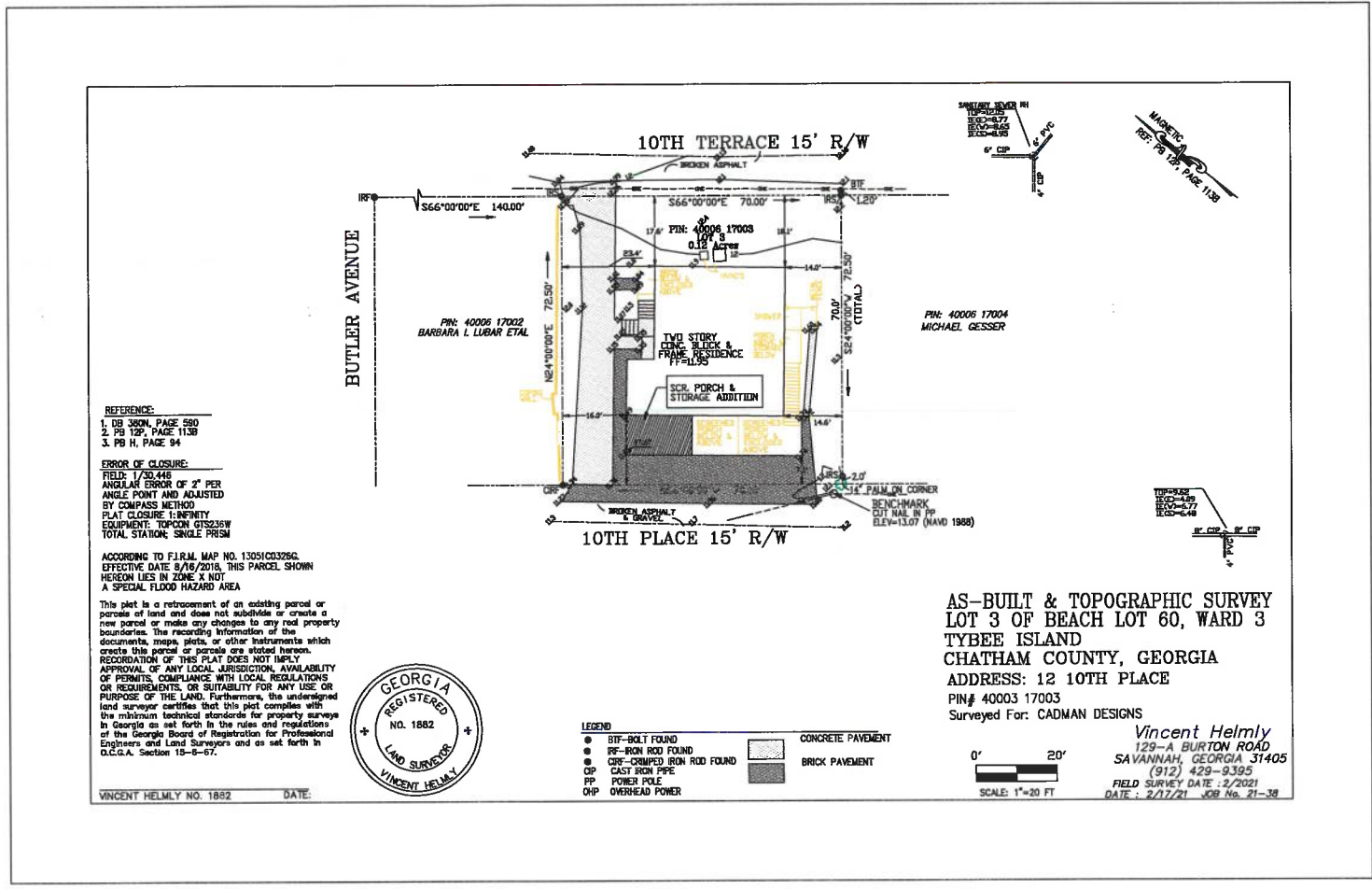
- LEGEND
- BTF-BOLT FOUND
 - IRF-IRON ROD FOUND
 - CIRF-CRIMPED IRON ROD FOUND
 - CIP CAST IRON PIPE
 - PP POWER POLE
 - OHP OVERHEAD POWER
 - CONCRETE PAVEMENT
 - BRICK PAVEMENT



AS-BUILT & TOPOGRAPHIC SURVEY
 LOT 3 OF BEACH LOT 60, WARD 3
 TYBEE ISLAND
 CHATHAM COUNTY, GEORGIA
 ADDRESS: 12 10TH PLACE
 PIN# 40003 17003
 Surveyed For: CADMAN DESIGNS

Vincent Helmlly
 129-A BURTON ROAD
 SAVANNAH, GEORGIA 31405
 (912) 429-9395
 FIELD SURVEY DATE : 2/2021
 DATE : 2/17/21 JOB No. 21-001

VINCENT HELMLY NO. 1882 DATE:



REFERENCE:
 1. DB 300N, PAGE 590
 2. PB 12P, PAGE 113B
 3. PB H, PAGE 94

ERROR OF CLOSURE:
 FIELD: 1/30.448
 ANGULAR ERROR OF 2" PER
 ANGLE POINT AND ADJUSTED
 BY COMPASS METHOD
 PLAT CLOSURE: 1-INFINITY
 EQUIPMENT: TOPCON GTS235W
 TOTAL STATION, SINGLE PRISM

ACCORDING TO F.I.R.M. MAP NO. 1305(C)329G,
 EFFECTIVE DATE 8/16/2019, THIS PARCEL SHOWN
 HEREON LIES IN ZONE X NOT
 A SPECIAL FLOOD HAZARD AREA

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
 create this parcel or parcels are stated herein.
 RECORDATION OF THIS PLAT DOES NOT IMPLY
 APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY
 OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS
 OR REQUIREMENTS, 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
 Engineers and Land Surveyors and as set forth in
 O.C.G.A. Section 19-8-67.



- LEGEND
- STIFF-BOLT FOUND
 - IRON ROD FOUND
 - CIP-CORRODED IRON ROD FOUND
 - CP CAST IRON PIPE
 - PP POWER POLE
 - OP OVERHEAD POWER
- CONCRETE PAVEMENT
 - BRICK PAVEMENT

AS-BUILT & TOPOGRAPHIC SURVEY
 LOT 3 OF BEACH LOT 60, WARD 3
 TYBEE ISLAND
 CHATHAM COUNTY, GEORGIA
 ADDRESS: 12 10TH PLACE
 PIN# 40003 17003
 Surveyed For: CADMAN DESIGNS

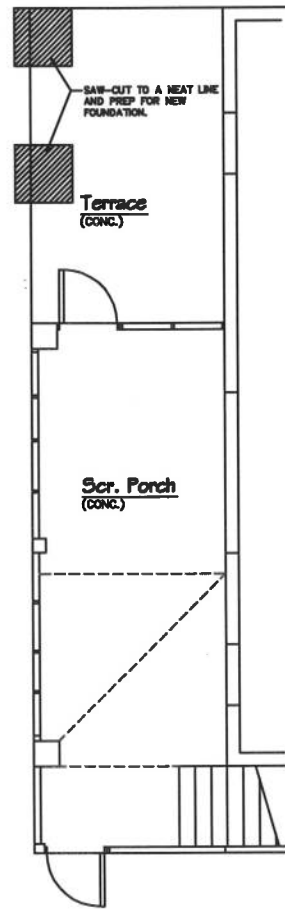
Vincent Helmy
 129-A BURTON ROAD
 SAVANNAH, GEORGIA 31405
 (912) 429-9395
 FIELD SURVEY DATE: 2/20/21
 DATE: 2/17/21 JOB No. 21-38

