MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor Pro Tem
Brian West
Jay Burke
Nancy DeVetter
Spec Hosti
Monty Parks

CITY MANAGER
Dr. Shawn Gillen

CLERK OF COUNCIL
Jan LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

A G E N D A
REGULAR MEETING OF TYBEE ISLAND CITY COUNCIL
January 12, 2023 at 6:30 PM

Please silence all cell phones during Council Meetings

Opening Ceremonies
Call to Order
1. In Memoriam – 2022
Invocation
Pledge of Allegiance

Announcements

Consideration of Items for Consent Agenda

Recognitions and Proclamations

2. Jaime Spear: Employee of the 3rd Quarter - Joel Rodriguez, Water/Sewer Department
3. Jaime Spear: Employee of the 4th Quarter - Danielle Bucher, Finance Department

Consideration of the approval of the minutes of the meetings of the Tybee island City Council

4. Special City Council Meeting Minutes, December 21, 2022
5. Minutes, City Council Meeting, December 8, 2022
6. Attachments to Minutes, December 8, 2022

Consideration of Boards, Commissions and Committee Appointments

7. Planning Commission - 3 seats open
Mike Harrell
Mariah Hay
Susan Hill (incumbent)
Julie Livingston
Jack Long
Robert Matkowski
Jeri Monroe
S. Michelle Nooney

It there is anyone wishing to speak to anything on the agenda, other than the public hearings please come forward.

Consideration of Approval of Consent Agenda

Public Hearings

8. Variance: Requesting to disturb wetland buffer - Solomon and Polk - R-1, William Christiansen.
9. Variance: Requesting expansion of setback encroachment – 817 1st Street – 40019 05001C – Zone R-T – David Toman
10. Text Amendment: Sec. 7-050 – Tree removal requirements – calculation of trees required per lot – City of Tybee Island

Consideration of Local Requests & Applications – Funding, Special Events, Alcohol License

11. Agenda Request: Alcohol License Request Critz Tybee Run Fest-Special Event Beer and Wine February 3-4, 2023
12. Agenda Request: Entertainment License-Zunzi's Operations, LLC dba Zunzibar

Consideration of Bids, Contracts, Agreements and Expenditures

13. Budget Amendment approval of budget transfer from 100-00-39-1300 to 350-7564-54-2500 for $16,225 for parking kiosks and from 100-7564-53-1600 for $11,500 for handheld ticket writers.

Consideration of Ordinances, Resolutions

14. Resolution 2023-02: Chatham County to Superintend Municipal Elections
15. Resolution 2023-03: Qualifying Officer, Tybee Island Municipal Election
16. Second Reading: 2023-01, Sec 4-051, Short Term Rentals

Council, Officials and City Attorney Considerations and Comments

17. Bubba Hughes: Development Plans and Agreement for 708 Butler
18. Bubba Hughes: Robert Bryson: Release Agreement
19. Barry Brown: Tybee Island Fire Department - Firehouse Multi-Purpose Building
20. Jay Burke: Main Street Appreciation for Christmas Initiatives/Polar Plunge Efforts
21. Monty Parks: Marine Science Bathrooms and Manual traffic control at Johnny Mercer and Highway 80
22. Shawn Gillen: Action Item List
23. Jan LeViner: Call to Election and Public Notice - Qualifying Notice

Minutes, Planning Commission

24. Minutes, Planning Commission, December 19, 2022

Executive Session

Discuss litigation, personnel and real estate

Possible vote on litigation, personnel and real estate discussed in executive session

Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are

required to contact Jan LeViner at 912.472.5080 promptly to allow the City to make reasonable accommodations for those persons.

*__PLEASE NOTE:__ Citizens wishing to speak on items listed on the agenda, other than public hearings, should do so during the citizens to be heard section. Citizens wishing to place items on the council meeting agenda must submit an agenda request form to the City Clerk's office by Thursday at 5:00PM prior to the next scheduled meeting. Agenda request forms are available outside the Clerk's office at City Hall and at www.cityoftybee.org.



THE VISION OF THE CITY OF TYBEE ISLAND

"is to make Tybee Island the premier beach community in which to live, work, and play."



THE MISSION OF THE CITY OF TYBEE ISLAND

"is to provide a safe, secure and sustainable environment by delivering superior services through responsible planning, preservation of our natural and historic resources, and partnership with our community to ensure economic opportunity, a vibrant quality of life, and a thriving future."

File Attachments for Item:

1. In Memoriam - 2022

IN MEMORIAM 2022

Peter	Bannon
Charlene	Barrett
Tammy	Bearden
Anne	Blanco
Rebecca	Bostwick
Jimmy	Burke
Ron	Calloway
Sonny	Colley
Roger	Dodge
Jimmy	Domnitz
Vivian	Dubuc
Max	Dubuq
Lisa Marie	Ecklin
Franklin	Edenfield
Bob	Elderman
Ted	Elders
Jane	Fishman
Belinda	Flanigan
Bill	Foran
Julia	Foster
Joost	Gompels
Esther	Guy
Barbara	Hall
Robert	Handelman
Molly	Hannas
Donna	Harley
Jean	Harris
Laura	Heisey
Bonnie	Hosti
Henry	Jackson
Cameron	Knight
Joe	Lawson
Meri	Lawson
Mary Ann	Lynn
Hugh	Mahany
John	Majors
David	McCutchen
Donald	McLendon, Sr
Genevieve	O'Connor
Chris	Padgett
Melinda	Powell
James	Ray
Helen	Sadowsky
Frank	Schuman, Jr.
Joseph	Sellers
Melanie	Smith
Richard	Speegle
Mary Ann	Stallings
Roxann	Stone
Sam	Tomlin
"Mitch"	Vilokovitch
Sherrill	Walraven
Cissy	Ward
Hank	Weisman
Corey	White
Gale	Williams
Charles	Yarber, III

File Attachments for Item:

4. Special City Council Meeting Minutes, December 21, 2022

Mayor Sessions called the special meeting to order at 3:30PM, December 21, 2022. Those in attendance were Brian West, Monty Parks, Barry Brown, and Spec Hosti. Also attending were Dr. Shawn Gillen, City Manager; Michelle Owens, Assistant City Manager; Bubba Hughes, City Attorney; and Jan LeViner, Clerk of Council. Nancy DeVetter and Jay Burke were excused.

Opening Ceremonies

Call to Order

Consideration of Resolutions

Resolution for LOST Proceeds. Monty Parks made a motion to approve. **Barry Brown** seconded. Vote was unanimous to approve, 4-0.

Consideration of Bids, Contracts, Agreements and Expenditures

Certification of Distribution. Mayor Sessions briefly outlined the process and meetings with Chatham County during the LOST negations. **Monty Parks** made a motion to approve. **Barry Brown** seconded. Vote was unanimous to approve, 4-0.

Brian West made a motion to adjourn. **Spec Hosti** seconded. Vote was unanimous to approve, 4-0.

Meeting adjourned at 3:45PM

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Janet LeViner, MMC
Clerk of Council

File Attachments for Item:

5. Minutes, City Council Meeting, December 8, 2022

Mayor Sessions called the meeting to order at 6:30PM, October 27, 2022. Those in attendance were Brian West, Monty Parks, Nancy DeVetter, Barry Brown, Jay Burke and Spec Hosti. Also attending were Dr. Shawn Gillen, City Manager; Bubba Hughes, City Attorney; Tracy O'Connell, City Attorney; Jake Saas, Ellis Painter; Jen Amerell, Finance Director; George Shaw, Planning and Zoning; Chief Jeremy Kendrick; Chief Tiffany Hayes; Peter Gulbronson, DPW; and Jan LeViner, Clerk of Council.

Opening Ceremonies

Call to Order
Invocation: Jan LeViner, Clerk
Pledge of Allegiance

Mayor Sessions added the following on the Consent Agenda

- Minutes: City Council Meeting, October 27, 2022
- GaDOT Presentation, Workshop, November 14, 2022
- Minutes: Special Meeting, November 14, 2022
- Savannah Chamber, Presentation: Workshop, November 21, 2022.
- Minutes: Special City Council Meeting: November 21, 2022
- Alan Robertson GA Department of Natural Resources Grant:
    - Resolution to accept grant.
    - University of Georgia Back River Project Agreement: Approve funding subject to conditions are being met.
    - DNR Shore Protection Act Permit Application for Structures on the Beach: Approval to proceed
- HMGP Grant Administration Contract Extension
- Jennifer Ozer, Public Defender
- Arnett Muldrow Contract Agreement
- FY 2022 Review and Final Budget Amendment
- MRS Building Roof Payment.

Recognitions and Proclamations

Shawn Gillen approached Mayor and Council. Dr. Gillen stated it is his pleasure to present to you **Major Tiffany Hayes as his appointment to Chief, Tybee Island Police Department.** He is asking Mayor and Council to ratify this appointment. Mayor Sessions announced there will be a reception on January 13, 2023, 10:00AM, at the Tybee Post Theater and everyone is invited to participate. **Spec Hosti** made a motion to approve the appointment of Major Hayes to Chief, Tybee Island Police Department. **Barry Brown** seconded. Vote was unanimous to approve, 6-0.

Major Tiffany Hayes introduced **Lt. Randolph** and asked him to give a brief history of the **Starlight Program.** Major Hayes then introduced Diane Ring and Ann Miller and asked them to come forward and accept a plaque in recognition of their dedication to the Program.

Reports of Staff, Boards, Standing Committees and/or Invited Guest. Limit reports to 10 minutes.

Clark Alexander, Director, Skidaway Institute of Oceanography approached Mayor and Council to give an update on the Dune Monitoring Project. Dr. Alexander stated the main objectives of this project is to measure coastal changes and detail predictions of future changes. He continued the shoreline would reach the built dunes in about 2.5 years in areas of greatest erosion and retreat; that a single event can remove about a normal year's erosion and ongoing; and quarterly monitoring should be continued as longer records provide better estimates of change rates and predictions. Mayor Sessions thanked Dr. Alexander for his dedication to Tybee Island. (His presentation is included in the packet, December 8, 2022).

Angela Westerfield, Vice President of Marketing and Communication, Savannah Chamber of Commerce, approached Mayor and Council. Ms. Westerfield gave an updated on the recent City Council Workshop that was held on November 21, 2022. The Visit Tybee Team is focusing on an open discussion as they are committed to develop marketing strategies that target the proper markets for Tybee Island. Mayor Sessions thanked Ms. Westerfield for her dedication to Tybee Island.

Kevin Smith, PE, Thomas & Hutton approached Mayor and Council to give an update on the Storm-water Management Plan Delivery. Mr. Smith explained this was started in 2020 and was FEMA grant funded. Mr. Smith continued the project scope was to collect existing date; public outreach; GPS Field Survey; Hydrologic and Hydraulic Modeling and Storm-water Master Plan. Their effort was focused on moving rainwater to the marshes to protect the Island. Mayor pro tem Brown asked if this could be done with underground storage. Mr. Smith confirmed, as there is less resistance for the water to get out. Mayor Sessions then asked Dr. Gillen the status of the Master Plan. Dr. Gillen stated this is the first draft of the Storm-water Management Plan and the first project has been funded.

Alan Robertson approached. Mr. Robertson stated the 14th Street area, 14th to 15th Streets, is the only open area that Tybee Island has where water would be retained by using retention tanks. They would be installed under the parking lot and would be shallow but massive. This is a priority for the south-end. He continued, the next update is the extension of the UGA Grant for the Back River Project. This project is almost completed and a report will be forthcoming. Mr. Robertson stated they would not be applying for a second grant as they feel they need additional information prior to moving forward as well as public input. He continued the entire Storm-water Plan from Thomas and Hutton would be posted to the website. Mayor Sessions thanked Mr. Robertson.

Citizens to be Heard:

Pat Leiby approached Mayor and Council to outline **MLK's Human Rights Organization upcoming December and January Programs.** Mayor Sessions thanked Ms. Leiby for her dedication to the MLK Committee.

Virginia Ward: Outgoing President, Tybee Post Theater. Was not able to attend but will attend a future meeting.

Elizabeth Reed approached Mayor and Council to discuss **Sea Birds** as well as **Dogs on the Beach.** Ms. Reed stated she is opposed to the proposal for Wagging Wednesdays. Mayor Sessions thanked Ms. Reed for her comments.

Mariah Hay: 1113 Laurel Avenue WITHDREW HER REQUEST

Jenny Rutherford approached Mayor and Council to speak to the **Easement at 21 Pulaski Street.** Ms. Rutherford is asking the City to repair the sidewalks and clean the area at Pulaski Street. She also shared her concerns with the signage for beach access in that area. Ms. Rutherford stated she is in favor of Dr. West's proposal for dogs on the beach. Mayor Sessions recommended this be brought to a City Council workshop for discussion. She thanked Ms. Rutherford for her comments and concerns.

If there is anyone wishing to speak to anything on the agenda, please come forward. Please limit your comments to 3 - 5 minutes.

Conner Stille approached Mayor and Council. Mr. Stille read a prepared statement opposing **Dogs on the Beach.** (Attached)

Allie Hayser approached Mayor and Council to speak against **Dogs on the Beach.** Mayor Sessions thanked Ms. Hayser for her comments. (Attached)

Kate Burns approached Mayor and Council to speak in favor of **Dogs on the Beach.** Mayor Sessions thanked Ms. Burns for her comments.

Mark Nathan approached Mayor and Council to speak against allowing **Dogs on the Beach.** Mayor Sessions thanked Mr. Nathan for his comments.

Harvey Farrell approached Mayor and Council to speak in favor of **Dogs on the Beach.** Mayor Sessions thanked Mr. Farrell for his comments.

Pat Leiby approached Mayor and Council to recommend doing a short trial to see if **Dogs on the Beach** works. Mayor Sessions thanked Ms. Leiby for her comments.

Dan Synder approached Mayor and Council to speak against building a dune crossover at **21 Pulaski Street** due to public safety concerns. Mayor Sessions thanked Mr. Synder for his comments.

Sam Shay approached Mayor and Council to speak in favor of **Dogs on the Beach.** Mayor Sessions thanked Mr. Shav for his comments.

Phil Koster, Chatham Emergency Services, approached Mayor and Council to speak to concerns on the Island regarding EMS Services. He is available to work with Chief Kendrick for a better understanding of Tybee Island's needs. Mayor Sessions thanked Mr. Koster for his willingness to work with the City.

Dee Matkowski approached Mayor and Council to speak against **Dogs on the Beach.** Mayor Sessions thanked Ms. Matkowski for her concerns and comments.

Barbara Hayser approached Mayor and Council and stated dogs are the second most disturbance on the beach. Ms. Hayser is against **Dogs on the Beach.** Mayor Sessions thanked Ms. Hayser for her comments.

Spec Hosti made a motion to approve the consent agenda. **Monty Parks** seconded. Vote was unanimous to approve, 6-0.