ABBREVIATIONS			
ABV.	ABOVE	MIN.	MINIMUM
A/C	AIR CONDITIONING	MIR.	MIRROR
A.F.F.	ABOVE FINISHED FLOOR	N.T.S.	NOT TO SCALE
ANSL.	ABOVE NEAR SEA LEVEL	OC	ON CENTER
B.C.	BASE CABINET	O.H.	OVERHANG
BRG.	BEARING	OV.	OVENS
BTWN.	BETWEEN	PAN.	PANTRY
BM.	BEAM	P.C.	PULL CORD
CAB.	CABINET	PK.	POCKET
CAR.	CARPET	PL.	PLATE
CATH.	CATHEDRAL	PLWD.	PLYWOOD
CJ	CEILING JOIST	PSF	POUNDS PER SQUARE FOR
CLG.	CEILING	P.T.	PRESSURE TREATED
CLO.	CLOSET	R/A	RETURN AIR
CMU	CONCRETE MASONRY UNIT	R&S	ROD AND SHELF
C.O.	CASED OPENING	REF. or REFC.	REFRIGERATOR
CONC.	CONCRETE	REINF.	REINFORCING
CT.	CERAMIC TILE	RM.	ROOM
CTR.	COUNTER	R.O.	ROUGH OPENING
D	DRYER	REQ'D.	REQUIRED
DBL	DOUBLE	RM.	ROOM
DJ	DOUBLE JOIST	S. or SLP.	SLOPE
DN.	DOWN	SF	SQUARE FEET
DW	DISHWASHER	SH	SHIELD
EA.	EACH	SHLV.	SHELVES / SHELVING
EXT.	EXTERIOR	SHT.	SHEET
EXST.	EXISTING	SHW. or SHOW.	SHOWER
EW	EACH WAY	S.L.	SIDE LITE
FND.	FOUNDATION	SPECS.	SPECIFICATIONS
FJ	FLOOR JOIST	SYP.	SOUTHERN YELLOW PINE
FR.	FRENCH	SQ.	SQUARE
FTG.	FOOTING	T	TILE
F.V.	FIELD VERIFY	T&G	TONGUE & GROOVE
G.L.	GLASS	TRANS.	TRANSOM
H.B.	HOSE BIBB	TRD	TOILET PAPER DISPENSER
HGT.	HEIGHT	TB	TOWEL BAR
HEAD.	HEADER	T.P.	TOP PLATE
HVAC	HEATS, VENTILATION & A/C UNIT	TR	TOWEL RING
JST.	JOIST	TYP.	TYPICAL
K.D.A.T.	KILZ DRIED AFTER TREATMENT	U.N.O.	UNLESS NOTED OTHERWISE
KW	KNEE WALL	V	VERTICAL
LAUN.	LAUNDRY	W	WASHER
LIN.	LINEN	W/	WITH
L.V.L.	LAMINATED VENEER LUMBER	W.C.	WATER CLOSET (TOILET)
LAT.	LATITUDE	OR WALL CABINET	
LONG.	LONGITUDE	WD.	WOOD
MAX.	MAXIMUM	W.I.C.	WALK IN CLOSET
MANUF.	MANUFACTURER	W.H.	WATER HEATER
MAR.	MARBLE	WMM	WELDED WIRE MESH
MED. CAB.	MEDICINE CABINET	WWF	WELDED WIRE FABRIC
M.S.L.	MEAN SEA LEVEL	YP	YELLOW PINE
MECH.	MECHANICAL		
MC	MEDICINE CABINET		
MICRO	MICROWAVE OVEN		

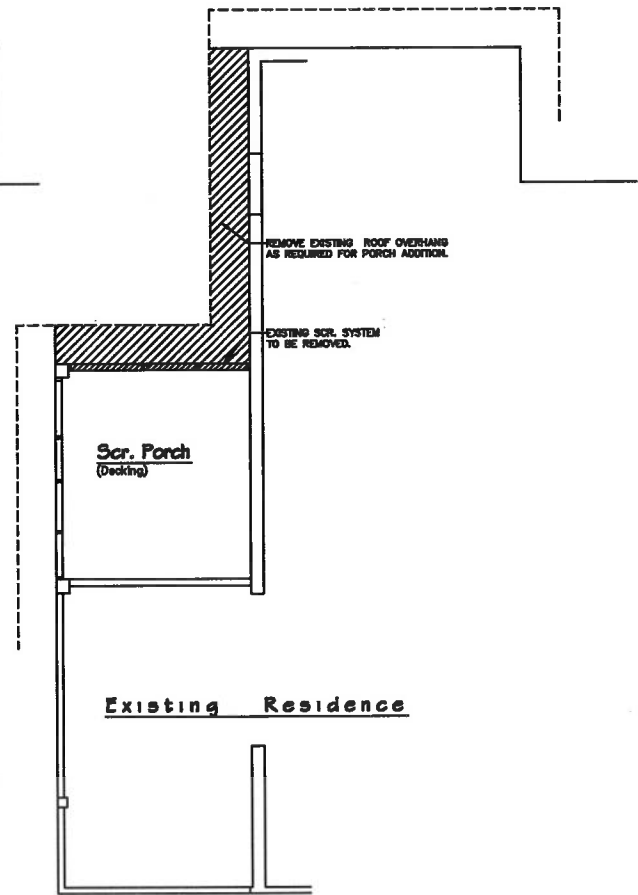
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 designs** LLC
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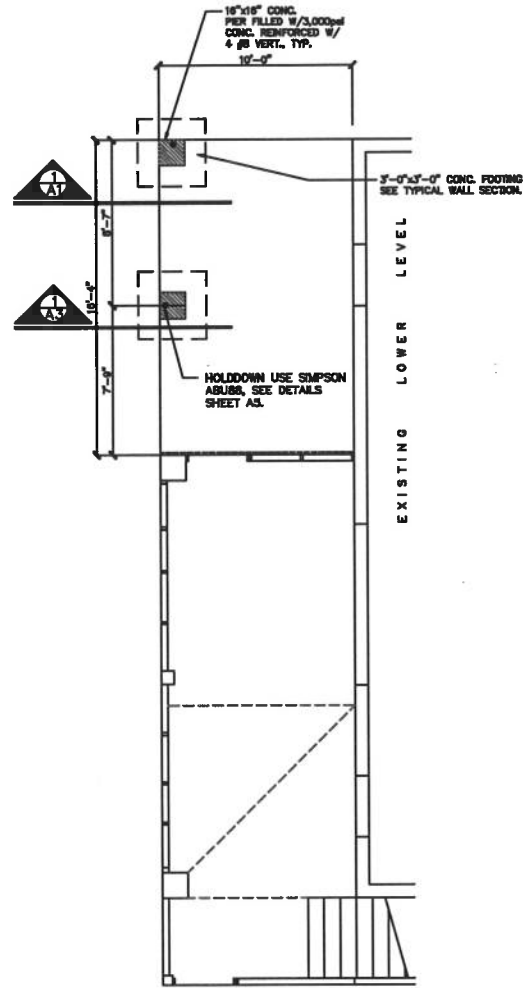
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Existing and Demolition First Floor Plan
SCALE: 1/4"=1'-0"



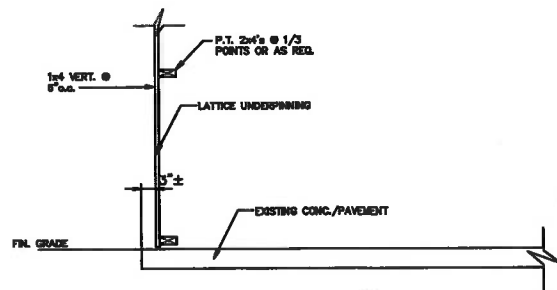
Existing and Demolition Second Floor Plan
SCALE: 1/4"=1'-0"



Foundation Plan
SCALE: 1/4"=1'-0"