Public Hearings

Site Plan Approval with Variance: requesting to remove off street parking -1311 Butler Ave. -40007 16002 – Zone C-2 – Jim Sheffield. George Shaw approached Mayor and Council. Mr. Shaw stated the applicant is proposing to renovate the building, remove the small parking lot in front of the building and make into a seating area. During the pandemic restaurants were allowed have outdoor seating. The applicant would like to have permanent seating in the once small parking lot. Mr. Shaw stated the small parking was a very dangerous parking lot due to the proximity to the street and no turn around area. Staff (unanimous) and Planning Commission (5-1) recommended approval. Mr. Parks asked if Mayor and Council would be provided a Site Plan. Mr. Shaw stated the Site Plan with Variance is included in the packet before them. **Robert Portman,** Architect for the Petitioner approached Mayor and Council. Mr. Portman confirmed the establishment is within 1,000 feet of the 14th Street Parking Lot. A portion of this request is to improve the handicap ramp on the side of the building and to make more accessible. Mr. Portman stated with the approval of this variance, the petitioner would be giving three (3) metered parking spaces back to the City. They are requesting three (3) things; (1) a new deck, which will go over the top of the existing parking lot; (2) a new handicap ramp and (3) improve the rear of the building. **Roger Huff** approached Mayor and Council to speak in favor of this request. **Spec Hosti** made a motion to approve. **Monty Parks** seconded. Those voting in favor were Brian West, Monty Parks, Nancy DeVetter, Jay Burke and Spec Hosti. Barry Brown voting against. Vote was 5-1 to approve.

Text Amendment: Land Development Code - Section 4-051. Short-Term Rentals – City of Tybee. **Jay Burke recused**. **George Shaw** approached Mayor and Council. Mr. Shaw stated recently Mayor and Council approved several STR ordinances, which are in the licensing section of the Code, Article 34. As they specifically reference zoning districts, the Attorney is recommending they be put in the Land Development Code. Staff and Planning Commission both recommended approval unanimously. **Monty Parks** made a motion to approve. **Nancy DeVetter** seconded. Those voting in favor were Brian West, Nancy DeVetter, Monty Parks, and Barry Brown. Spec Hosti voted against. Jay Burke recused. Vote was 4-1 to approve.

Consideration of Local Requests & Applications – Funding, Special Events, Alcohol License. Spec Hosti recused. Mr. Hughes recommended Mayor and Council vote on each separately, i.e., Alcohol and Entertainment renewals. He continued the applications have been included in the packet before them this evening. If there are questions or concerns regarding an individual request that application can be removed and addressed separately. If there are none, then all can be approved at one time. Mr. Parks asked if there have been any alcohol related violations for any applicant. Dr. Gillen stated he is not aware of any violations that would affect their license. Mr. Hughes stated he did review the applications and did not see any violations.

Agenda Request for 2023 Alcohol License Renewals. Monty Parks made a motion to approve the licenses as listed in the packet before them. **Brian West** seconded. Vote was unanimous to approve, 5-0.

Agenda Request: 2023 Entertainment License Renewals. Mayor pro tem Brown asked Dr. Gillen the outcome of his meeting with the establishments in the C-2 areas where entertainment is outside after midnight. Dr. Gillen responded he spoke with Eric Thomas, Huc-a-poos, and they have added soundproofing to reduce noise. Dr. Gillen continued, it is his intent to schedule a workshop with the business owners and will bring information back to Mayor and Council. Mayor Sessions asked Dr. Gillen if he has spoken to the businesses with entertainment after midnight. Mr. Hughes stated Mayor and Council could direct Dr. Gillen to communicate with the businesses. He continued, Mayor and Council have the authority per the ordinance to set restrictions on the businesses. **Eric Thomas** approached Mayor and Council. Mr. Thomas stated

he and Dr. Gillen have had open conversations regarding the noise from Huc-a-poos and he feels they are moving forward in a positive manner. Mayor Sessions agrees with a workshop moving forward. Mr. Parks recommended moving forward with a vote and feels it is fair to address individual businesses at a workshop. **Brian West** made a motion to approve the Entertainment Licenses as listed in the packet. **Monty Parks** seconded. Vote was unanimous to approve, 5-0. **Agenda Request: Zunzi's Operations LLC dba Zunzibar Alcohol License Request: Liquor/Beer/Wine/Sunday Sales-consumption on premises only. Monty Parks** made a motion to approve. **Barry Brown** seconded. Vote was unanimous to approve, 5-0.

Spec Hosti returned.

Consideration of Bids, Contracts, Agreements and Expenditures

Motorola Solutions, Inc. Communications System Lease-Purchase Agreement, $1,485,907. Mayor Sessions stated this is for the 911 System, which is in need of being upgraded. Dr. Gillen confirmed funding would be in the FY24 budget. The continued, this was built into the CIP for next budget cycle and Council has directed him to accelerate the process and what is before them tonight is the successful bidder. It is a five (5) year lease and will be built into the FY24 budget. Spec Hosti asked if this is a sole source contract. Assistant Chief Hayes approached Mayor and Council. Major Hayes confirmed this is a sole source contract as the company offers the radios, 911 software and all equipment needed. Mr. Parks stated the main reason he is supporting this purchase is to keep Tybee Island independent from Chatham County with the 911 service. **Monty Parks** made a motion to accept as presented subject to Attorney review. **Brian West** seconded. Vote was unanimous to approve, 6-0.

Consideration of Ordinances, Resolutions

Second Reading: 2022-14, Sec 2-263. Beach Task Force - Disband and Repeal. Mayor Sessions gave a brief history of the Beach Task Force to include their accomplishments. **Monty Parks** made a motion to approve. **Nancy DeVetter** seconded. Voting in favor were Brian West, Monty Parks, Nancy DeVetter, and Spec Hosti. Voting against were Barry Brown and Jay Burke. Motion to approve, 4-2.

Council, Officials and City Attorney Considerations and Comments

Bubba Hughes

- **Resolution 2022-09. Adoption-Enforcement of Minimum Fire Safety Standards. Jake Saas** approached Mayor and Council. Mr. Saas stated what is before them is a Resolution for them to determine if they would like to have a local enforcement of the Minimum Fire Standards set by the State. With approval, there will be ordinances and administrative duties. Mr. Parks recommended sending the Resolution to the Public Safety Committee for their discussion and review, as he would like additional details regarding proposed ordinances. Mayor pro tem Brown expressed his concerns with the local businesses and citations as many are older businesses. Chief Kendrick approached Mayor and Council. Chief Kendrick stated when there is a new business on Tybee Island, Chatham Council comes one (1) time to inspect. Once the inspection is complete, a permit is issued and no further inspections take place. It is his recommendation, Tybee Island do annual inspections to ensure the establishments are maintaining the minimum Standard of Safety for their business. He confirmed, they are not trying to hurt the businesses, just to ensure they are meeting the minimum safety requirements. Mr. Parks stated he did an Open Records Request regarding inspections. The only inspections that

were done are on new businesses. Dr. Gillen stated if he understands the Resolution correctly, it only means Mayor and Council are sending this to the Public Safety Committee for their review and recommendations. Mr. Parks has concerns if the Resolution is signed that the City would be held liable if a fire occurs. Mr. Saas stated the Resolution keeps everything as it is currently with no liability to the City and puts the City on the path moving forward. Mr. Hughes stated the adoption of Title 25 to be enforced as directed by the City Manager as he has the responsibility for the inspections and what the requirements are. There was a brief discussion regarding additional funding for staffing. Chief Kendrick stated as there is no Staff currently in place and he will to do inspections. **Barry Brown** made a motion to move forward. **Nancy DeVetter** seconded. Vote was unanimous to approve, 6-0.

- **Confirmation/Clarification, 2022-04/2022-11 regarding dates. Mr. Hughes** explained this is a zoning ordinance where there was confusion regarding the number of the ordinance. He continued, there was an error in dating the ordinance, October 10, 2022, instead of October 13, 2022 as that is when the meeting was held where there was a second reading of the ordinance. Also, the effective date for Sec 3 and 4 were not documented in the ordinance, therefore the document before them has the correct date of October 13, 2022 as well as the effective date of May 1, 2023 for Sec 3 and 4. He is asking Mayor and Council to confirm this is the correct document. **Monty Parks** stated he endorses the reading and interpretation as presented by Mr. Hughes and made a motion to accept the changes as presented. **Nancy DeVetter** seconded. Voting in favor were Brian West, Monty Parks, Nancy DeVetter, Barry Brown and Jay Burke. Voting against was Spec Hosti. Vote was 5-1 to approve.
- **Ambulance Agreement with Chatham County. Mayor pro tem Brown** shared his concerns regarding the response times from Chatham EMS as it is currently not acceptable. Mayor Sessions stated Dr. Gillen has a meeting scheduled with the County Manager to discuss this as well as other issues. Dr. Gillen stated this topic was discussed at the Public Safety Committee where four options were discussed as presented by Chief Kendrick (as outlined in the packet). He discussed each option and recommended Option 2 moving forward. Mayor pro tem Brown recommended moving forward with discussions with Chatham County. Ms. DeVetter asked for clarification of personnel costs for each option listed. She asked if conversations have been held with Chatham County EMS. Dr. Gillen stated no, as he wanted to determine the personnel costs. Mr. Hosti confirmed discussions have not been held with Chatham County regarding response times. Dr. Gillen confirmed. Ms. DeVetter asked Chief Kendrick the number of instances Chatham County was not able to respond to a medical call. Chief Kendrick stated there have been several issues where Chatham County did not have a unit available due to high call volume. **Monty Parks** made a motion for the City Manager to explore Option 2 which is a quick response vehicle and appropriate Staff to handle current volume. **Barry Brown** seconded. Vote was unanimous to approve, 6-0.
- **Wagging Winter Wednesday. Dr. West** stated the topic of dogs on the beach comes up frequently, as people are passionate to be able to spend time with their pet on the beach. This Program that is before them tonight is a well thought out program and well considered effort to make something happen for those who love their pets. The recommendation is for Wednesday's only as it is in the middle of the week and less busy. The location would be on the south-end of the beach as it is less populated during the winter months. Dr. West stated he does have compassion and concerns for the shore birds. He is not asking for an ordinance but to have an experiment to see how it works. Ms. DeVetter stated she would support a limited trial on a specific area to see how it

works. Mr. Hosti is in agreement with Ms. DeVetter. SGT Hattrich approached Mayor and Council to discuss the enforcement challenges with dogs on the beach on specific days and in limited areas. After a lengthly discussion, Mr. Parks recommended this come back for further discussion after conversations are held with Code Enforcement, City Manager (signage) and DNR. Dr. West thanked Mayor and Council for the discussion and will come back with further information. **NO ACTION TAKEN.**

Minutes of Boards and Committees

- PC Minutes October 17, 2022
- PC Minutes November 14, 2022

Monty Parks made a motion to adjourn to executive session to discuss litigation and real estate. **Brian West** seconded. Vote was unanimous to approve, 6-0.

Monty Parks made a motion to return to regular session. **Spec Hosti** seconded. Vote was unanimous to approve, 6-0.

Brian West made a motion to adjourn. **Monty Parks** seconded. Vote was unanimous to approve, 6-0.

Meeting adjourned at 11:45PM

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Janet LeViner, MMC
Clerk of Council

File Attachments for Item:

6. Attachments to Minutes, December 8, 2022

Hello, my name is Connor Stille, I live on Tybee island and I have two adorable puppies named Bailey and Brody.

I am here to talk about dogs on the beach and why I think they should not be allowed on the beach. Here are a few reasons why I think they should not be allowed on the beach.

Any dog from the size of a chihuahua to a great dane will give any shorebird the immediate thought to fly away. This is using energy, the same energy that they need to fly thousands of miles. For example, the Red Knot is a bird that flies from South America to the Arctic Circle, and it uses Tybee island to rest up and eat the horseshoe crab eggs. These eggs give Red Knots valuable nutrition and help them fly their great journey. This is one of many migratory birds that rely on Tybee Islands beaches to rest.

Another reason I don't think dogs should be allowed on the beach is that currently, there are piles of dog waste on the street and in people's yards. This waste is from some people not cleaning up after their pets. If people are not following the law right now, how can we expect them to do it on the beach? It is also creating more waste on the beach which is horrible for the environment. In addition, some people might find it easier to bury the dog waste which is even worse.

Those are two of the reasons I do not think dogs should be allowed on the beach at all. My final reason is that if we let dogs on the beach one day a week, it would still cause problems for both people and shorebirds. if a visitor came to the beach on a wednesday and saw dogs on the beach they might think it's okay to bring their dogs to the beach everyday. Also birds don't know that from now on they can't land on specific parts of the beach on a specific day. They should be able to rest on the beach whenever they want too.

I've given you multiple reasons to not let dogs on the beach, thankyou for letting me speak tonight. PLEASE VOTE AGAINST DOGS ON THE BEACH.

manomet

920 Richmond St
Brunswick, GA 31520 USA
(585)339-8885
manomet.org

Summary of Key Points about Tybee's Shorebirds:

- Our birds are not able to tell the difference between "a pet or a threat" and often perceive dogs to be predators such as coyotes and foxes.
- It is a misconception that Tybee is only important for birds during the summer or spring. We have birds year-round.
- Federally endangered Piping Plovers are winter visitors! Many other birds on Tybee are listed as state priority and federally threatened species.
- Birds spend most of their lives in wintering and migratory areas- Tybee Island is a nesting area in the spring and summer and a wintering and migratory area in the fall, spring, summer, and winter.
- Birds waste energy acquired from food when they are disturbed on our beaches. This will affect their ability to have successful chicks wherever they may nest. They also can fly long distances and may not survive the journey.
- Tybee is a place for wildlife, and we have the opportunity here to increase responsible and economically positive ecotourism- which would benefit Tybee in many ways. Great visitors, great wildlife, great opportunities.

Shorebirds on Tybee Island's Beaches

Tybee Island is part of the Georgia Barrier Island Landscape of Hemispheric Importance, a designation imparted to our coast by the Western Hemisphere Shorebird Reserve Network because we support globally significant numbers of shorebirds throughout the entire year. Our region can host over 300,000 shorebirds annually. Tybee Island, though viewed as a destination beach for recreationalists, community members, and tourists, plays an important role in providing habitat for these birds. While heavy amounts of recreational use can be disruptive for shorebirds, a survey of nearly 30 site managers from the northeastern United States showed that general beach use was ranked as the 6th most disruptive activity, while dogs on beaches was ranked as the 2nd most disruptive activity (Mengak 2019). Research shows that dogs-have greater negative impacts on shorebirds during nesting, feeding, and resting periods than people alone do (Mengak 2019). This can include direct mortality, or reduced fitness through spending more time alert or flying rather than foraging and resting. Dogs that respond well to commands or that are on-leashes still pose a threat to migrating and wintering shorebirds and seabirds. These birds are not able to tell the difference between "a pet or a threat" and often perceive dogs to be predators such as coyotes and foxes.