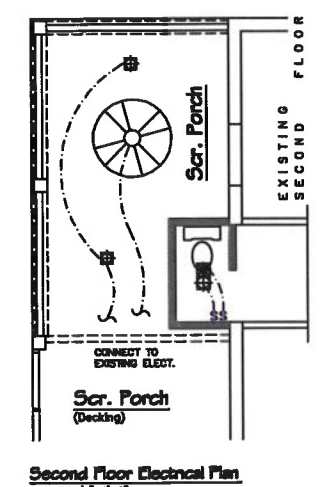
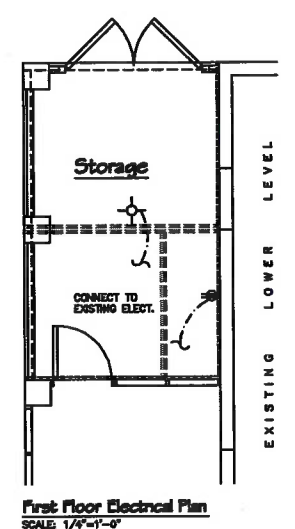
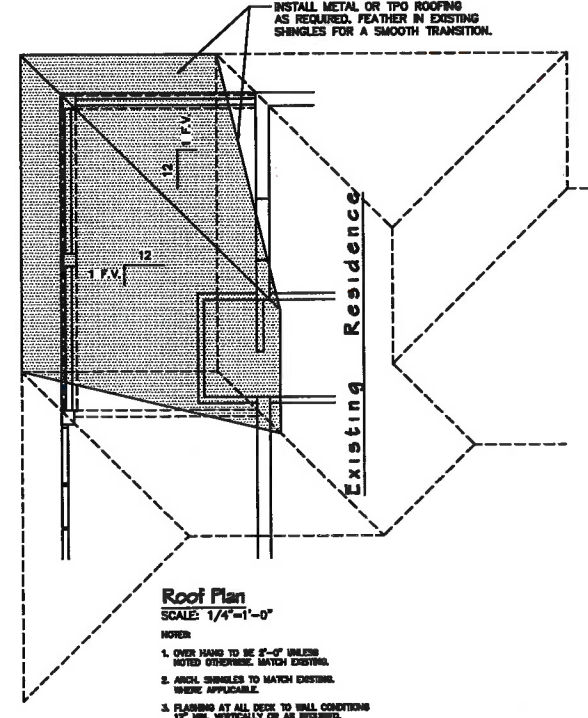
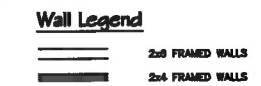
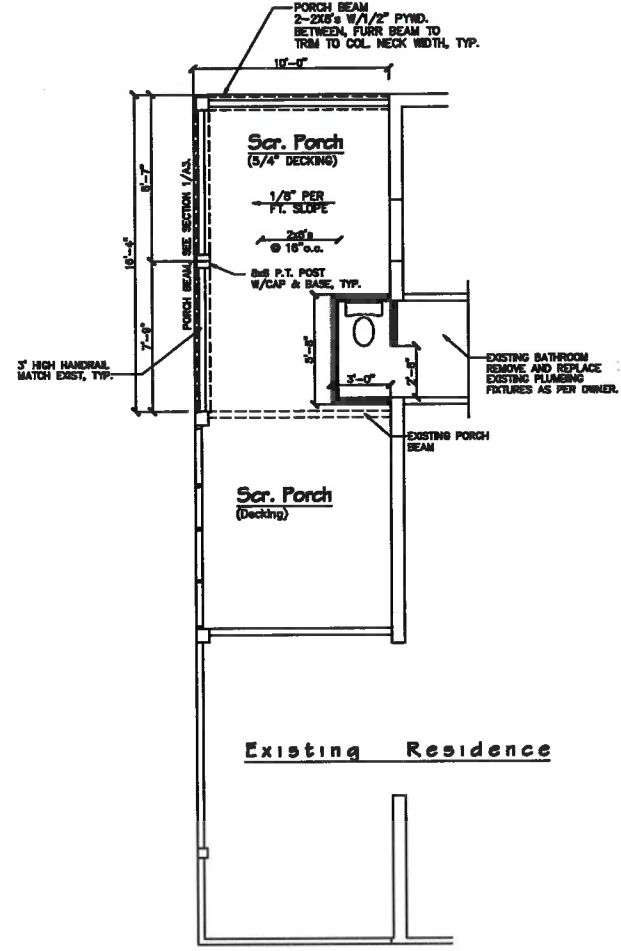
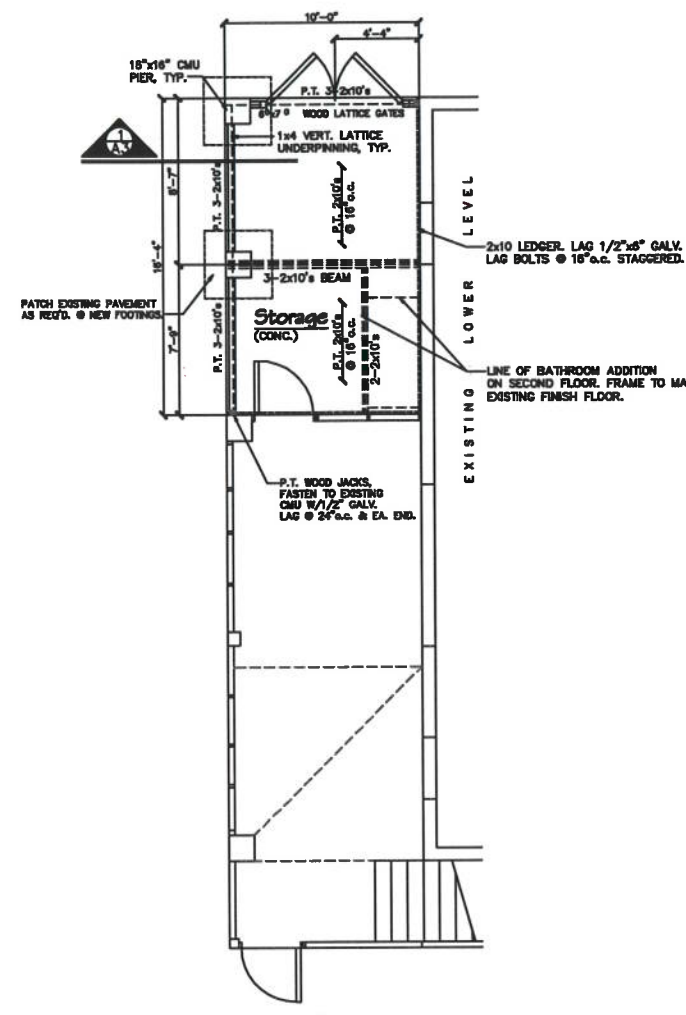
FOUNDATION NOTES:

1. CONCRETE SHALL DEVELOP 3000 PSI AT 28 DAYS. FLY ASH IS NOT ALLOWED IN THE CONCRETE MIX.
2. COMPACTION REQUIREMENTS (STD. PROCTOR) UNDER FOOTING: 95% UNDER SLAB: 97%.
3. SOIL BEARING VALUE: 1500 SF.
4. REINFORCEMENT SHALL CONFORM TO ASTM A 615, OR EQ.
5. LAP CONTINUOUS BARS AT 30 BAR DIAMETERS. WHERE REQUIRED PROVIDE CORNER BARS AT CORNERS.
6. MINIMUM CONCRETE PROTECTION OF REINFORCING STEEL, UNLESS OTHERWISE NOTED:
FOOTINGS (BOTTOM AND SIDES).....3" CLEAR
PIERS OR COLUMNS BELOW GRADE.....3" CLEAR
PIERS OR COLUMNS ABOVE GRADE.....1 1/2" CLEAR
7. CONCRETE SLAB ON GRADE MINIMUM REINFORCEMENT TO BE 8 X 8 10/10 W/F PER CUBIC YARD. FIBER MANUFACTURERS MUST DOCUMENT EVIDENCE PER CUBIC YARD. FIBER MANUFACTURERS MUST DOCUMENT EVIDENCE OF FIVE YEAR SATISFACTORY PERFORMANCE HISTORY. COMPLIANCE WITH APPLICABLE BUILDING CODES AND ASTM C-1119, TYPE II.
8. VERIFY FINISH FLOOR ELEVATION WITH THE SITE PLAN.
9. BOTTOM OF ALL FOOTINGS SHALL BE 12 INCHES MINIMUM BELOW FINISH GRADE. SEE FOUNDATION PLAN FOR ELEVATION OF TOP OF FOOTINGS.
10. STEP FOOTINGS BELOW THE PLUMBING LINES. COORDINATE LINE DEPTH AND LOCATION WITH THE PLUMBING CONTRACTOR.
11. ALL CONCRETE WORK SHALL CONFORM TO A.C.I. 301 REQUIREMENTS.