Tybee Island, like most of the Georgia coast, is an important site for wintering Piping Plovers, including individuals from the federally endangered Great Lakes population. They can be found on our coast from September through March and are primarily using the edges of Tybee Island: north of the jetty at North Beach, and south of the pier along the back end of the inlet. Other priority shorebird species have been

manomet

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documented using the south end and the north end of Tybee Island, such as the state threatened American Oystercatchers and federally threatened Red Knots. Large congregations of sea birds, including several tern species and Black Skimmers also use the beach throughout the year. Along the entire beach, Arctic-nesting species including Sanderling and Ruddy Turnstones have also been documented in the winter, feeding, and resting. Since migratory species often spend the majority of their life cycle away from their breeding grounds, conditions on their migratory and nonbreeding grounds, such as the north and south ends of Tybee Island, can influence breeding season population dynamics by influencing the survival or condition of future breeders (Marra et al. 2015, Weithman et al. 2017, Gibson et al. 2018).

As a shorebird biologist, working for Manomet on the Georgia Bight Shorebird Conservation initiative, a great deal of my work focuses on reducing recreational disturbance for shorebirds and ensuring that valuable shorebird habitat remains healthy and intact. Human disturbance is defined by Virginia Tech's Human Dimension's Lab as "…a human activity that causes an individual or group of shorebirds to alter their normal behavior, leading to an additional energy expenditure by the birds. It disrupts or prevents shorebirds from effectively using important habitats and from conducting the activities of their annual cycle that would occur in the absence of humans. Productivity and survival rates may also be reduced." I've had the opportunity to work with managers at several sites across the Georgia coast, and have been doing regular surveys to document how people, dogs, and shorebirds use our public beaches. While our Georgia coast provides unparalleled habitat for shorebirds and other native species, addressing disturbance is a critical step to maintaining the integrity of our wild coast. Protecting the species that depend on our coast benefits our coastal communities as well- ecotourism and birding are major sources of revenue- a 2006 report indicated that 1.6 billion dollars were spent on watching wildlife in Georgia. Ensuring that Tybee remains a top-destination for wildlife enthusiasts benefits us all.

Thank you for the opportunity to provide perspective on the role of Tybee's beach as habitat for shorebirds.

Abby Sterling and Allie Hayser

Citations:

- Mengak, L., A.A. Dayer, R. Longenecker, and C.S. Spiegel. 2019. Guidance and Best Practices for Evaluating and Managing Human Disturbances to Migrating Shorebirds on Coastal Lands in the Northeastern United States. U.S. Fish and Wildlife Service.

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Brunswick, GA 31520 USA
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- Gibson, D., Chaplin, M. K., Hunt, K. L., Friedrich, M. J., Weithman, C. E., Addison, L. M., ... & Catlin, D. H. (2018). Impacts of anthropogenic disturbance on body condition, survival, and site fidelity of nonbreeding Piping Plovers. The Condor: Ornithological Applications, 120(3), 566-580.

- Kerlinger, P. (1993). Birding economics and birder demographics studies as conservation tools. Status and management of neotropical migratory birds. USDA Forest Service General Technical Report RM-229. Rocky Mountain Forest and Range Experiment Station, United States Department of Agriculture, Fort Collins, Colorado, USA, 32-38.

- https://www.theoutdoorwire.com/story/1248168343b2cwebyumwu

- Marra, P. P., E. B. Cohen, S. R. Loss, J. E. Rutter, and C. M. Tonra (2015). A call for full annual cycle research in animal ecology. Biology Letters 11:20150552.

- Weithman, C., D. Gibson, K. Hunt, M. Friedrich, J. Fraser, S. Karpanty, and D. Catlin (2017). Senescence and carryover effects of reproductive performance influence migration, condition, and breeding propensity in a small shorebird. Ecology and Evolution 7:11044–11056.

- North American Bird Conservation Initiative. 2022. The State of the Birds, United States of America, 2022. StateoftheBirds.org

Resources for Further Reading:

- Cornell's State of the Birds Report:
  https://www.stateofthebirds.org/2022/#:~:text=The%20State%20of%20the%20Birds,in%20the%20next%2050%20years.
  "In 2019, a study of 529 bird species with adequate long-term data for analysis (Science, Rosenberg et al.) found that 303 species in North America were declining—more than half of the bird species studied." And "These Tipping Point species are high priorities for science and conservation because of their high vulnerability to extinction, high urgency, and steep population declines where known. All are included on the Birds of Conservation Concern List of the U.S. Fish and Wildlife Service and/or state lists of Species of Greatest Conservation Need." – quotes from Cornell State of the Birds Report.
  I've included a figure from the report below that shows the species that are in the "tipping point" and we are likely to lose in the future. I compared data from the birding hotspot- South end

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of Tybee- eBird observations and put a blue dot next to the species that have been seen on the south end of Tybee in the past year.



These 90 bird species lost 50% or more of their populations during 1970–2019. The Tipping Point species are on a trajectory to lose another 50% of their populations in the next 50 years (38 species), or already have perilously small populations and continue to face high threats, but lack sufficient monitoring data (31 species, indicated with an asterisk). For the USFWS Birds of Conservation Concern list, visit fws.gov/media/birds-conservation-concern-2021pdf.

- Tybee Island's eBird Hotspot Observations- North End of Tybee Island: https://ebird.org/hotspot/L788729

- Tybee Island's eBird Hotspot Observations- South End of Tybee Island: https://ebird.org/hotspot/L993099

QR code to Cornell's State of the Birds Report:

File Attachments for Item:

7. Planning Commission - 3 seats open

Mike Harrell

Mariah Hay

Susan Hill (incumbent)

Julie Livingston

Jack Long

Robert Matkowski

Jeri Monroe

S. Michelle Nooney

CITY OF TYBEE ISLAND
P.O. Box 2749 · 403 Butler Ave.
Tybee Island, GA 31328
Phone (912) 786-4573 · Fax (912) 786-5737

PLANNING COMMISSION MEMBER APPLICATION QUESTIONS

(applications will not be processed without completion of these questions)

1. Why do you want to be a member of the Tybee Island Planning Commission?

   I have been a full-time resident of Tybee Island since 1989, and now that I have time, would like to do my part as a concerned citizen.

2. What do you believe to be the most important aspect of the role that a Planning Commissioner plays for the community and the City?

   'The purpose of the Planning Commission is promoting the health, safety, morals, convenience, order, prosperity and general welfare, and to provide for the orderly development of the City of Tybee Island.'

   While all of the roles are important, I think that planning the orderly development of Tybee Island is paramount.

3. Explain your understanding of the City of Tybee Island's Land Development Code.

   Like all regulations, laws and ordinances, the purpose is to protect the Citizens – it covers the regulation of the Planning Commission's actions, procedures and its limitations.

4. Briefly explain a land use decision that interested you. Share your observations about the process and the decision.

   The development of the last large, un-developed parcel between Butler Avenue and the ocean-front.

   The Planning Commission, the City Council, the TI Historical Society, the Savannah Historical Society and the developer were all involved in developing a plan to move forward – no one 'won' everything, but all participated.

5. Where do you see the City of Tybee Island in ten (10) years?

   There is major concern for the rising of the water-level and now is the time to develop a plan of action for the entire Island.

6. In your own words, please give your personal opinion as to the meaning of "conflict of interest."

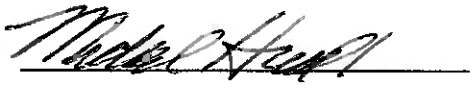
   Having an un-fair advantage – personal or financial - through knowledge, position, relationship(s) that allows a person to be biased in decision-making.

7. What would consider to be the biggest accomplishment that the Planning Commission has made over the last five (5) years?

   Maintaining the height-limitation of buildings at 35-feet, and restricting the extent of the development of the large parcel between Butler Avenue and the oceanfront .

8. If you could change one thing about the Planning Commission, what would that be? Please explain the benefits that would come about as a result of the proposed change.

   Consideration of term limits for the Commission. Benefit: new ideas and understanding to the Commission.

Signature  Today's Date January 4, 2022

Printed Name Michael (Mike) Harrell

Address 403 9th Street
P.O. Box 2380
Tybee Island, GA 31328

Telephone (912) 713-6478

Email mharrell428@yahoo.com

MICHAEL L. HARRELL
403 9TH STREET
TYBEE ISLAND, GA 31328

BUSINESS EXPERIENCE

At 16 years of age, I began working at Food Giant Inc. in the Atlanta area,as a bag boy and was promoted into Management over the course of 12 years. I became an Assistant Manager at a one of their top stores, with +/- 60 employees, and then Co-Manager for two different, larger stores. During this time, I attended Georgia State University and Kennesaw State University majoring in Business. My proudest moment was when I became a father although it forced an end to my class attendance.

To give more flexibility with time at home, I moved to Uniworth Glass Company as their Distribution Manager for three years during which time I established two warehouses, one in Atlanta and one in Richmond, Virginia. My responsibilities included developing the inventory, hiring the workers, contacting freight lines and customers. These warehouses shipped auto glass to Georgia, Florida, Alabama, Mississippi, North and South Carolina, Tennessee and Virginia.

Missing the grocery business culture, I became a salesman, then manager for a wholesale gourmet and specialty food company selling to the groceries and Commissaries in the southeast. My sales staff of 10 and I covered from Florida to Virginia. Being in the middle allowed me to relocate to Tybee Island.

After 13 years, I obtained a Georgia Real Estate License and worked for Sunbelt Business Brokers. There I listed businesses through 'cold calls', sold businesses, and assisted in the development of financial arrangements for individuals to be able to purchase them. My license is currently inactive.

Just before the 'crash', I purchased an under-achieving shipping company and was able to turn it around. As a franchise-owner, my shop received several awards for most improved sales.

Now, not one to 'sit', I run a small currier business which allows for more retirement time to enjoy Tybee Island.

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PLANNING COMMISSION MEMBER APPLICATION PACKET

Thank you for your interest in serving on the Planning Commission of the City of Tybee Island.

The Planning Commission makes formal recommendations to the Mayor and the City Council on Land Development Code petitions and issues. The Planning Commission is a citizen board appointed by the Mayor and the City Council. It is composed of six voting members and a chairperson who votes only in the event of a tie. Terms are staggered and are for two years, beginning on February 1. Members must be residents within the city limits of Tybee Island. Planning Commission members are not compensated by the City for their service.

The Planning Commission meets at City Hall once a month at 6:30 p.m. The dates of meetings for the current calendar year are posted at the City's website at www.cityoftybee.org.

Attached is Article 11 of the Land Development Code and the Planning Commission Rules of Procedure which will provide information about the Planning Commission. It may also be useful to review the minutes of past Planning Commission meetings which are posted at the City's website.

To apply for a Planning Commission opening, you must complete the attached form and submit it with your resume to the Clerk of Council before the deadline

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PLANNING COMMISSION MEMBER APPLICATION QUESTIONS

(applications will not be processed without completion of these questions)

1. Why do you want to be a member of the Tybee Island Planning Commission?

   I care deeply about our community, and that starts with residents who take an active role in both keeping theirs healthy and planning for the future. By participating in the planning commission, I could help our community make decisions which support the health of the Tybee community now, and in the future.

2. What do you believe to be the most important aspect of the role that a Planning Commissioner plays for the community and the City?

   A Planning Commissioner is charged with providing thoughtful and informed recommendations so that the city council can make land development decisions that promote the health, safety, morals, convenience, order, prosperity and general welfare of the city and its residents.

3. Explain your understanding of the City of Tybee Island's Land Development Code.

   As I understand it, the land development code governs the terms of land use here on Tybee. This code is the foundation against which zoning, variances, appeals, petitions, subdivisions, Master Plan implementations, and proposed changes to said code would first be weighed.

4. Briefly explain a land use decision that interested you. Share your observations about the process and the decision.

   The topic of STVRs has been fairly pressing for many cities globally, including our very own Tybee. I've appreciated the discourse, the experts consulted, and the re-visiting of the original intent for land use as these decisions with weighty consequences were considered and made.

5. Where do you see the City of Tybee Island in ten (10) years?

   In ten years, my hope is that Tybee has a healthy community of full time multi-generational residents, thriving tourism, and local businesses that thrive supporting both.

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6. In your own words, please give your personal opinion as to the meaning of "conflict of interest."

   A conflict of interest is a situation in which a person is in a position to derive personal benefit from actions or decisions made in their official capacity.

7. What would consider to be the biggest accomplishment that the Planning Commission has made over the last five (5) years?

   I returned to the area in 2020 after working in other states for the past 8 years, so unfortunately I have not been here to help celebrate the accomplishments of the the commission. But I look forward to learning more about this from other members should I be selected to serve.

8. If you could change one thing about the Planning Commission, what would that be? Please explain the benefits that would come about as a result of the proposed change.

   Like question 7, because I only recently returned to the area in 2020, I don't have enough information to form an opinion on things I would like to see changed on the Planning Commission.

Signature: Mariah Hay

Today's Date (Jan 5, 2023)

Printed Name (Mariah Hay)

Address:
1111 Laurel Ave
Tybee Island, GA 31328

Telephone: 717-413-5213

Email: mariahhay@gmail.com

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LAND DEVELOPMENT CODE

ARTICLE 11. PLANNING COMMISSION

Sec. 11-010. Creation and purposes.
There is created a planning commission for the purpose of promoting the health, safety, morals, convenience, order, prosperity and general welfare, and to provide for the orderly development of the city.

Sec. 11-020. Name.
The name of the planning commission shall be "The Tybee Island Municipal Planning Commission" herein referred to as the "planning commission".

Sec. 11-030. Membership.
The planning commission shall consist of seven (7) members who shall be residents within the city limits of Tybee Island, appointed by the governing body, with a chair voting only in the event of a tie.

Sec. 11-040. Terms of office.
Members of the planning commission shall be appointed by the mayor and council for two year staggered terms of office.

Sec. 11-050. Filling vacancies.
A vacancy in the membership of the planning commission shall be filled in the same manner as an original appointment.

Sec. 11-060. Removal of members.
The mayor and council may remove any member of the planning commission for cause after written notice at any regularly scheduled city council meeting. A recommendation for removal from office can be requested by a concurrence of four members of planning commission and the chair of the planning commission for violation of the attendance requirements as set forth in the rules of procedure as adopted by the Tybee Island Planning Commission.

Sec. 11-070. Compensation.
Compensation, if any, to any member of the planning commission shall be determined by the mayor and council.

Sec. 11-080. Chair and vice-chair.
The planning commission shall elect one of its appointed members to serve as chair, and another as vice-chair. They shall serve for a period of one year, or until successors are elected.

Sec. 11-090. Secretary.
The secretary to the planning commission shall be the zoning administrator. In his or her absence, the planning commission may appoint an employee of the city or a member of the planning commission.

Sec. 11-100. Meetings.
(A) The planning commission shall meet in a regular session each month no later than sixteen days prior to the first scheduled city council meeting of the following month at city hall at 7:00 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.

Sec. 11-110. Duties.
The planning commission shall perform all of the following duties:
(A) Duties and responsibilities assigned by the mayor and council.
(B) Make formal recommendations to the city council on all petitions for variances from the city's technical codes.
(C) Make formal recommendations to the city council on all petitions and the meeting of ordinance requirements for zoning map amendments, subdivisions, and/or amendments to the text of this Land Development Code, specifically including but not limited to special assignments requested by the governing body, the city code enforcement department, city engineers.
(D) Land use planning. The planning commission shall make careful surveys and studies periodically in order to update the city's master plan and Land Development Codes. Consideration shall be given to existing conditions, probable future development, and the promotion of public health, safety, prosperity, economics development, efficiency and the general welfare as evide community.

RULES OF PROCEDURE
PLANNING COMMISSION

1. GENERAL – The City of Tybee Island Planning Commission shall be governed by terms of the Georgia General Planning and Enabling Act of 1957, as amended, and other special state laws, related to city planning.

2. MEMBERS, OFFICERS AND DUTIES OF SAME – The Planning Commission shall consist of seven (7) members appointed by the Mayor and Council of the City of Tybee Island. Appointments shall be made at the first scheduled City Council meeting in January. The terms of office for members of the Planning Commission shall be two (2) year staggered terms.

   A. CHAIR – The term of office shall be for a period of one (1) year with the election taking place at the first meeting after the appointments are made by Mayor and Council. The Chair will be allowed to vote only in the event of a tie vote. The Chair shall decide all points of order and procedure using Robert's Rules of Order. The Chair may appoint one or more members to investigate and report on matters which shall come before the Planning Commission.
   B. VICE-CHAIR – A Vice-Chair shall be elected from the members of the Planning Commission. The term of office shall be for one (1) year, with election taking place at the first meeting after the appointments are made by Mayor and Council. The Vice-Chair shall act as Chair in the absence of the Chair.
   C. SECRETARY – The Secretary to the Planning Commission shall be the Zoning Administrator or his/her designee.

3. REGULAR MEETINGS OF THE PLANNING COMMISSION – Regular meetings of the Planning Commission shall be held no later than sixteen (16) days prior to the regularly scheduled City Council meeting on Monday evenings at 6:30 p.m. at City Hall. Planning Commission packets, prepared by the Zoning Administrator, will be available for pickup by the members of the Planning Commission on the Friday one week preceding the Planning Commission meeting. Any packets not picked up will be distributed at the Planning Commission meeting.

   SPECIAL MEETINGS – Special meetings of the Planning Commission may be called at any time deemed necessary by the Chair, or a majority of the members, or at the request of Mayor and Council, provided however, that 48 hours notice of time and location of such meeting shall be given to each member. The 48 hour notice requirement may be waived by an action of not less than four (4) members of the Planning Commission. Said notice of the special meeting shall be posted at City Hall, stating the place, time and purpose of the special meeting and no other business may be conducted other than that which is posted.

4. REQUESTS FOR ZONING ACTIONS – It shall be the responsibility of the applicant to complete and submit an application form and required documentation to the Zoning Administrator in writing by the first day of the month prior to the next Planning Commission meeting. Failure of the applicant to supply complete documentation and meet the requirements of the ordinances will result in the application being rejected and not considered. Applicant will initial on the application form each requirement as stated. If the first day of the month falls on a Saturday, Sunday or holiday, the cutoff date shall be the first working day after. It shall be the responsibility of the petitioner to supply sufficient information to the Planning Commission and supporting documentation for the Commission to make a fair and reasonable decision. The petitioner has the right to present further documentation at the Planning Commission meeting to substantiate his request.

5. COPIES OF PLATS AND/OR DRAWINGS – If the plats or drawings are larger in size than 11 inches, the applicant will supply a minimum of thirteen (13) copies.

6. PUBLIC HEARINGS – All requests for action by the Tybee Island Planning Commission are governed by the Zoning Procedures Act. The request for zoning action shall be advertised in the Savannah Morning News at least 15 days but not more than 45 days prior to the Public Hearing before Mayor and Council. A sign shall be posted on the property stating the action requested, current zoning if a zoning change is requested, and date, time and place of all hearings. Adjacent property owners shall be notified when possible. Failure to receive notice shall not affect the validity of any zoning action. This procedure is a supplement to the legally required notification process.

7. ORDER OF BUSINESS – All meetings shall be open to the public and governed by the Sunshine Laws of the State of Georgia. Robert's Rules of Order shall govern the meetings. The order of business for regular meetings of the Tybee Island Planning Commission shall be:

    A. Call to Order
    B. Roll Call
    C. Approval of Minutes
    D. Disclosures
    E. Visitors
    F. Old Business
    G. New Business
    H. Announcements
    I. Adjournment

    The proposed zoning action will be read by the Chair. A written report will be submitted by the Zoning Administrator outlining the petition, variance requested and compliance. The Zoning Administrator shall present the petition and answer any questions asked by the Planning Commission. Members of the Planning Commission may question the petitioner following the presentation by the Zoning Administrator. The committee shall be empowered to request of the applicants for action by the Commission any additional information that they may need for their reports. The Chair will then ask for public input. The petitioner shall be allowed up to ten (10) minutes to address the zoning decision under consideration. This time limit can be waived by a two-thirds vote of the members present prior to or at the time of the introduction of the proposed zoning action. Each speaker shall speak only to the merits of the proposed action under consideration and shall only address members of the Planning Commission. Each speaker and/or member of the Planning Commission shall refrain from personal attacks on any other speaker, member of the Planning Commission, staff, or petitioner. Each speaker shall further refrain from any discussion of facts or opinions not relevant to the proposed zoning action under consideration. The Chair may limit or refuse a speaker the right to continue if the speaker, after first being cautioned, continues to violate this section.

8. PERTINENCE – Any item before the Planning Commission relevant to matters of zoning, variances, appeals, petitions, subdivisions, Master Plan implementations, and code changes shall not be voted upon without first considering the pertinence of the matter with reference to the zoning map, Master Plan, Code of Ordinances, and appropriate documents and plans. Commission members and all petitioners and other speakers shall remain germane to the matter on hand, shall not engage in personalities or invectives, and shall not repeat unless so requested.

9. REPORTS TO THE MAYOR AND COUNCIL – The Chair shall file with the Secretary no later than the Thursday following the Tuesday regular meeting a Planning Commission determination sheet for each petition heard during the Planning Commission meeting. These sheets shall be prepared by the Zoning Administrator and shall state the petitioner's name, address, request, and the recommendation of the Planning Commission for approval, denial, table for further information, or no action taken. The findings of fact shall reflect the vote by Planning Commission on each petition. The Zoning Administrator shall attend City Council meetings to answer any questions pertaining to the recommendations submitted. If the Zoning Administrator were unable to present a petition at a City Council meeting, the Chair or his/her designee would present.

10. ATTENDANCE – A member who fails to attend two (2) consecutive regular meetings or four (4) regular meetings of the Planning Commission in a one (1) year period, (February to last regular meeting of January) without prior notice to the Secretary and/or Chair, shall either resign or become subject to a recommendation to Mayor and Council for dismissal from the Planning Commission. The Chair, with the concurrence of three (3)

members, may recommend to Mayor and Council that the vacancy be declared and that the vacant position be filled by appointment.

11. QUORUM – A quorum shall consist of four (4) members. In the event that a quorum is not present at the regular meeting, the members present may set a date and time for a special meeting to hear the petitions on the agenda.

12. VOTING – Voting takes place on each petition. Majority vote decides the motion. If a member recuses from voting, the reason for recusing shall be stated and become a part of the minutes. An abstention shall be counted as an affirmative vote. The Chair shall only vote in the event of a tie vote. Votes shall be recorded and included in the minutes.

13. CONFLICT OF INTEREST – If a member of the Planning Commission has a direct financial interest in the property, owner, member of immediate family of petitioner, or a 10% interest in a business or corporation requesting a change in zoning for a property, or receive any compensation for aiding the petitioner prepare or document the petition, that member shall disclose same at any hearing before the petition is heard; and it shall be deemed a conflict of interest and that member shall excuse himself/herself from all discussion and leave the dais during such discussion.

14. FINANCIAL CAMPAIGN DISCLOSURE REQUIREMENTS – If a petition for rezoning a property is before the Planning Commission, any member who has received campaign contributions or gifts in the previous two (2) years from the petitioner or his attorney in the aggregate amount of $250.00 or more shall disclose in writing said contributions.

15. ADVISORS – Any planning staff or other advisors to the Planning Commission upon request shall be encouraged to advise all members regarding the technical aspects of matters for consideration before the Commission. Staff shall also be available to the citizens to answer questions concerning items before the Commission. The Chair may request that the Secretary or any ad hoc committees prepare any special reports and publish same for the general public.

16. AMENDMENTS – These Rules of Procedure may be amended at any regular or special meeting of the Planning Commission by a majority of affirmative votes of not less than four (4) members, provided that such amendment(s) shall have been presented to all members in writing at least five (5) days prior to the meeting that the vote is taken.

Mariah Hay

https://www.linkedin.com/in/mariahhay *LinkedIn*
mariahhay@gmail.com *email*
@mariahhay *twitter*
(+01) 717.413.5213 *mobile*

Summary

As a thought leader in digital product development and human-centered design, I enjoy building agile technology organizations that align around flow efficiency and place delivering value to the user at the center of everything they build. My experience with product and engineering teams serving high-level stakeholders reflects my personal goals of directing business through product design excellence from the ground up.

Professional Experiences

Help Scout
CXO (Chief Experience Officer), Executive Leadership Team
April 2021 - January 2023
Greater Salt Lake City Area
Leads Global Engineering, Product, and Design (~40% of the current company) in the creation and maintenance of the Help Scout SaaS product portfolio, 20% conversion, 56 NPS and over 85K paying users.

Help Scout
VP of Product, Executive Leadership Team
May 2020 - April 2021
Greater Salt Lake City Area
Executive leader over Product organization, collaborating on company direction for market acquisition and expansion, working with Sales and Marketing to build go to market motion, and partnering closely with Design and Engineering to enable healthy cross functional teams who are strategically aligned to deliver continuous customer value and execute against company direction.

Skills Matter
Advising CXO
September 2021 - Current
Advisory Board
September 2020 - Current
Austin, TX

Pluralsight
SVP, Head of Practices

March 2019 - May 2020

Greater Salt Lake City Area

Leads Engineering, Product Management, Product Design, Data Science, Machine Learning, and Instructional Design, with a functional leadership teams and an organization of principal practitioners that govern and support how 11 business units and 50+ teams build product in a lean, secure, flow-efficient, human centered way. Designed and implemented the current org structure. Increased capacity to hire by 150% in the first quarter post reorg. Reduced onboarding time from 3 months to 3 weeks. Increased focus on delivering to strategic OKRs through team and leadership alignment.

Pluralsight

VP of Product

December 2015 - February 2019

Greater Salt Lake City Area

Lead the product-side integration of three acquired companies, growing the organization from 8 to nearly 40 cross-functional teams in three years, with revenue growth from 83M to 300M. Created product team hiring practices that increased gender and underrepresented minorities from 4% to 47%. Lead nine product areas with domestic and international teams with 2% attrition rate.

Savannah College of Art and Design

Professor of Design Management, Graduate Program

November 2011 - August 2016

Savannah, GA

Directed graduate coursework focused on interdisciplinary collaboration and the integration of tangible design thinking in all levels of strategy, planning and management. Driving innovation and communicating the role of design in business - key components in creating new enterprise, developing new products and stimulating the investor community - are at the core of graduate students' learning objectives. For course descriptions see “Academia” section of CV.

Universal Mind

Director of User Experience

December 2015 - February 2019

Greater Salt Lake City Area

Established a new office and digital development practice in Dallas. Built a core local team of cross-functional product and engineering professionals. Provide practice oversight and governance with a keen focus on project scope and execution. Lent thought leadership to internal structuring, team makeup, and role definitions. Contributed domain knowledge expertise in education, healthcare, and SAFe application to UX and innovation practices.

AMC Health

Director of User Experience

October 2014 - June 2015

Greater New York City Area

Built the product practice from the ground up, centered around Scale Agile (SAFe) in partnership with engineering. Implemented user centered design research practices that informed product development at the team, program and portfolio levels. Defined digital strategy for front end product design for web, tablet

and mobile to meet commercial, government, and clinical trial needs. Implemented usability testing to ensure offering met and exceeded the needs of users including patients, nurses, doctors and other caregivers.

Vizient (formerly VHA)
Design Manager, Innovation Practices Group
October 2012 - November 2014
Dallas / Fort Worth Area
Drove identification of user insights through research based synthesis to develop concepts for new business offerings with a keen interest in transformational innovations 3-4 years out. Design and facilitate innovation workshops specifically tailored to engage and utilize multi-disciplinary groups during the concept, prototype, and pilot phases of our initiatives. Capture and communicate complex systems in written and visual documentation.

BFG Communications
Interactive Project Manager
March 2012 – September 2012
Savannah, GA
Managed conception to execution of interactive online and social media advertising programs. Oversaw all aspects of strategy, design, content, information architecture, UX, development, testing, QA, launch, and monitoring. Clarify deliverables, manage timelines and set resource expectations.

Kin Valley
Product Manager and Interaction Designer
August 2011 – February 2012
Savannah, GA
Drove user-centered interactive design to build a family friendly social-media that is informed by user research, iterative design, and game psychology. Worked with design and development to generate functional UX specifications, manage project timelines and product cycle. Strategized future product offerings, analyze product against user segmentation groups and administer asset testing for future target markets and product direction.

Savannah College of Art and Design
eLearning Course Development
September 2010 - December 2011
Savannah, GA
Developed course content for SCAD Master's level online Design Management Program, working with both the Design Management Department and the eLearning Department to understand the student user experience in an online environment, and create content that parallels the on-ground course experience specifically tailored for eLearning. For course descriptions see "Academia" section of CV.

Savannah College of Art and Design
Graduate Academic Advisor
September 2010 – August 2011
Savannah, GA

Provided cohesion to the academic progress of graduate students, making judgments regarding educational path and coursework selection. Provided guidance in financial and academic decision making.

Savannah College of Art and Design
Coordinator of Graduate Activities
April 2009 – August 2010
Savannah, GA
Managed the Distinguished Faculty Program and serve as the Fulbright liaison officer for the university. Coordinate academic and nonacademic activities specifically tailored for graduate students. Recruited prominent visiting professors to hold workshops, seminars, small group discussions, lectures, exhibitions or other activities that would give graduate students exposure to world-class talent, networking or career opportunities, and to academic topics.

Briggs & Riley
Product Development Coordinator
November 2007 – January 2009
Greater New York City Area
Drove physical product development design and manufacturing, with both soft and hard goods. Conducted contextual research, developed concepts and drove production domestically and in Asia. Managed product timelines, roadmaps, status reports, project calendar and sample reports. Compiled, tracked and communicated results from product line reviews including end of life replacements, running changes, revisions and PO Start Dates. Coordinated with overseas agents, factories and suppliers to meet product introduction timelines. Developed and maintained a comprehensive specification book for every line. Compiled and tracked project costs and payment for tooling, molds and prototypes.