UNDERPINNING DETAIL
SCALE: 3/8"=1'-0"

NO.	DATE	REVISION
A New Addition for Mr. and Mrs. Kolb 12 10th Place TOWNE BLANK, GEORGIA CHATHAM COUNTY		
Existing, Demolition and Foundation Plan DATE: MARCH 2021 SCALE: 1/4"=1'-0" CONTIN. NO. 20-37		
Residential • Designer • Plumber P.O. Box 20448 • Savannah, GA 31419 Office: 912-441-0787		
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- FRAMING CONSTRUCTION - OTHER THAN ROOF**
- ALL WORK SHALL CONFORM TO LOCAL CODE REQUIREMENTS.
 - ALL JOISTS, GIRDERS AND EXTERIOR WALLS SHALL BE SCHEDULED YELLOW PINE @ UNLESS NOTED OTHERWISE.
 - ALL OTHER LUMBER CAN BE SPRUCE @ UNLESS NOTED OTHERWISE.
 - STEEL BEAMS MUST HAVE 2-3x4 STAY JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.
 - MEDO-LAM BEAMS MUST HAVE 3-2x4 STAY JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.
 - ALL WOOD JOISTS AND OPEN JOISTS MUST BE BRACED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS PLUS BEARS SHEET ON PLATE.
 - ALL RAFTER BRACES MUST HAVE 2 STUDS FROM PLATE TO FOUNDATION OR BEAM BELOW THEM AT ALL FLOORS.
 - NO BRACES ON CEILING PLATE WITHOUT STUDS DIRECTLY UNDER THEM.
 - WHERE PARTITIONS FALL BETWEEN FLOOR BEAMS 2" x 4" LAG BOLTS @ 16" O.C. MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD SHEATHING.
 - ON ALL OPEN END PLATE BRACES ONLY A BRASS SHIM LINE OF 2" x 4" SHALL BE NAIL TO DIAGONAL MEMBERS OR VERTICAL MEMBERS IN THE APPROXIMATE MID-SPAN AS A LOAD DISTRIBUTION MEMBER.
 - WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALLS AND RAFTERS BEAR ON THEM WALL TOP PLATE PARALLEL TO CEILING JOISTS, BRACE RAFTERS AND TOP PLATE TO 2x6 HOOR 9" LONG (MIN.) ON 6" CENTERS ALONG LENGTH OF CEILING JOIST.
 - ALL 2 - STORY OPEN GREAT ROOMS, LIVING ROOMS, WITH 2 OR MORE ADJACENT OPENINGS AND A SPACING BETWEEN OPENINGS OF 3 FEET OR LESS MUST USE 2-3x1/2" x 3-1/2" x 1/2" STEEL ANGLE VERTICALLY FROM FLOOR TO TOP PLATE LAGGED TO END STUDS WITH 1/2" LAG @ 24" ON CENTER VERTICALLY AND LAGGED TO FLOOR AND TOP PLATE WITH 1/2" LAG @ 24" ON CENTER HORIZONTALLY. ALL 2 - STORY OPENINGS WITH 2' OR LESS SPACING BETWEEN ADJACENT OPENINGS SHALL HAVE AT LEAST 1-STEEL ANGLE VERTICALLY IN EACH MILLION SPACE. THE BRACING ON THIS STEEL REINFORCED PARTITION SHALL BE PLYWOOD, NO OTHER SHEATHING SHALL BE FORNITED.
 - READERS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE ON PLANS:
 - (1) SPANS UP TO 2'-0" - 2-2x6's
 - (2) SPANS 2'-0" TO 3'-0" - 2 - 2x6's
 - (3) SPANS 3'-0" TO 4'-0" - 2 - 2x6's
 - (4) SPANS 4'-0" TO 5'-0" - 2 - 2x6's
 - (5) SPANS 5'-0" TO 6'-0" - 2 - 2x6's
 - (6) SPANS 6'-0" TO 7'-0" - 2 - 2x6's
 - (7) SPANS 7'-0" TO 8'-0" - 2-2x6's
 - (8) SPANS 8'-0" TO 9'-0" - 2-2x6's
 - (9) SPANS 9'-0" TO 10'-0" - 2-2x6's
 - (10) SPANS 10'-0" TO 11'-0" - 2-2x6's
 - (11) SPANS 11'-0" TO 12'-0" - 2-2x6's
 - (12) SPANS 12'-0" TO 13'-0" - 2-2x6's
 - (13) SPANS 13'-0" TO 14'-0" - 2-2x6's
 - (14) SPANS 14'-0" TO 15'-0" - 2-2x6's
 - (15) SPANS 15'-0" TO 16'-0" - 2-2x6's
 - (16) SPANS 16'-0" TO 17'-0" - 2-2x6's
 - (17) SPANS 17'-0" TO 18'-0" - 2-2x6's
 - (18) SPANS 18'-0" TO 19'-0" - 2-2x6's
 - (19) SPANS 19'-0" TO 20'-0" - 2-2x6's
 - (20) SPANS 20'-0" TO 21'-0" - 2-2x6's
 - (21) SPANS 21'-0" TO 22'-0" - 2-2x6's
 - (22) SPANS 22'-0" TO 23'-0" - 2-2x6's
 - (23) SPANS 23'-0" TO 24'-0" - 2-2x6's
 - (24) SPANS 24'-0" TO 25'-0" - 2-2x6's
 - (25) SPANS 25'-0" TO 26'-0" - 2-2x6's
 - (26) SPANS 26'-0" TO 27'-0" - 2-2x6's
 - (27) SPANS 27'-0" TO 28'-0" - 2-2x6's
 - (28) SPANS 28'-0" TO 29'-0" - 2-2x6's
 - (29) SPANS 29'-0" TO 30'-0" - 2-2x6's
 - (30) SPANS 30'-0" TO 31'-0" - 2-2x6's
 - (31) SPANS 31'-0" TO 32'-0" - 2-2x6's
 - (32) SPANS 32'-0" TO 33'-0" - 2-2x6's
 - (33) SPANS 33'-0" TO 34'-0" - 2-2x6's
 - (34) SPANS 34'-0" TO 35'-0" - 2-2x6's
 - (35) SPANS 35'-0" TO 36'-0" - 2-2x6's
 - (36) SPANS 36'-0" TO 37'-0" - 2-2x6's
 - (37) SPANS 37'-0" TO 38'-0" - 2-2x6's
 - (38) SPANS 38'-0" TO 39'-0" - 2-2x6's
 - (39) SPANS 39'-0" TO 40'-0" - 2-2x6's
 - (40) SPANS 40'-0" TO 41'-0" - 2-2x6's
 - (41) SPANS 41'-0" TO 42'-0" - 2-2x6's
 - (42) SPANS 42'-0" TO 43'-0" - 2-2x6's
 - (43) SPANS 43'-0" TO 44'-0" - 2-2x6's
 - (44) SPANS 44'-0" TO 45'-0" - 2-2x6's
 - (45) SPANS 45'-0" TO 46'-0" - 2-2x6's
 - (46) SPANS 46'-0" TO 47'-0" - 2-2x6's
 - (47) SPANS 47'-0" TO 48'-0" - 2-2x6's
 - (48) SPANS 48'-0" TO 49'-0" - 2-2x6's
 - (49) SPANS 49'-0" TO 50'-0" - 2-2x6's
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 - (53) SPANS 53'-0" TO 54'-0" - 2-2x6's
 - (54) SPANS 54'-0" TO 55'-0" - 2-2x6's
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 - (60) SPANS 60'-0" TO 61'-0" - 2-2x6's
 - (61) SPANS 61'-0" TO 62'-0" - 2-2x6's
 - (62) SPANS 62'-0" TO 63'-0" - 2-2x6's
 - (63) SPANS 63'-0" TO 64'-0" - 2-2x6's
 - (64) SPANS 64'-0" TO 65'-0" - 2-2x6's
 - (65) SPANS 65'-0" TO 66'-0" - 2-2x6's
 - (66) SPANS 66'-0" TO 67'-0" - 2-2x6's
 - (67) SPANS 67'-0" TO 68'-0" - 2-2x6's
 - (68) SPANS 68'-0" TO 69'-0" - 2-2x6's
 - (69) SPANS 69'-0" TO 70'-0" - 2-2x6's
 - (70) SPANS 70'-0" TO 71'-0" - 2-2x6's
 - (71) SPANS 71'-0" TO 72'-0" - 2-2x6's
 - (72) SPANS 72'-0" TO 73'-0" - 2-2x6's
 - (73) SPANS 73'-0" TO 74'-0" - 2-2x6's
 - (74) SPANS 74'-0" TO 75'-0" - 2-2x6's
 - (75) SPANS 75'-0" TO 76'-0" - 2-2x6's
 - (76) SPANS 76'-0" TO 77'-0" - 2-2x6's
 - (77) SPANS 77'-0" TO 78'-0" - 2-2x6's
 - (78) SPANS 78'-0" TO 79'-0" - 2-2x6's
 - (79) SPANS 79'-0" TO 80'-0" - 2-2x6's
 - (80) SPANS 80'-0" TO 81'-0" - 2-2x6's
 - (81) SPANS 81'-0" TO 82'-0" - 2-2x6's
 - (82) SPANS 82'-0" TO 83'-0" - 2-2x6's
 - (83) SPANS 83'-0" TO 84'-0" - 2-2x6's
 - (84) SPANS 84'-0" TO 85'-0" - 2-2x6's
 - (85) SPANS 85'-0" TO 86'-0" - 2-2x6's
 - (86) SPANS 86'-0" TO 87'-0" - 2-2x6's
 - (87) SPANS 87'-0" TO 88'-0" - 2-2x6's
 - (88) SPANS 88'-0" TO 89'-0" - 2-2x6's
 - (89) SPANS 89'-0" TO 90'-0" - 2-2x6's
 - (90) SPANS 90'-0" TO 91'-0" - 2-2x6's
 - (91) SPANS 91'-0" TO 92'-0" - 2-2x6's
 - (92) SPANS 92'-0" TO 93'-0" - 2-2x6's
 - (93) SPANS 93'-0" TO 94'-0" - 2-2x6's
 - (94) SPANS 94'-0" TO 95'-0" - 2-2x6's
 - (95) SPANS 95'-0" TO 96'-0" - 2-2x6's
 - (96) SPANS 96'-0" TO 97'-0" - 2-2x6's
 - (97) SPANS 97'-0" TO 98'-0" - 2-2x6's
 - (98) SPANS 98'-0" TO 99'-0" - 2-2x6's
 - (99) SPANS 99'-0" TO 100'-0" - 2-2x6's