St. Joseph/Candler Hospital
Design Research Lead
August 2006 – March 2007
Savannah, GA
Lead a design and research team with Savannah College of Art and Design to understand and redesign the patient experience in the Day Surgery Unit for St. Joseph/Candler.

Georgia Regional Hospital at Savannah
Director of Communications
February 2005 – November 2007
Savannah, GA
Directed the Communications Department, Volunteer Services, and the hospital donations center. Worked with Savannah College of Art and Design to lead two separate clinical facilities re-design projects. Worked with teams of staff and graduate students, conducting extensive contextual research to re-design facilities to better serve the needs of patients and staff. The facility re-design for Unit 6 was nominated by the Department of Human Resources for the State of Georgia with an “Innovative Healthcare Work” award.

Georgia Regional Hospital at Savannah
Communications Manager
September 2004 – January 2005

Savannah, GA
Supported the Communications Department, Volunteer Services, and the hospital donations center.

Education

Savannah College of Art and Design
Masters of Fine Art, Industrial Design *(2009)*
Design and Our Health: The Link Between Comfort, Aesthetics, and Healing, nominated as Outstanding Industrial Design Departmental Thesis
Graduated with Honors, Magna Cum Laude

College of Charleston
Bachelors of Art, Studio Art / Arts Management *(2004)*
Minor in Arts Management with an emphasis on non-profit business management
Fellowship Recipient
Graduated with Honors, Cum Laude

Camberwell College of Art, London Institute
Accredited Coursework Toward Awarded BA
15 Credit Hours

Millersville University
Accredited Coursework Toward Awarded BA
6 Credit Hours

Community

Co-Founder and Board Member, Product Hive (501c3)
September 2016 - January 2022
Greater Salt Lake City Area

Industry Board Member, Women Tech Council
July 2017 - May 2020
Greater Salt Lake City Area

Organizer and Salt Lake City Chapter Founder, Ladies that UX
February 2016 - Jan 2019
Greater Salt Lake City Area

Organizer and Dallas Chapter Founder, Ladies that UX
February 2016 - Jan 2019
Greater Dallas / Fort Worth Area

Dallas Host and Chapter Founder, Creative Mornings
August 2015 - January 2016
Greater Dallas / Fort Worth Area

Interaction Design Association (IxDA)
2012 - Current, Member

Industrial Design Society of America (IDSA)
2005 - 2014 Member
2013 - 2015 Board Nominations Committee Member
2014 IDSA International Conference Planning Committee Member

Select Honors

Excellence in Product Award, 2017
Women Tech Awards
http://www.womentechcouncil.com/awards/mariah-hay/

Fast Pitch Competition Winner in Faculty Category, 2011
Georgia Southern University, Center for Entrepreneurial Learning and Leadership

Scholarship Gala Scholarship Recipient, 2007
Savannah College of Art and Design

Nominee for Innovative Healthcare Work Award, **Unit 6 Redesign Project**, 2006
Department of Human Resources, State of Georgia

Presentations, Public Appearances and Publications

Select Presentations and Public Appearances

Workshop Facilitator - Leadership 101: How to Find and Maintain Healthy Teams
Front Workshop Conference, Salt Lake City, UT, November 2022

Keynote - “First Do No Harm: Ethics in Product Design”
VMware SHAPE, Remote, October 2022

Guest Lecturer - Service Design Research Tactics
Savannah College of Art and Design, Remote, September 2022

Podcast Guest - Product Chats: Exploring Human-Centered Design With Mariah Hay of Help Scout
May, 2022
Apple:
https://podcasts.apple.com/us/podcast/exploring-human-centered-design-with-mariah-hay-of/id1620907789?i=1000562225295
Spotify: https://open.spotify.com/episode/1QNZtjTeafZAdyTnVhVqss
Youtube: https://www.youtube.com/watch?v=zojYppRToQ8
Podcast Page: https://productchats.canny.io/exploring-human-centered-design/

Podcast Guest - #2Inspire: Building and Growing Digital Product
May, 2022
https://bit.ly/3KA8Rmf

Podcast Guest - Without a Roadmap: Mariah Hay, Chief Experience Officer at Helpscout
September, 2021
https://podcasts.apple.com/us/podcast/mariah-hay-chief-experience-officer-at-help-scout/id1503231746?i=1000533979212

Broadcast - People of Product: Placing Humans Back at The Center of Design //Ep.77
March, 2021
https://www.crema.us/people-of-product/77

Guest Lecturer - Ethics in Digital Product Design
Harvard Business School, Remote, February 2021

Broadcast - Churn FM: Support-Driven Growth to Increase Retention //Ep.97
February, 2021
https://www.churn.fm/episode/how-help-scout-uses-support-driven-growth-to-increase-retention

Speaker - “First Do No Harm: Ethics in Product Design”
Spotlight UX, FITC, Remote, December 2020

Special Guest - Women’s Leadership Camp
Bureau of Digital, Remote, November 2020

Speaker - “Without Trust, You Cannot Lead”
Bureau of Digital, Remote, September 2020

Broadcast - Designed Today: Organizational Design - From 150 to 600 //Ep. 77
June, 2020
🎥 https://lnkd.in/e_yqqKH
🎧 https://lnkd.in/eCeQnhp
💥 https://lnkd.in/eYCDWai

Broadcast - Pluralsight All Hands on Tech: 005 - Why Human Centered Design Matters,
December, 2019
https://www.pluralsight.com/blog/software-development/podcast-005-why-human-centered-design

Keynote - "First Do No Harm: Ethics in Product Design"
Design Leadership Days, Seattle, WA, September 2019

Guest Lecturer - Eliminating Bias in Customer Interviews
Harvard Business School, Cambridge, MA, September 2019

Mainstage Presenter - Interview with Google Cloud's Jason Martin
Pluralsight Live, Salt Lake City, UT, August 2019

Keynote - "Using UX to Your Advantage"
HDI Brazil, Sao Paulo, May 2019

Panel Leader - "The CTO of the Future"
Silicone Slopes Tech Summit, Salt Lake City, UT, Jan 2019

Keynote - "First Do No Harm: Ethics in Product Design"
Revolve, Charleston, SC, November 2018

Guest Lecturer - Eliminating Bias in Customer Interviews
Harvard Business School, Cambridge, MA, September 2018

Speaker and Panelist - "First Do No Harm: Ethics in Product Design"
Enterprise UX, San Francisco, June 2018

Speaker - "First Do No Harm: Ethics in Product Design"
Mind The Product, San Francisco, June 2018
https://www.mindtheproduct.com/first-do-no-harm-by-mariah-hay/

Broadcast - Aurelius Podcast: Episode 19 with Mariah Hay,
Working with Developers, User Research and Doing UX at Scale. May 2018
https://blog.aureliuslab.com/2018/05/03/mariah-hay-enterprise-ux-and-user-research-with-developers/

Workshop Facilitator - Leadership 101: How to Find and Maintain Healthy Teams
Front Workshop Conference, Park City, UT, January 2018

Speaker - "Using UX to Your Advantage"
Fusion Day, Charlotte, NC, Dec 2017

Broadcast - UX and Design Leadership: Inside the Big Design Studio with Mariah Hay
Project UX. October 2017
https://www.projectux.tv/videos/ux-and-design-leadership-inside-the-big-design-studio-with-mariah-hay

Speaker - “SaaSY Content: How Content Becomes the Competitive Advantage for SaaS”
Dallas Big (D)esign, Dallas, September 2017

Speaker, “The PM Misconception: Why Everyone and No One is Prepared to Manage Product”
Web Unleashed, Toronto, September 2017

Keynote, “The PM Misconception: Why Everyone and No One is Prepared to Manage Product”
Front, Salt Lake City, UT, May 2017

Speaker - “Help Wanted: How to Find the Right Experience Job”
Utah Design Week, UXPA Speaker Series, October 2016

Speaker - “Help Wanted: Using UX to Your Advantage”
Web Unleashed, Toronto, September 2016

Day 2 Opening Speaker
Front Conference, Salt Lake City, UT, May 2016

Speaker - “Confusing UX with UI Can Cost You”
Converge SE, Charlotte, NC, April 2016

Panelist - Startup Bus
Salt Lake City, UT, April 2016

Workshop Instructor - “Wireframes; Designing Software Without Code”
Utah Design Week, UXPA Speaker Series, December 2015

Speaker - “Confusing UX with UI Can Cost You”
Fusion Day (Formerly Blend Conference), Charlotte, NC, September 2015

Speaker - “Help Wanted: How to Find the Right Experience Job”
Dallas Big (D)esign Conference, September 2015

Guest Lecturer - “Confusing UX with UI Can Cost You”
Matrix Resources, Dallas Texas, June 2015

Workshop Instructor - “Bringing Innovation into the Pharmacy”
VHA Pacific Northwest Pharmacy Fall Conference, Portland, OR, September 2012

Guest Lecturer - Design and our Health, Presentation of Thesis
Collaborative Innovation Networks Conference (COINS), Basil, Switzerland, September 2011

Speaker - “Opportunities in Medical Design”

International Titanium Association Annual Conference, Orlando, October 2010

Private Presentation - A Model for Patient Centered Care: Redesigning the Day Surgery Experience
SCAD President's Board of Visitors, Savannah, GA, March 2007

Publications - Academic Papers

Hay, Mariah Ruth, MFA Industrial Design Thesis. Design and Our Health: The Link Between Comfort, Aesthetics and Healing
2009 (Supervised by Professor Robert Fee, Professor Peter Fossick, and Brian Stonecipher).

Academia

Theses and Projects Supervised

Wells, Elysia Celeste, MFA Design Management Thesis.
From Deep Space to Blue Sky: Using Science Fiction to Inspire Decision Makers and to Help Facilitate Innovation, 2013 (Supervised jointly with Professor Robert Fee and Professor Christine Miller, Ph.D.).

Kuhn, Artie, MFA Interactive Design and Game Development Thesis.
The Information is the Interface: Leveraging Data Visualization to Transform User Experience, 2013 (Supervised jointly with Department Chair SuAnne Fu and Professor Christopher Morgan).

Rhodes, Kirk, MFA Graphic Design Thesis.
Design Thinking for Educators: Using design thinking in the K-12 setting to teach critical thinking skills, 2014.

Classes Developed and Taught at the Savannah College of Art and Design

SDES 704 OL Applied Theory in Design
Developed and Taught
Graduate-level design thinking and the management of ideas are the cornerstones of reducing theory to inform practice within organizations. Through a series of presentations, discussions and exemplar projects, students explore current design practices and the role of theory that informs and guides the management of the design process. Project management topics include preparation of comprehensive design briefs, strategic mapping of the design process and contingency planning of the project throughout its execution.

DMGT 720 OL Design Innovation Development and Marketing Strategies
Contributor
This course presents the principles of project planning and implementation critical to forming a profitable, successful new business entity. Business plan development, technology transfer, offshore sourcing, and alliances with partners and suppliers are integrated into the student's design skill set toward the end of achieving innovation in the marketplace. Moreover, projects undertaken in this course teaches the student

to develop original design concepts into commercially marketed and sold products, communications, environments or services.

DMGT 732 OL Facilitating Creative Thinking

Taught

Successful design managers need to be able to create the conditions for creative thinking and innovation within an organization composed of a wide variety of professionals, most of whom are not familiar with design thinking. This course prepares students to lead teams in the envisioning of new ideas and solutions by developing skills in framing, imaging and group interaction as they apply the process of design conceptualization outside of the familiar domain of studio skills. In a series of simulations and group exercises, the students acquire experience in idea facilitation through working successfully with non-design people in a creative mode.

CITY OF TYBEE ISLAND
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PLANNING COMMISSION MEMBER APPLICATION QUESTIONS

(applications will not be processed without completion of these questions)

1. Why do you want to be a member of the Tybee Island Planning Commission?

I would like to continue as a member of the Planning Commission because it is my passion to preserve the historic beach town nature of Tybee, the community, and its resources. I believe we should continue to work to safeguard for planned growth and appropriate development. Based on my extensive experience and comprehensive knowledge of commercial and residential building and development, I will continue to add value to the Planning Commission and the work it does for the City of Tybee Island. Also, I have the time and energy to commit to doing a great job.

2. What do you believe to be the most important aspect of the role that a Planning Commissioner plays for the community and the City?

I believe that assisting the city in making decisions that support sustainable growth and development based on the Land development Code, Master Plan, and common sense are the most important services that I as a member of the Planning Commission can offer the city and the community.

3. Explain your understanding of the City of Tybee Island's Land Development Code.

My understanding of Tybee Island's Land Development Code (LDC) is that it is a fluid, comprehensive document that has been established to define and direct the development and zoning within the city. Tybee's LDC is used to examine existing conditions, future development, and to protect public health, safety, prosperity, economic development, efficiency, general welfare, and quality of life.

4. Briefly explain a land use decision that interested you. Share your observations about the process and the decision.

I believe, due to the fact that Tybee is a small island, all land use decisions will ultimately have an impact and should be well thought out. Recently, the pool moratorium, short-term rental (STR) ordinances, and now the new consideration of allowing dogs on the beach are of great interest to me and many others. These matters not only affect our community and our way of life, but they also impact our natural resources and the livelihood of our businesses.

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As Tybee continues to be a popular beach town destination, it is critical to make decisions about these issues and other matters based on the LDC and the master plan on order to provide for sustainable growth and utilize good stewardship of Tybee's resources while honoring property rights and the rights of its citizens.

5. Where do you see the City of Tybee Island in ten (10) years?

In ten years, I see Tybee much like today, a well-managed sustainable beach community. We will continue to strive for excellence with wildlife and beach preservation, while at the same time remaining quirky and fun. People have always been drawn to our beach town and they will continue to come to Tybee. It is up to us to protect Tybee. Keeping that in mind, I believe it is important to maintain a holistic approach to growth and development. This can be accomplished by balancing growth and property rights while honoring our deep sense of community as we look to the future

6. In your own words, please give your personal opinion as to the meaning of "conflict of interest."

In a nutshell, for me, a conflict of interest means the following: If I have a vested interest in a property or a petition that is being presented to the Planning Commission, it is my duty to disclose the interest and take the proper action based on the rules of procedure and the LDC. I have on occasion disclosed vested interest and have recused myself as necessary.

7. What would consider to be the biggest accomplishment that the Planning Commission has made over the last five (5) years?

I believe higher competency and reliability of the Planning Commissioners have allowed the City Council to rely much more on the work of the planning Commission. I believe our commissioners work diligently to study and understanding the LDC and The Master Plan. When these traits are added to commitment, preparation, and continuing education, our commissioners today are very skilled and qualified and are an asset to the City Council, staff, and community

8. If you could change one thing about the Planning Commission, what would that be? Please explain the benefits that would come about as a result of the proposed change.

The Planning Commission does a great job. I would love for the City Council members of Tybee to look more closely at the work the Planning Commission does. Many of the hard questions and issues are discussed and evaluated at the commission meetings. This offers the opportunity of not having to do double work

Signature Susan Hill Today's Date 12/26/2022

Printed Name Susan Hill

20211206/jrl

Address 137 Lewis Ave
PO Box 597
Tybee Island GA 31328

Telephone: 912-844-9906

Email livingontybeetime@gmail.com

20211206/jrl

Susan Hill
Resident of Tybee Island since 2001
137 Lewis Ave P.O. Box 597
Tybee Island, GA. 31328

Education

Master of Divinity
Episcopal Divinity School Cambridge MA.

Liberal Arts and Social Sciences
Bachelor of General Studies
Minors in Sociology, Philosophy, and Religious Studies

Graduate Realtors Institute Associate Broker GRI

Carl Vinson Institute of Government
University of Georgia

Work experience

RESIDENTIAL DEVELOPER GEI\TERAL CONTRACTOR
ANNUAL BUDGET $5 MILLION.
Susan Hill Builder and Developer
Daniel Enterprises, Inc. 1983-1993
Residential homes completed 100..
Specialized in historical reproduction and renovation, Annual budget 1 million plus.

PROJECT MANAGER RESIDENTIAL CONSTRUCTION
Glade Springs Resort, West Virginia
Managed new residential and commercial construction valued at $10 million plus. 1993-2001
Residential homes completed 30, Commercial buildings completed 10.

REAL ESTATE BROKER
Century 21 Solomon Properties
2002-2022
Multi-Million Dollar Producer Real Estate Sales
Distinguished Sales Society
Certified E-Pro

EPISCOPAL DIOCESE OF GEORGIA
Ordained In the Episcopal Church of The United States of America 2014
currently on leave of absence from the Diocese of Georgia
Served at St. Michaels and All Angels Savannah Georgia 2015-2018

AWARDS/COMMUNITY SERVICE
Currently a Board member of the Rising Tyde Community Food Pantry, Former member Fresh Air Home Tybee Island GA. Former and Current member of the Tybee Planning Commission, Former member Toast Masters Professional speaking organization, Appointed by Mayor as Community Task Force of Budgeting Committee Woodstock Georgia. Georgia Home Builders Association Committee Member for Legislative Action, Atlanta, Georgia Branch. Member Home Owners Warranty Program, Member Architectural Design consultants, State of West Virginia.

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PLANNING COMMISSION MEMBER APPLICATION QUESTIONS

(applications will not be processed without completion of these questions)

1. Why do you want to be a member of the Tybee Island Planning Commission?

   I believe that the planning commission provides an invaluable service to the community and that I can be an asset by offering knowledgeable, fair and reasonable findings on land development issues. I have previously been a member of this commission and would like to return to providing a community service.

2. What do you believe to be the most important aspect of the role that a Planning Commissioner plays for the community and the City?

   The commissioner's role is one that I take very seriously. Researching items for consideration, visiting the locations, determining the fit for the zoning area or neighborhood in accordance with the LDC provides valuable information to both the community and city council. The commission is basically a "working group" that has the capability of offering solutions to zoning issues, protecting both our environment, character of the island and the rights of property owners.

   I believe that the most important aspect of the role is to weigh all elements of any decision taking into consideration the impact to all parties involved and the community as a whole.

3. Explain your understanding of the City of Tybee Island's Land Development Code.

   Having been a member of both the planning commission, city council and a business owner, I have had extensive experience in utilizing the LDC for land development and land use topics. I am proficient in analyzing both the wording and the intention of the code thus offering the opportunity to provide reasonable solutions to complex land development and use issues.

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4. Briefly explain a land use decision that interested you. Share your observations about the process and the decision.

   I was very interested in a proposed rezoning/map amendment request for a property on Campbell Avenue. This request was to change a parcel from residential use to commercial. The parcel in question did have a very small percentage in the commercial district, with the vast majority in residential. This property is in the gateway to the Fort Screven Historic District and was flanked on the North and South sides by residential use.
   I became aware of this proposal by the required posting of the placard on the property and followed up by obtaining the PC packet for further information. The petitioner chose to withdraw the application prior to PC meeting.

5. Where do you see the City of Tybee Island in ten (10) years?

   This is an extremely difficult question to answer. I believe that we, as a community need to work together to set goals, guidelines and workable code to address the variety of new issues that are currently affecting our island. I hope that we are able to plan for the continued growth of tourism while maintaining the small town feel that makes Tybee unique.

6. In your own words, please give your personal opinion as to the meaning of "conflict of interest."

   Conflict of interest occurs when a person in a decision-making position has a vested personal interest in the end result of that decision. This could include a financial interest but may also be a more indirect interest such as benefitting from a land project or use of nearby land.

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7. What would consider to be the biggest accomplishment that the Planning Commission has made over the last five (5) years?

   The planning commission was instrumental in the re-evaluation and updating of the Land Development Code bringing forth issues with the code itself that needed addressed and wording that was outdated or incorrect.

8. If you could change one thing about the Planning Commission, what would that be? Please explain the benefits that would come about as a result of the proposed change.

   I believe that the current structure of the PC works well and draws a diverse variety of applications for participants. I would not change anything at this time,

Signature Julie A. Livingston Today's Date December 16, 2022

Printed Name Julie A. Livingston

Address 801 1st St PO Box 989
Tybee Island, GA 31328

Telephone: 740-348-6257 cell
912-226-9676 business

Email ja_livingston@yahoo.com

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PLANNING COMMISSION MEMBER APPLICATION QUESTIONS

(applications will not be processed without completion of these questions)

1. Why do you want to be a member of the Tybee Island Planning Commission?
I HAVE BEEN IN ENGINEERING FOR FORTY YEARS AND BELIEVE THAT BACKGROUND WOULD BE USEFUL IN COMPREHENDING AND ADVISING ON ZONING ROLES AND ORDINANCES.

2. What do you believe to be the most important aspect of the role that a Planning Commissioner plays for the community and the City?
BALANCING INDIVIDUAL NEEDS WITH THE GREATER PUBLIC GOOD.

3. Explain your understanding of the City of Tybee Island's Land Development Code.
SYSTEM OF REGULATIONS FOR USE OF LAND.
MY UNDERSTANDING AND KNOWLEDGE OF THE CURRENT REGULATIONS IS VAGUE

4. Briefly explain a land use decision that interested you. Share your observations about the process and the decision.
SUB-DIVISION BY CHRIS KONCUL AT 208 BUTLER.
MULTIPLE CITY COUNCIL MEETINGS AND EVENTUAL AGREEMENT TO RENOVATE AND PROTECT HISTORIC HOME IN PERPETUITY.

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5. Where do you see the City of Tybee Island in ten (10) years?
LESS STVR IN USE DUE TO RECENT ORDINANCE, RESULTING IN REDUCED TOURISM DUE TO REDUCTION IN FAMILY ACCOMODATIONS.

ALSO, WATER AND WASTE ISSUES

6. In your own words, please give your personal opinion as to the meaning of "conflict of interest."
FOR ME, A CONFLICT OF INTEREST WOULD BE CREATED BY BECOMING A COMMISSION MEMBER IF I WERE A BUSINESS OWNER... IN PARTICULAR, A BUILDER OR A REALTOR.

7. What would consider to be the biggest accomplishment that the Planning Commission has made over the last five (5) years?
I BELIEVE THE ADDITION OF BEACHSIDE BATHROOMS/CHANGING ROOMS TO BE A GREAT IMPROVEMENT FOR TOURISTS AND RESIDENTS ALIKE, BUT SHOULD BE EXPANDED TO OTHER AREAS OF THE ISLAND.

8. If you could change one thing about the Planning Commission, what would that be? Please explain the benefits that would come about as a result of the proposed change.
I HAVE NO PROPOSED CHANGE,

I HAVE COME TO KNOW OR AT LEAST BECOME ACQUAINTED WITH MANY COMMISSION MEMBERS AND I KNOW THEY LOVE SERVING PEOPLE AND TYBEE AS A WHOLE, HOWEVER, I DO BELIEVE BY BACKGROUND ADDS AN IMPORTANT ELEMENT,

Signature Jack Long Today's Date 1-4-23

Printed Name JACK LONG

20211206/jrl

Address 208 MILLER AVENUE
TYBEE ISLAND, GEORGIA
31328

Telephone: 316 393 4747

Email JACK66LONG@GMAIL.COM

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Jack Long Resume

Address:

208 Miller Avenue
Tybee Island, Georgia 31328

Education:

Ohio State University – Engineering 1985-1987
Knox County Vocational – Mechanical Drafting 1983-1985
Fredericktown High School (Ohio) 1981-1983

Work Experience:

Spirit Aerosystems Oct 2008-Present	Design Lead - team responsible for all systems attachments in Airbus A350 Center Section (Includes A350-900 and A350-1000 and new Freighter)
Spirit Aerosystem Feb 2006 – Oct 2008	Designer of system attachments in wing of Gulfstream G650
Boeing Aircraft March 2005 – June 2006	Designer of system attachments for Boeing 787 AC Duct and Hydraulic system attachments in Nose Section (41) under contract
Boeing Aircraft March 2004 - March 2005	Designer of system attachments for Boeing 737-900 Aft Flat Bulkhead (under contract)
Cessna Aircraft January 1993-March 2004	Designer of system attachments for various Cessna aircraft for production and post-production variations (under contract)
Cessna Aircraft July 1991-January 1993	Designer of system attachments for Cessna Citation X (750) test aircraft and production
Cessna Aircraft July 1989 – July 1991	Tool Designer of major assembly jigs for all Cessna production aircraft
Martin Marietta Aircraft June 1986 - July 1989	Designer of system routings in LANTIRN POD for F-15 and F-16 fighter aircraft
IMESCO Corporation April 1984 – May 1986	Drafter of electrical switchgear and back-up generators sets for hospitals, oil rigs, etc.

Jeri Monroe - planning commission application with resume attached

Thanks!

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PLANNING COMMISSION MEMBER APPLICATION QUESTIONS

1. Why do you want to be a member of the Tybee Island Planning Commission?

   I would like to serve on the Planning Commission to help maintain the beauty, integrity, and orderly development of Tybee. I have lived on Tybee for eight years now, I am retired, and I hope to volunteer as a way of giving back to the community.

2. What do you believe to be the most important aspect of the role that a Planning Commissioner plays for the community and the City?

   I think the most important role a Planning Commissioner has is to evaluate any zoning, variance, or other matters in accordance with the zoning map, Master Plan, and applicable ordinances, and to treat the petitioners and other Planning Commission members with respect.

3. Explain your understanding of the City of Tybee Island's Land Development Code.

   The Land Development Code has been enacted to regulate the use of land and properties on the land, such as the use and height of buildings, the sizes of yards, water preservation, and flood protection.

4. Briefly explain a land use decision that interested you. Share your observations about the process and the decision.

   The land use decision that limited the height of buildings to 35 feet helped further the orderly development of Tybee at the time, and has generally been viewed favorably.

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5. Where do you see the City of Tybee Island in ten (10) years?

I think in 10 years there will likely be very few vacant lots left on Tybee, and Tybee will serve as a vacation destination much more than it does even now. It will be paramount for the Planning Commission to help maintain Tybee's beauty, integrity, and orderly development.

6. In your own words, please give your personal opinion as to the meaning of "conflict of interest."

A conflict of interest occurs when a member of the Planning Commission has a financial or personal stake in the property under review.

7. What would you consider to be the biggest accomplishment that the Planning Commission has made over the last five (5) years?

The biggest accomplishment of the Planning Commission in the last 5 years is the current initiative to update the tree ordinance.

8. If you could change one thing about the Planning Commission, what would that be? Please explain the benefits that would come about as a result of the proposed change.

I would suggest more workshops for Planning Commission members to review selected ordinances, update them, and submit them to City Council for review. It would save City Council time and work if Planning Commission members could do this on their own initiative.

Signature Jeri Monroe Today's Date 1/3/2023

Printed Name Jeri Monroe

Address P.O. Box 2496 - mailing address
2 River Oak Lane
Tybee

Telephone: 912-472-9015 (landline)
703-447-6326 (cell)

Email jeri.monroe@gmail.com

20211206/jrl

JERI MONROE

2 River Oak Lane
PO Box 2496
Tybee Island, Ga. 31328

912-472-9015
703-447-6326 (cell)
jeri.monroe@gmail.com

Civil Mediator Sept. 2015 to present

Mediation Center of Savannah, Savannah, Ga.

- Volunteered as mediator for various types of civil cases

Spanish Adjunct Faculty Jun. 2013 to Dec. 2017

Columbia College, Savannah, Ga. (Hunter Army Airfield Base)
Northern Virginia Community College, Annandale, Va.

- Taught Spanish 101 and 102

Freelance Editor Jan. 2013 to Nov. 2014

International Arts & Artists, Washington, D.C.

- Edited online and print publications for arts non-profit

Court Appointed Special Advocate (CASA) Jun. 2011 to Jan. 2014

Fairfax CASA, Fairfax, Va.

- Advocated for child in foster care
- Wrote case reports for court detailing facts and providing recommendations
- Collaborated with social worker, therapists, guardian ad litem

Attorney 1980 to 1988

Government and Private Practice, Morristown, N.J. and Washington, D.C.

- Prepared briefs and pleadings for cases in state and federal trial and appellate courts
- Argued motions in state and federal trial courts
- Analyzed and drafted proposed legislation and regulations

Teacher 1974 to 1978

Spanish and English, Boston, Ma. and Irvington, N.J.

- Taught Spanish to college students at Boston University
- Taught English and Reading to disadvantaged and minority high school students

EDUCATION

Seton Hall University Law School, *Newark, N.J.* 1980
J.D. *with honors*, Articles Editor, Seton Hall University Law Review

Boston University, *Boston, Ma.* 1976
M.A., Spanish Literature, Teaching Fellow

Boston University, *Boston, Ma.* 1974
B.A. *magna cum laude*, Spanish Literature and English Literature

COMPUTER SKILLS

Proficient with Word, Excel, and PowerPoint

LANGUAGES

- English (native)
- Spanish (fluent)

CITY OF TYBEE ISLAND
P.O. Box 2749 · 403 Butler Ave.
Tybee Island, GA 31328
Phone (912) 786-4573 · Fax (912) 786-5737

PLANNING COMMISSION MEMBER APPLICATION QUESTIONS

(applications will not be processed without completion of these questions)

1. Why do you want to be a member of the Tybee Island Planning Commission?
I want to be a member because I have been here 2 years now and have lived in numerous cities and can bring my experience to help build on even better Tybee.

2. What do you believe to be the most important aspect of the role that a Planning Commissioner plays for the community and the City?
I believe the most important role is to increase community involvement regarding surveys and studies to update the City's Master Plan and Land Development Codes

3. Explain your understanding of the City of Tybee Island's Land Development Code.
The Land Development Code exists to insure a clear process for the orderly development of the city

4. Briefly explain a land use decision that interested you. Share your observations about the process and the decision.
The decision concerning a possible variance at 1311 Butler Ave. for a variance for additional seating and a variance for a pergola/ arbor. I observed the [illegible]

of thoroughness of the owner and architect on the plans, the great historical information provided by George Shaw and broad discussion by commissioners and on a variety of issues concerning the variances.