- NOTES**
- ALL FRAMING TO BE 2x4 EXTERIOR.
 - CEILING HEIGHTS TO BE 8'-0" UNLESS NOTED OTHERWISE.
 - O.C. TO VERIFY MECHANICAL W/MEDIA CONTR. PRIOR TO CONSTRUCTION.
 - ALL PLUMBING WALLS TO BE 2x6 FRAMING WHERE APPLICABLE.
 - LOWER LEVEL FRAMING TO BE PRESSURE TREATED.
 - LOWER LEVEL FINISHES TO BE WATER RESISTANT BELOW FLOOR PLAN.
- ROOF CONSTRUCTION**
- RAFTER - 2 x 8 @ 16". THEY ARE CUT IN TO HPS, RIDGES, ETC. UNLESS NOTED DIFFERENTLY.
 - COLLAR TIES - 2 x 8 @ 16" O. C. AT ALL RIDGES.
 - ALL BRACES ARE 1x2 x 4 NAILS WITH 18 POUND NAILS @ 9" O.C. VERTICALLY FROM TOP TO BOTTOM. BRACES LARGER THAN 1" MUST BE BRACED HORIZONTALLY.
 - ALL HPS ARE RIDGES ARE A MEMBER OF ONE SIZE LARGER THAN RAFTERS UNLESS NOTED OTHERWISE (NORMAL).
 - ALL HOOS ON CEILING JOISTS OR RAFTERS ARE 2 x 8 @ 16" O. C. UNLESS NOTED OTHERWISE.
 - MAXIMUM SPACING OF RAFTERS BRACES - RAFTERS CAN BE SPACED OVER HOOS WITH 2 - 2 x 4 BRACES FOR 2 x 8 HOOS - 8' O.C. FOR 2 x 8 HOOS - 7' - 0" O.C.
 - DETAILS
- 1-2x6
1-2x6
2x6 BRACE
1" UP NAILS @ 9" o.c. VERT.
- ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE WITH TRUSS MANUFACTURER'S DIRECTION. WITH NO ROOF FRAMED PLAN - USE 2 x 8 @ 16" RAFTERS, S.P.P. @ UNLESS SHOWN OTHERWISE. MAXIMUM ALLOWABLE SPAN 14'-0" MEASURED HORIZONTALLY BASED ON A DEFLECTION OF LESS THAN 1/160. USE 2 - 2 x 8 HOOS AT RAFTERS WITH 2 - 2 x 4 BRACES AT 6 FT. MAXIMUM SPACING. GUYED BRACES TO PARTITION BEAMS OR MEMBERS OF 2 - 2 x 8 HOOS ON COLLAR JOISTS CUT IN ALL RAFTERS USING RIDGES, WALLS, ETC. ONE SIZE LARGER THAN RAFTER SIZE. ALL BRACE LEGS MUST GO TO FOUNDATION WITH A MEMBER OF 2 - 2 x 4 STUDS FLOORING FROM PARTITION PLATES TO BEAMS OR HOOS.

REVISION

DATE

NO.

CHATHAM COUNTY

A New Addition for
Mr. and Mrs. Kole
12 Oak Place

THREE ISLAND, GEORGIA

CONTR. NO. 20-37

SCALE: 1/4"=1'-0"

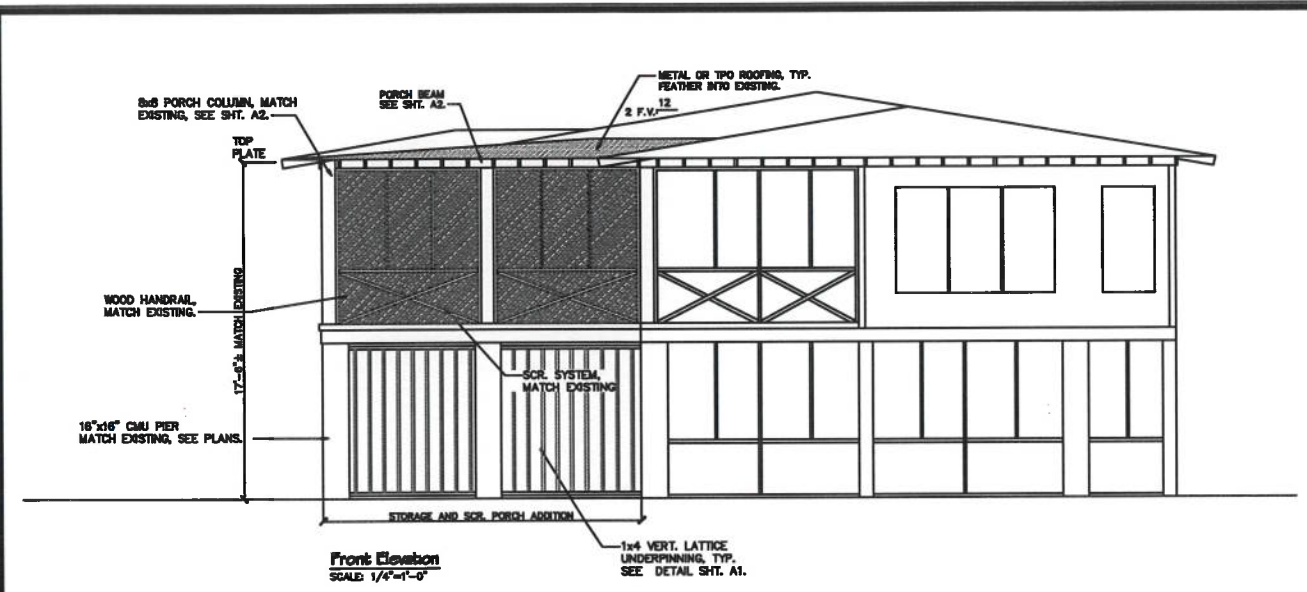
DATE: March 2021

Floor Plans and Roof Plan

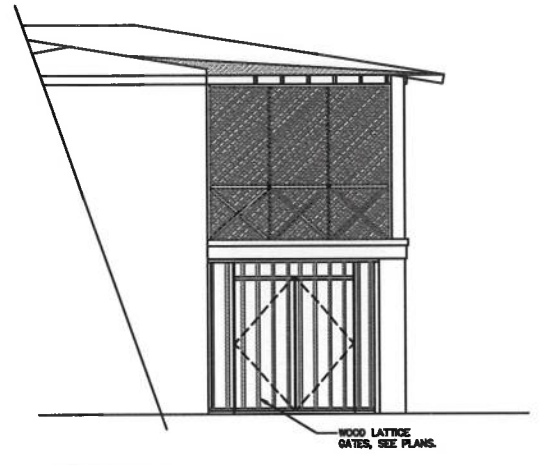
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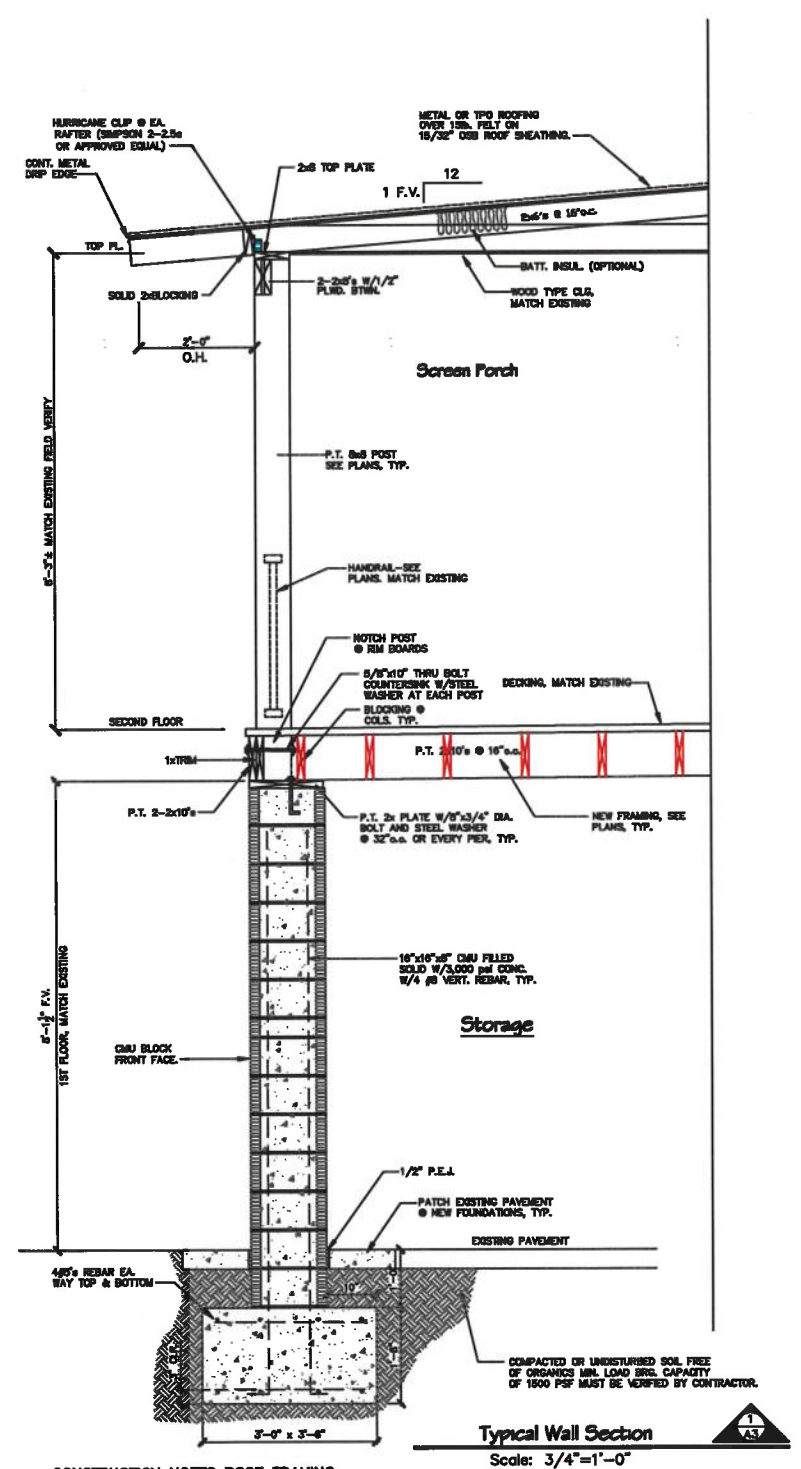
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Front Elevation
Scale: 1/4"=1'-0"



Left Side Elevation
Scale: 1/4"=1'-0"



Typical Wall Section
Scale: 3/4"=1'-0"

- CONSTRUCTION NOTES ROOF FRAMING:
1. ALL HOGS ON CEILING JOISTS OR RAFTERS ARE 2 x 8 @ 16" O. C. UNLESS NOTED OTHERWISE.
 2. RING SHANK NAILS TO HAVE RND. HEADS.
 3. PROVIDE WOOD STRUCTURAL PANELS FOR EACH OPENING AT WINDOW, DOORS AND SKYLIGHTS. PANELS WILL BE @ 7/16" THICK AND INSTALLED AS PER LOCAL CODE REQUIREMENTS. SEE DETAIL SHT. A5.
 4. ROOF SHINGLES MUST HAVE A MIN. OF 6 FASTENERS (IBC-2018).
 5. ROOF SHEATHING SHALL BE FASTENED TO ROOF FRAMING USING 8d GALVANIZED COMMON, OR 8d/10d RING SHANK NAILS @ 6" o.c. @ EDGES AND INTERMEDIATE FRAMING. FASTENERS TO BE 4" o.c. @ GABLE ENDS.
 6. RIDGE BOARD TO BE NOMINAL 2x. THICKNESS NOT LESS IN DEPTH THAN THE DEPTH CUT OF THE RAFTERS (IBC-2018).

REVISION	
DATE	
NO.	
A New Addition for Mr. and Mrs. Kolb 12 10th Place TYBEE ISLAND, GEORGIA	
Elevations and Typical Wall Section	
DATE: March 2021	SCALE: 1/4"=1'-0"
COUNTY: CHATHAM	CONTR. NO. 20-37
 Residential - Designers - Planners P.O. Box 80448 - Savannah, GA 31410 Office: 912.441.0767	
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GENERAL STRUCTURAL NOTES

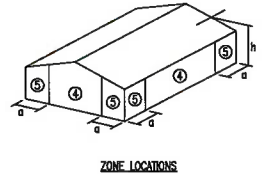
- ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING:
 - INTERNATIONAL RESIDENTIAL CODE - 2008 (IRC-2012)
 - STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION (ICC-600, 2008)
 - WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS (2012 SBC HIGH-WIND EDITION)
- WINDOWS, GLASS DOORS, & SKYLIGHTS SHALL BE APPROVED AND INSTALLED TO COMPLY WITH BOTH NEGATIVE AND POSITIVE PRESSURES AS REQUIRED BY ICC-600. DOCUMENTATION OF COMPLIANCE SHALL BE AVAILABLE ON SITE FOR EACH WINDOW, DOOR OR SKYLIGHT AT THE FRAMING INSPECTION (ICC-600, 2008).
- IF APPROVED DOORS, WINDOWS, OR SKYLIGHTS ARE NOT USED, THEN WOOD STRUCTURAL PANELS MUST BE PROVIDED FOR EACH OPENING. PANELS WILL HAVE A MINIMUM THICKNESS OF 7/16 INCHES AND A MAXIMUM SPAN OF 8 FEET. PANELS MUST BE PRECUT TO SIZE WITH ATTACHMENT HARDWARE PROVIDED AND NUMBERED SO THAT A HOMEOWNER WILL BE ABLE TO IDENTIFY THE PROPER LOCATION FOR EACH PANEL. (IRC 2012 AND ICC-600)

4) DESIGN CRITERIA:

FLOOR LIVE LOAD	= 40 PSF
FLOOR LIVE LOAD	= 60 PSF
BALCONY LIVE LOAD (AREA < 100 FT ²)	= 60 PSF
BALCONY LIVE LOAD (AREA > 100 FT ²)	= 100 PSF
ROOF LIVE LOAD	= 20 PSF
ROOF LIVE LOAD	= 20 PSF
ROOF SNOW LOAD	= 0 PSF
GROUND SNOW LOAD (PS)	= 0 PSF
FLAT ROOF SNOW LOAD (PS)	= 0 PSF
SNOW EXPOSURE FACTOR (CE)	= 1.0
SNOW LOAD IMPORTANCE FACTOR (I)	= 1.0
THERMAL FACTOR (CT)	= 1.0
WIND LOADS	
BASIC WIND SPEED	= 130 MPH
WIND IMPORTANCE FACTOR (I)	= 1.0
WIND EXPOSURE	= 0
INTERNAL PRESSURE COEFFICIENT (GCP)	= ±0.18
COMPONENTS & CLADDING PRESSURE	= 32 PSF