5. Where do you see the City of Tybee Island in ten (10) years?

I hope the city will continue to strive to meet the needs of an aging full time year round population which will result in a improved quality of life for all.

6. In your own words, please give your personal opinion as to the meaning of "conflict of interest."

I believe conflict of interest is when an issue is before the planning commission and the issue directly impacts a planning committee member.

7. What would consider to be the biggest accomplishment that the Planning Commission has made over the last five (5) years?

The decision on text amendment to help reduce flood insurance rates

8. If you could change one thing about the Planning Commission, what would that be? Please explain the benefits that would come about as a result of the proposed change.

The planning commission holding an annual workshop inviting the community to learn about the important role of the commission and how it affects everyone

Signature Robert Matkowski Today's Date JAN. 4, 2023

Printed Name ROBERT MATKOWSKI

20211206/jrl

Address PO BOX 2148
20 PULASKI STREET
TYBEE ISLAND, GA. 31328

Telephone: 330-312-1019

Email moretown1@gmail.com

20211206/jrl

Robert J Matkowski

20 Pulaski St., Tybee Island, GA 31328

moretown1@gmail.com

330-312-1019

PROFILE

Employed in numerous positions throughout my 45 years of employment including restaurants, hotels, newspapers, employee associations, labor unions, real estate property survey and delivery services

Bachelor of Science- Commerce- concentrations in accounting and Human Resources

Masters Labor and Industrial Relations

Served as a member of the Carroll county Ohio planning commission for six years

S. Michelle Nooney

1012 Bay Street Tybee Island, GA 31328 / (912) 247 – 0297 / Michellenooney18@gmail.com

Work History

ANYTIME FITNESS, Savannah, Georgia (Whitemarsh Island location)
October 2022 to Present
Fitness Coach/ Personal Trainer

TYBEE GET FIT, Tybee Island, Georgia
May 2022 to Present
Substitute Fitness Coach

COLONIAL GROUP INC., Savannah, Georgia
July 2019 – April 2022
Environmental, Health, and Safety Specialist

BASF CORPORATION, Savannah, Georgia
August 2001 - February 2019
Sr. Environmental, Health, and Safety Specialist – Southeast Hub

INTERNATIONAL PAPER, Savannah, Georgia
July 1994 - August 2001
Environmental Engineer

Education

GEORGIA INSTITUTE OF TECHNOLOGY, Atlanta, Georgia
Master of Science: Environmental Engineering

INSTITUTE OF PAPER SCIENCE AND TECHNOLOGY, Atlanta, GA
Master of Science: Paper Science

CONVERSE COLLEGE, Spartanburg, South Carolina
Bachelor of Arts: Chemistry

Certifications

National Academy of Sports Medicine (NASM) Certified Personal Trainer
Georgia Class III Wastewater Treatment Operator License
Georgia Wastewater Lab Analyst License

Professional Associations

American Society of Safety Professionals (ASSP)
Georgia Association of Water Professionals (GAWP)
Local Emergency Planning Committee (LEPC) (former member)

CITY OF TYBEE ISLAND
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PLANNING COMMISSION MEMBER APPLICATION QUESTIONS

(applications will not be processed without completion of these questions)

1. Why do you want to be a member of the Tybee Island Planning Commission?

I was a 26-year resident of Wilmington Island and frequent visitor to Tybee Island during those years and am now a 2-year resident of Tybee Island purchasing my current home in 2020. As someone who has always enjoyed visiting Tybee Island and now living here full time, I would like to be involved in the decisions regarding land use to keep Tybee Island the charming and fun island enjoyed by visitors and residents. I believe the environmental aspects, and the health and safety of residents and visitors need to be carefully considered in all decisions. I would bring a unique perspective to the Planning Commission given my long career and experience in Environmental, Health, and Safety.

2. What do you believe to be the most important aspect of the role that a Planning Commissioner plays for the community and the City?

I believe the most important aspect of the role of a Planning Commissioner is to be able to thoroughly review information provided on proposed changes/variances, listen to all parties involved, and make decisions promoting the health, safety, morals, convenience, order, prosperity, general welfare, and providing for the orderly development of the City.

3. Explain your understanding of the City of Tybee Island's Land Development Code.

The purpose of the code is to allow for the sustainable development of Tybee Island. Sustainable growth means there are enough resources, the environment is preserved, and the safety and health of the people enjoying the island are ensured.

4. Briefly explain a land use decision that interested you. Share your observations about the process and the decision.

After review of this past year's meeting agendas, the land use decision that caught my attention was the development of 708 Butler Avenue. It appears there were Planning Commission and City Council meetings, and a workshop to ensure the request was thoroughly researched and discussed, and all concerned had opportunities to provide input. The Planning Commission and City Council ensured the code was followed and allowed the petitioner opportunities to address

the critical issues, such as historic preservation, trees, and parking. In the end, a reasonable outcome resulted from the process.

5. Where do you see the City of Tybee Island in ten (10) years?

In ten years, I see Tybee Island continuing to be a charming residential island while being a family vacation destination. I envision the businesses servicing the island thriving not only during the peak tourist season, but year-round due to a healthy residential population. The clean beaches, fun water activities, beautiful sunsets, and the variety of unique shops, bars, and restaurants will continue to draw visitors to the island versus other beach destinations that are overdeveloped with condominiums and chain restaurants.

6. In your own words, please give your personal opinion as to the meaning of "conflict of interest."

A conflict of interest is when a person in a position of authority must decide about a matter or is involved in a situation where the person could benefit personally from the outcome.

7. What would consider to be the biggest accomplishment that the Planning Commission has made over the last five (5) years?

Reviewing and updating the Comprehensive Master Plan appears to be a big accomplishment as well as having more detailed discussions about the Land Use Code. The Planning Commission is committed to adhering to the Code but recognizing when changes to the Code may need to be considered.

8. If you could change one thing about the Planning Commission, what would that be? Please explain the benefits that would come about as a result of the proposed change.

With limited knowledge of how the members are the Planning Commission are chosen by City Council, I would suggest that the Council consider the residential location of each member of the Commission and try to have Commissioners evenly distributed throughout the island. In doing so, there would be Commissioners who are uniquely familiar with any concerns of a particular area of the island.

Signature S. Michelle Nooney Today's Date 01/03/2023

Printed Name: S. Michelle Nooney

Address: 1012 Bay Street
Tybee Island, GA 31328

Telephone: 912-247-0297

Email: michellenooney18@gmail.com

20211206/jrl

File Attachments for Item:

8. Variance: Requesting to disturb wetland buffer - Solomon and Polk - R-1, William Christiansen.

AGENDA ITEM

CITY COUNCIL MEETING: January 12

Applicant needs to clean buried trash from this area and some of the trash is in the wetland buffer.

Consideration of variance for wetland buffer encroachment

ATTACHMENTS

VAR-SOLOMON AND POLK.pdf

STAFF REPORT

PLANNING COMMISSION MEETING: December 19, 2022
CITY COUNCIL MEETING: January 12, 2023

LOCATION: Polk and Solomon

PIN: 40021 12008 – 40021 11013
Lots along Solomon

APPLICANT: William Christiansen

OWNER: William Christiansen

EXISTING USE: Undeveloped lots and R of W

PROPOSED USE: Developable lots

ZONING: R-1

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: North Beach/Maritime District

APPLICATION: Zoning Variance *(5-090)* from Section 3-090.1 Streams, lakes, coastal marshlands and freshwater wetlands buffer/setback.

PROPOSAL: The applicant is requesting approval to excavate portions of the wetland buffer to remove trash and debris that had been dumped there over many years.

ANALYSIS: The trash needs to be removed for any residential development to occur. It is also better for the environment that the trash is removed and not allowed to deteriorate next to a wetland and near a marsh.

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

> *The North Beach/Maritime District is a multifaceted area with R-1, R-2, R-1B, R-1/NEC, R-T, E-C, PUD, and M-D zoning. Uses include commercial, recreational, campground, public/government uses and buildings, and a mix of residential styles and homes set on narrow streets. In addition to these developed portions, the area also includes extensive undeveloped environmentally sensitive areas with multi-use trails and public water access.*

Comprehensive Plan – Community Character Area *The North Beach/Maritime District*		
Recommended Development Strategies		*Meets Strategy Y/N or N/A*
1.	Establish standards and guidelines for signage in keeping with island character	N/A
2.	Allow for the development of retail, restaurants and services for seasonal and year round populations	N/A
3.	Preserve and restore historic structures whenever possible	N/A
4.	Provide appropriate incentives for historic restoration projects	N/A
5.	Ensure continued preservation of old growth trees, parks, and greenspace	N/A
6.	Support development of the Tybee Island bikeway, including bike lanes and multi-use trails	N/A
7.	Facilitate public water access where appropriate and on public property	N/A
8.	Discourage down-zoning from commercial to residential in the Lazaretto Creek area and maintain commercial dock usage	N/A

STAFF FINDING
Staff recommends approval

This Staff Report was prepared by George Shaw.

ATTACHMENTS

A. Variance application
B. SAGIS map (1 page)
C. Erosion and sedimentation control plan showing extent of excavation

Fee
Commercial $500
Residential $200

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

Applicant: WILL CHRISTIANSEN

Telephone #: 912-675-5585 Email Address: WILLIAMCHRIS92@GMAIL.COM

Mailing Address 9975 FERGUSSON AVE., SAVANNAH, GA. 31406

*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):

CORNER OF SOLOMON AVE. AND POLK ST.

Tax Map/Parcel ID#: VARIES Current Zoning: R-1

Existing use of Property: VACANT

Proposed use of Property: SUBDIVISION (LOTS OF RECORD)

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

NOT THAT WE ARE AWARE OF

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

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

ASKING FOR FRESH WATER BUFFER VARIANCE FOR PURPOSE OF UNDER GROUND DEBRIS REMOVAL

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

25' BUFFER REQ'D BY TYBEE FOR FRESH WATER WETLANDS, NOT REQ'D BY US COE.

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.

DEBRIS COULD CAUSE HAZARD TO SURROUNDING ENVIRONMENT, ECO SYSTEM AND GROUND WATER

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.

SEE "A" ABOVE

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

DEBRIS DEPOSITED IN THE PAST

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.

CONDITION EXISTED PRIOR TO OWNER ACQUISITION

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 IMPACT

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

SEE "A" ABOVE

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.

REFERENCE	DESCRIPTION
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. (*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.)* Explain the hardship: UNDERGROUND DEBRIS
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. NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc.
5-090 (B)	*Height.* No part of any structure shall project beyond 35-feet above the average adjacent grade of a property except: (1) See section 2-010, 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.

W. Williams
Signature of Applicant

09/14/22
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 William Whitten Date 09/14/22

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

William Whitten
Signature of Applicant

09/14/22
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 William Christiansen

Printed Name William Christiansen

Date 09/14/22

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

May 20, 2022

Regulatory Division
SAS-2008-01161

Mr. William Christiansen
9975 Ferguson Avenue
Savannah, GA 31406

Mr. Shawn Gillen
Post Office Box 2749
Tybee Island, Georgia 31327

Dear Ms. Nelligan:

I refer to a request, submitted on your behalf by Mr. Tristan Turner with Sligh Environmental Consultants, Inc., requesting an Aquatic Resources Delineation Review (ARDR) for a 4.05-acre site located west of Polk Street, bisected by Telephone Avenue and Storer Street both City of Tybee right of way, on Tybee Island, Chatham County, Georgia (Latitude 32.0218, Longitude -80.8533). This project has been assigned number SAS-2008-01161and it is important that you refer to this number in all communication concerning this matter.

We have completed an ARDR for this site. Any wetlands on-site were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. The enclosed survey entitled, "Wetlands Map For: Joseph Christiansen and William Christiansen", dated May 7, 2021, accurately identifies the delineated limits of all aquatic resources located within the review area.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act.

The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the CFR).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

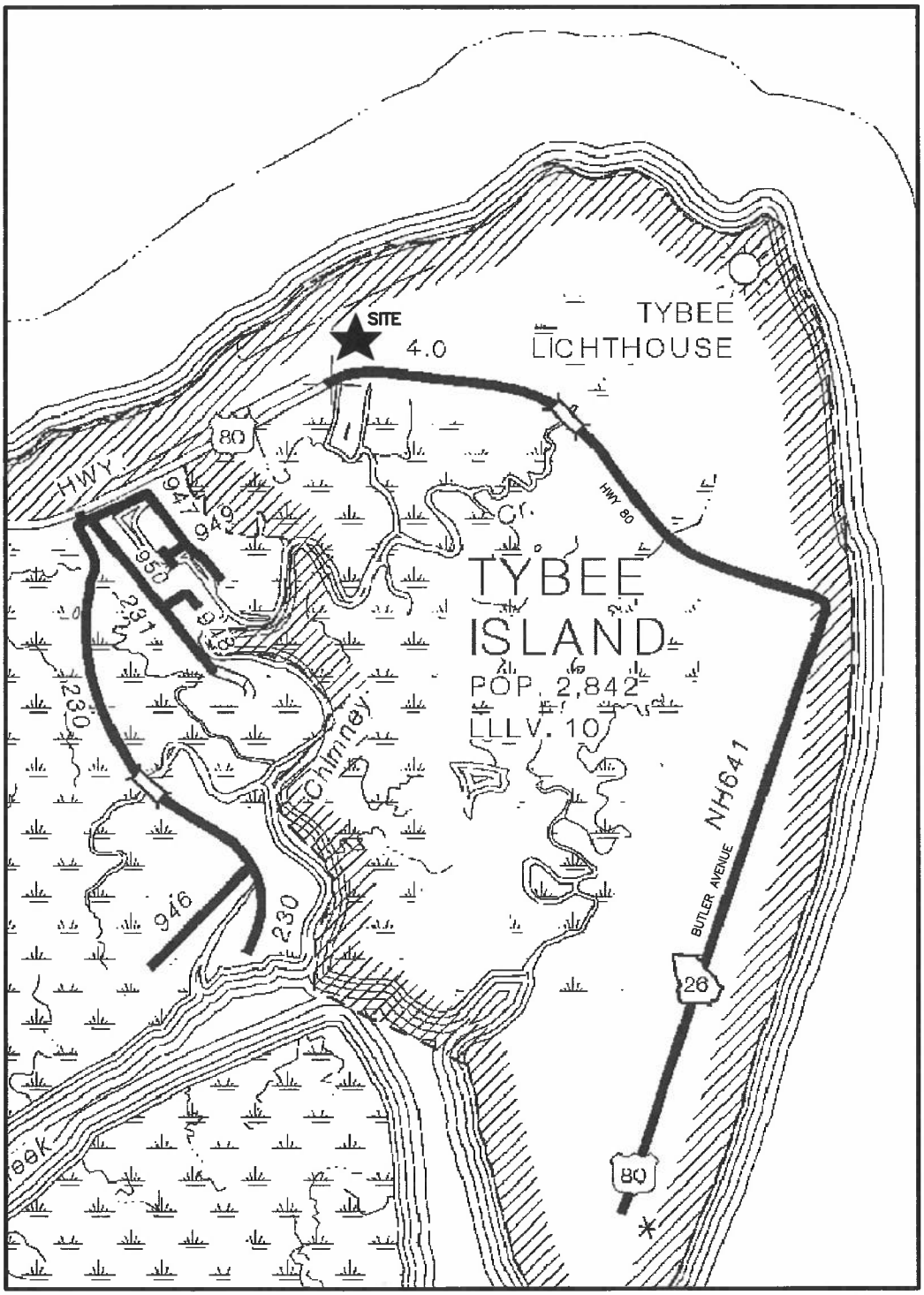
If you have any questions, please contact me by phone at (912) 652-5690 or by email at skye.h.stockel@usace.army.mil.