EARTHQUAKE DESIGN DATA

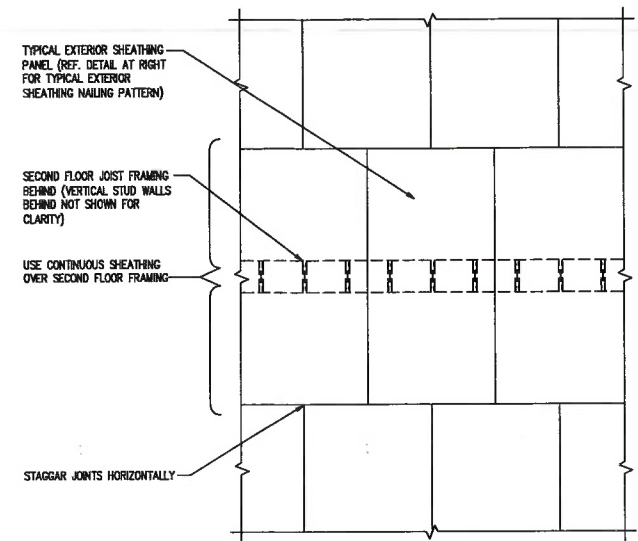
SEISMIC IMPORTANCE FACTOR (IE)	= 1.0
SEISMIC USE GROUP	= 1
SPECTRAL RESPONSE ACCELERATION (SS)	= 0.404
SPECTRAL RESPONSE ACCELERATION (SS)	= 0.147
SPECTRAL RESPONSE ACCELERATION (SS)	= 0.541
SPECTRAL RESPONSE COEFFICIENT (SD1)	= 0.329
SITE CLASS	= 0
SEISMIC DESIGN CATEGORY	= D
SEISMIC DESIGN COEFFICIENT (CS)	= 0.6
RESPONSE MODIFICATION FACTOR (R)	= 6
BASIC SEISMIC FORCE RESISTING SYSTEM	= BEARING WALLS WITH SHEAR PANELS
DESIGN BASE SHEAR (V)	= 45 KIPS
ANALYSIS PROCEDURE	= SIMPLIFIED ANALYSIS PROCEDURE (1617.5)



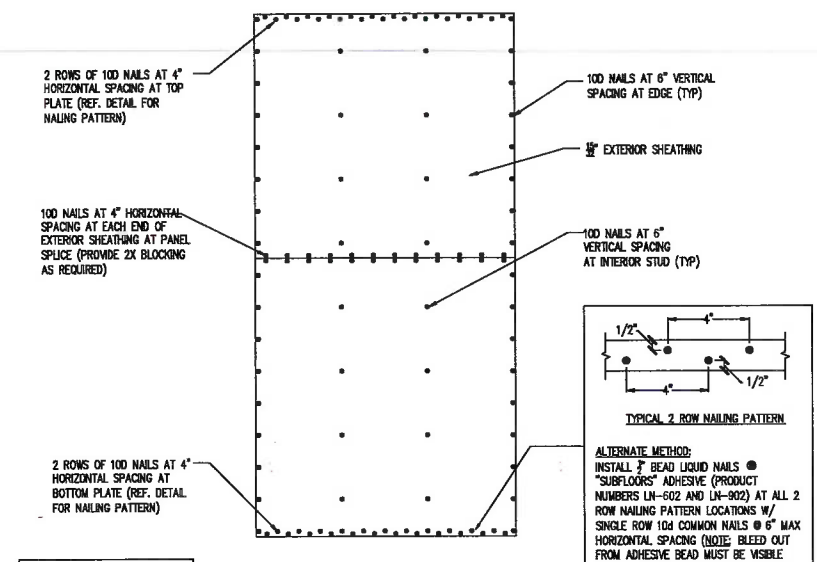
ZONE LOCATIONS

MEAN ROOF HEIGHT	* EXPOSURE B * INCLUDING ISLANDS AND WATER/MARSH FRONT PROPERTY		* EXPOSURE C * INCLUDING ISLANDS AND WATER/MARSH FRONT PROPERTY		* EXPOSURE D * INCLUDING ISLANDS AND WATER/MARSH FRONT PROPERTY	
	ZONE (4)	ZONE (5)	ZONE (4)	ZONE (5)	ZONE (4)	ZONE (5)
15'	DP 35	DP 45	DP 40	DP 50	DP 50	DP 60
20'	DP 35	DP 45	DP 45	DP 55	DP 55	DP 65
25'	DP 35	DP 45	DP 45	DP 55	DP 55	DP 70
30'	DP 35	DP 45	DP 50	DP 60	DP 60	DP 70
35'	DP 35	DP 45	DP 50	DP 60	DP 65	DP 70
40'	DP 40	DP 45	DP 50	DP 65	DP 65	DP 70
45'	DP 40	DP 50	DP 55	DP 65	DP 65	DP 75
50'	DP 40	DP 50	DP 55	DP 65	DP 65	DP 75

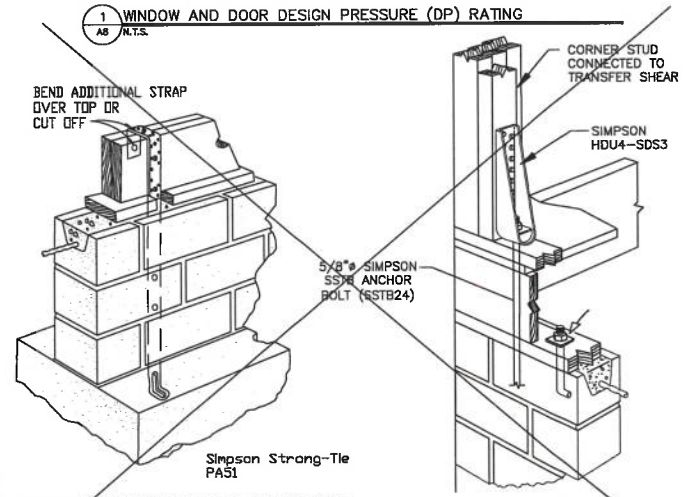
- NOTES:
- DESIGN PRESSURE (DP) VALUES ARE LISTED IN POUNDS/SQUARE FOOT (PSF)
 - h = MEAN ROOF HEIGHT AND IS MEASURED FROM GRADE TO HALFWAY UP THE ROOF
 - a = LENGTH OF ZONE (5) LOCATED AT THE CORNERS OF THE BUILDING A DISTANCE OF THE FOLLOWING CRITERIA:
 - THE SMALLER OF THE FOLLOWING:
 - 10% OF THE LEAST HORIZONTAL DIMENSION
 - OR, 4h
 - BUT NOT LESS THAN THE LARGER OF EITHER OF THE FOLLOWING:
 - 4% OF THE LEAST HORIZONTAL DIMENSION
 - OR, 3 FEET



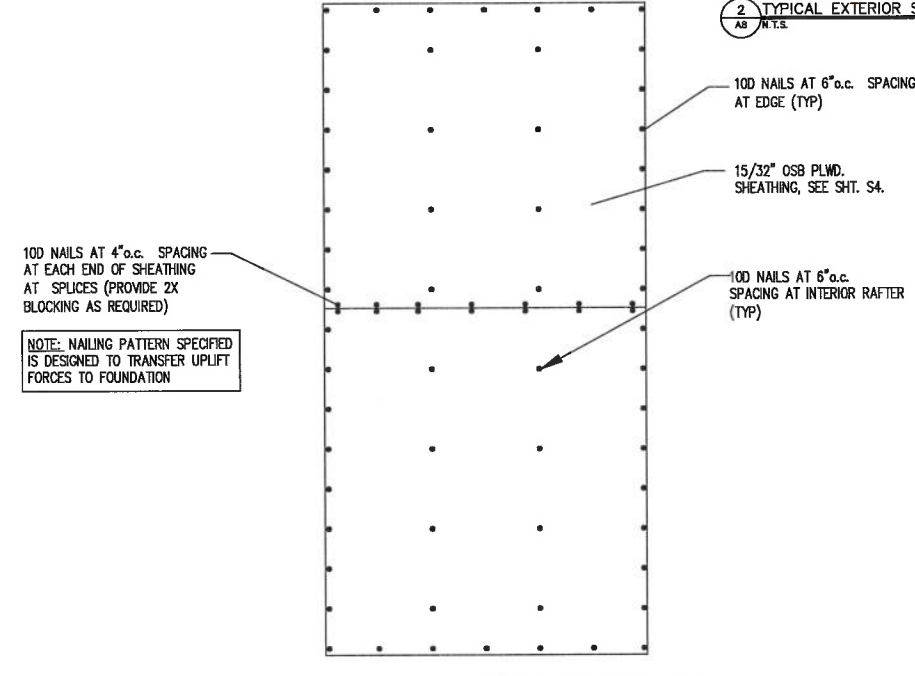
1) TYPICAL EXTERIOR SHEATHING INSTALLATION PATTERN



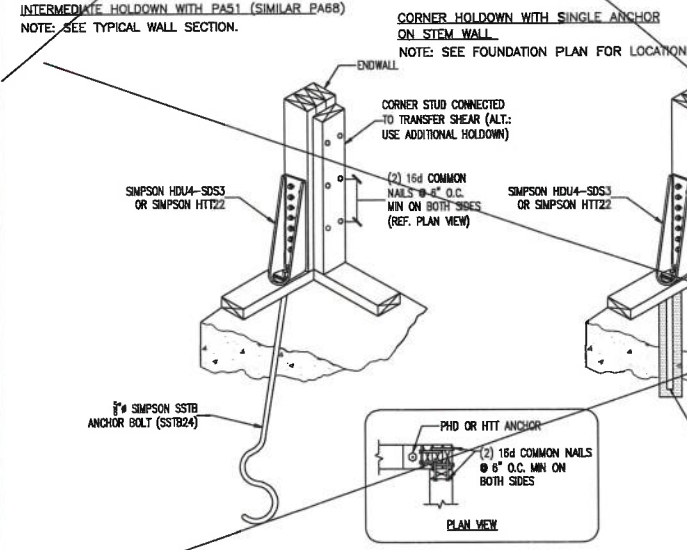
2) TYPICAL EXTERIOR SHEATHING NAILING PATTERN



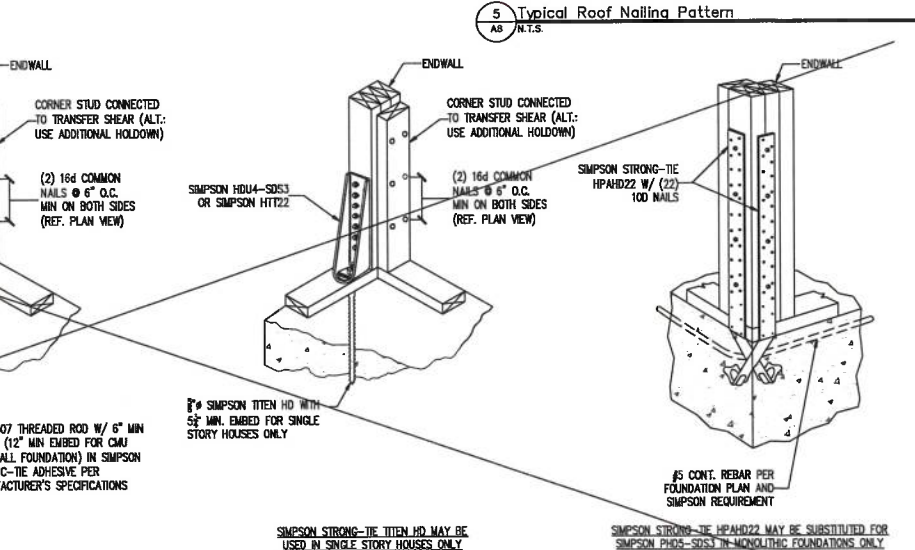
1) WINDOW AND DOOR DESIGN PRESSURE (DP) RATING



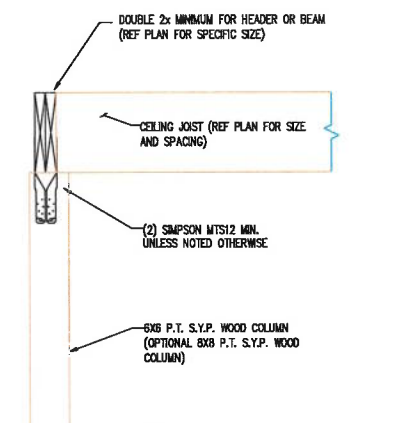
2) TYPICAL EXTERIOR SHEATHING NAILING PATTERN



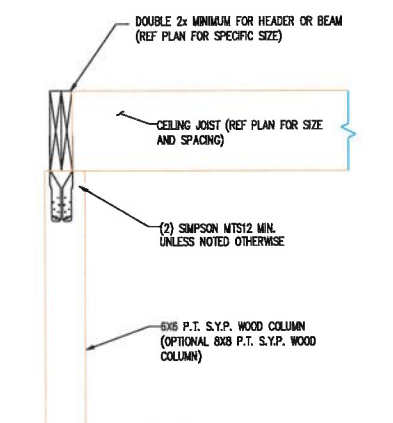
3) TYPICAL CORNER ANCHOR BOLT OPTIONS



4) TYPICAL WOOD COLUMN HOLDOWN ANCHOR



5) TYPICAL ROOF NAILING PATTERN



6) TYPICAL COLUMN HOLDOWN DETAILS

REVISION

NO.	DATE	DESCRIPTION

A New Addition for
Mr. and Mrs. Kole
12 10th Place

Typical Details

Cadman
esigns, LLC
Residential - Designers - Planners
P.O. Box 30443 - Savannah, GA 31410
Office: 912.441.0737

SHEET
A4
5 OF 5

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Cadman Designs, LLC.



STAFF REPORT

PLANNING COMMISSION MEETING: August 16, 2021
CITY COUNCIL MEETING: September 9, 2021

LOCATION: N/A

APPLICANT: City of Tybee Island

OWNER: N/A

EXISTING USE: N/A

PROPOSED USE: N/A

ZONING: N/A

USE PERMITTED BY RIGHT: N/A

COMMUNITY CHARACTER MAP: N/A

APPLICATION: Amendment to Appendix A, Land Development Code, Section 11-100 Meetings

PROPOSAL: To change the time and location for Planning Commission meetings from 7:00 p.m. at City Hall to 6:30 p.m. at the Public Safety Building.

ANALYSIS: This amendment will set the Planning Commission meetings to the same time and location as City Council meetings

STAFF FINDING

Staff recommends approval

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Amendment



**CITY OF TYBEE ISLAND
LAND DEVELOPMENT CODE
TEXT AMENDMENT APPLICATION**

Fee \$500

Applicant's Name City of Tybee Island

Applicant's Telephone Number 912-472-5031

Applicant's Mailing Address P.O. Box 2749 Tybee Island, GA 31328

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

[Signature]
Signature of Applicant

8-9-2021
Date

NOTE: Other specific data is required for each proposed Text Amendment.

City Official _____

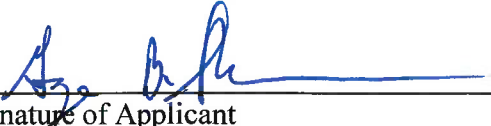
Date _____

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

Indicate in the spaces provided whether or not the required information is provided.

<u>YES or NO</u>	<u>REFERENCE</u>	<u>DESCRIPTION</u>
<u>Y</u>	5-020 (E)	An amendment to the text of this Land Development Code follows the same process as an amendment to the zoning map. However, a text amendment requires different materials to be included with the application.
<u>Y</u>	5-040 (E) (1)	In the case of a text amendment, the application shall set forth the new text to be added and the existing text to be deleted.
	5-110	Section 5-110, Standards for Land Development Code or Zoning Map Amendment Approval, identifies standards and other factors to be considered by the Mayor and Council in making any zoning decision. The Applicant should provide written data addressing each of the below listed standards and factors to assure consideration of applicable information.
<u>N/A</u>	5-110 (A)	The existing land use pattern;
<u>N/A</u>	5-110 (B)	The possible creation of an isolated district unrelated to adjacent and nearby districts;
<u>N/A</u>	5-110 (C)	The existing population density pattern and the possible increase or overtaxing of the load on public facilities;
<u>Y</u>	5-110 (D)	Whether changed or changing conditions make the passage of the proposed amendment reasonable;
<u>N/A</u>	5-110 (E)	Whether the proposed change will adversely influence existing conditions in the neighborhood or the city at large;
<u>N/A</u>	5-110 (F)	Potential impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity;
<u>N/A</u>	5-110 (G)	The reasonableness of the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities when considering the proposed changes;
<u>N/A</u>	5-110 (H)	Whether the proposed change will be detrimental to the value or improvement or development of adjacent or nearby property in accordance with existing requirements;
<u>N/A</u>	5-110 (I)	Whether the proposed change is out of scale with the needs of the neighborhood or entire city;
<u>N/A</u>	5-110 (J)	Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public; and,
<u>N/A</u>	5-110 (K)	The extent to which the zoning decision is consistent with the current city master plan or other local planning efforts, if any, of the city.

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


Signature of Applicant

8-9-2021
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 X _____

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 George B. Shaw

Printed Name George B. Shaw

Date 8-9-2021

Sec. 11-100. - Meetings.

(A) The planning commission shall meet in a regular session each month no later than 16 days prior to the first scheduled city council meeting of the following month at ~~city hall at 7:00 p.m.~~ **the public safety building at 6:30 p.m.** Special meetings may be held as deemed necessary by the chair or a majority of the members or at the request of the mayor or council with 48-hours-notice to said members.

(B) The planning commission shall conduct its business under rules approved by the mayor and council. It shall keep a record of its proceedings which shall be a public record.