Sincerely,

Skye H. Stockel
Project Manager, Coastal Branch

Copy Furnished: Mr. Tristan Turner with Sligh Environmental Consultants, Inc.

Enclosures



VICINITY MAP

GEORGIA REGISTERED NO. 2113 JAMES M. ANDERSON LAND SURVEYOR

WETLANDS MAP FOR:

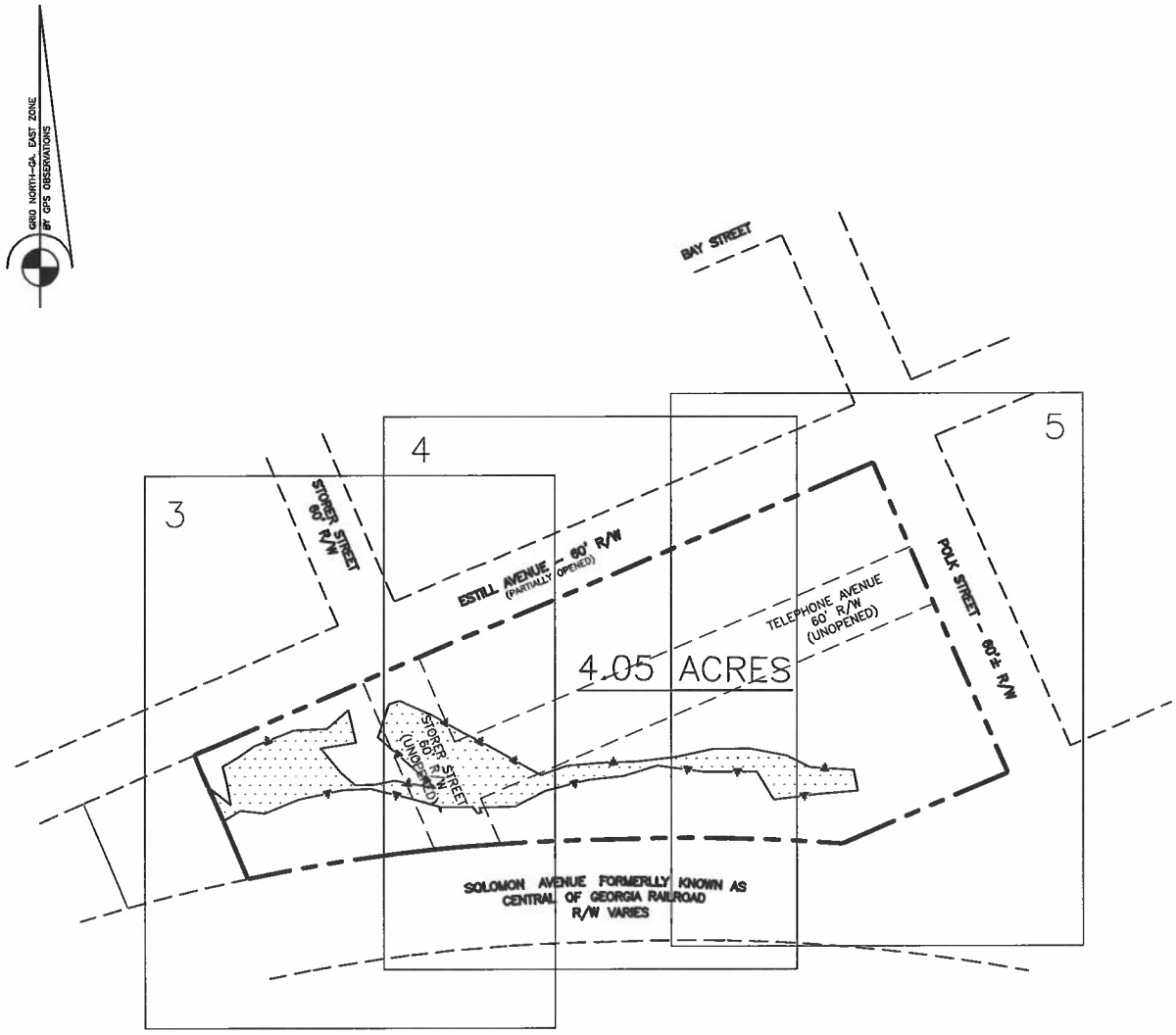
JOSEPH CHRISTIANSEN & WILLIAM CHRISTIANSEN

LOCATION: 5TH G.M.D. CHATHAM CO., GA.
BAY WARD, CITY OF TYBEE ISLAND
DRAWN: MAY 7, 2021
BY: JAMES M. ANDERSON–GA. R.L.S. 2113
SCALE: N/A
19059WETLAND.DWG
SHEET 1

"I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING SURVEY GRADE GPS EQUIPMENT. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY AND NOT BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE."

James M. Anderson 5-7-2021

JAMES M. ANDERSON & ASSOCIATES,
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 764–2002



OVERALL BOUNDARY ACREAGE

BOUNDARY TRACT = 4.05 AC.

TRACT 2 BOUNDARY

WETLANDS	=	0.55 AC.
UPLANDS	=	3.50 AC.
TOTAL	=	4.05 AC.

WETLANDS MAP FOR:

JOSEPH CHRISTIANSEN & WILLIAM CHRISTIANSEN

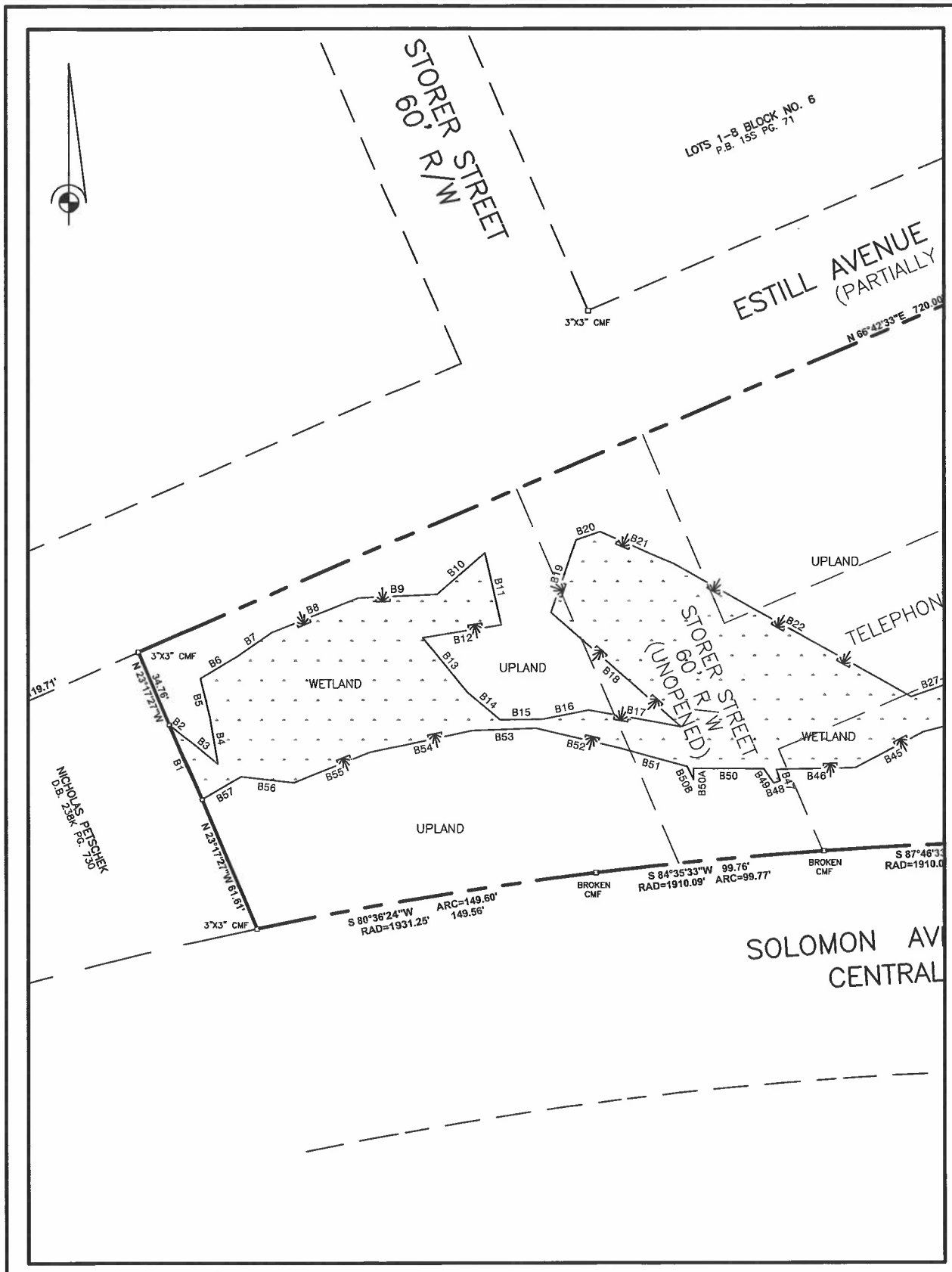
LOCATION: LOCATION: 5TH G.M.D. CHATHAM CO., GA.
BAY WARD, CITY OF TYBEE ISLAND

DRAWN: MAY 7, 2021
BY: JAMES M. ANDERSON–GA. R.L.S. 2113
SCALE: NTS
19059WETLAND.DWG
SHEET 2

GEORGIA REGISTERED NO. 2113 LAND SURVEYOR JAMES M. ANDERSON

"I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING SURVEY GRADE GPS EQUIPMENT. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY AND NOT BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE."

James M. Anderson 5-7-2021



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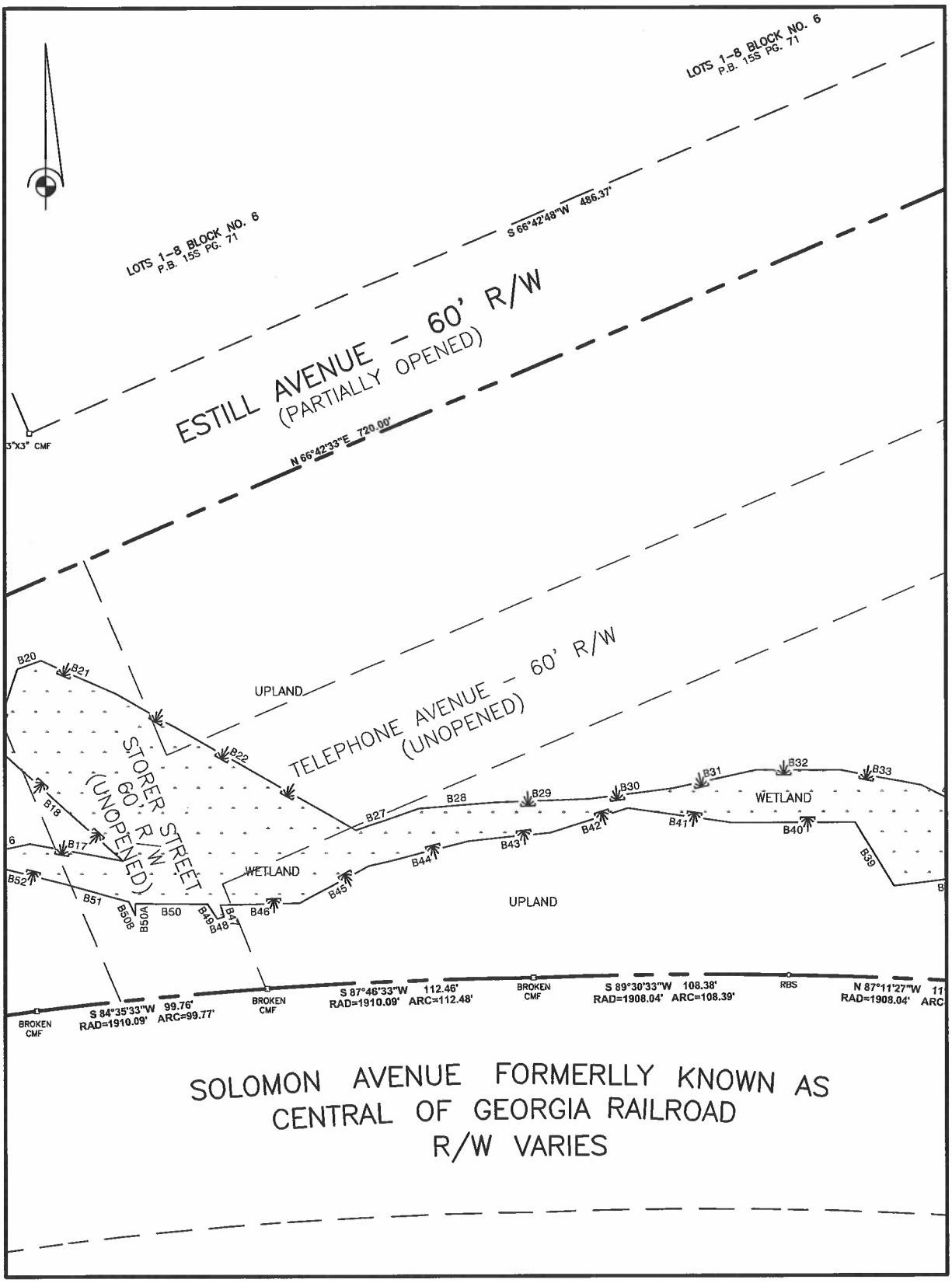
GRAPHIC SCALE – FEET

WETLANDS MAP FOR:

JOSEPH CHRISTIANSEN &
WILLIAM CHRISTIANSEN

LOCATION: 5TH G.M.D. CHATHAM CO., GA.
BAY WARD, CITY OF TYBEE ISLAND
DRAWN: MAY 7, 2021
BY: JAMES M. ANDERSON–GA. R.L.S. 2113
SCALE: 1" = 40'
JN19059.CRD & JN19059WETLAND.DWG
SHEET 3

JAMES M. ANDERSON & ASSOCIATES, I
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 764–2002



40 0 40 80 600

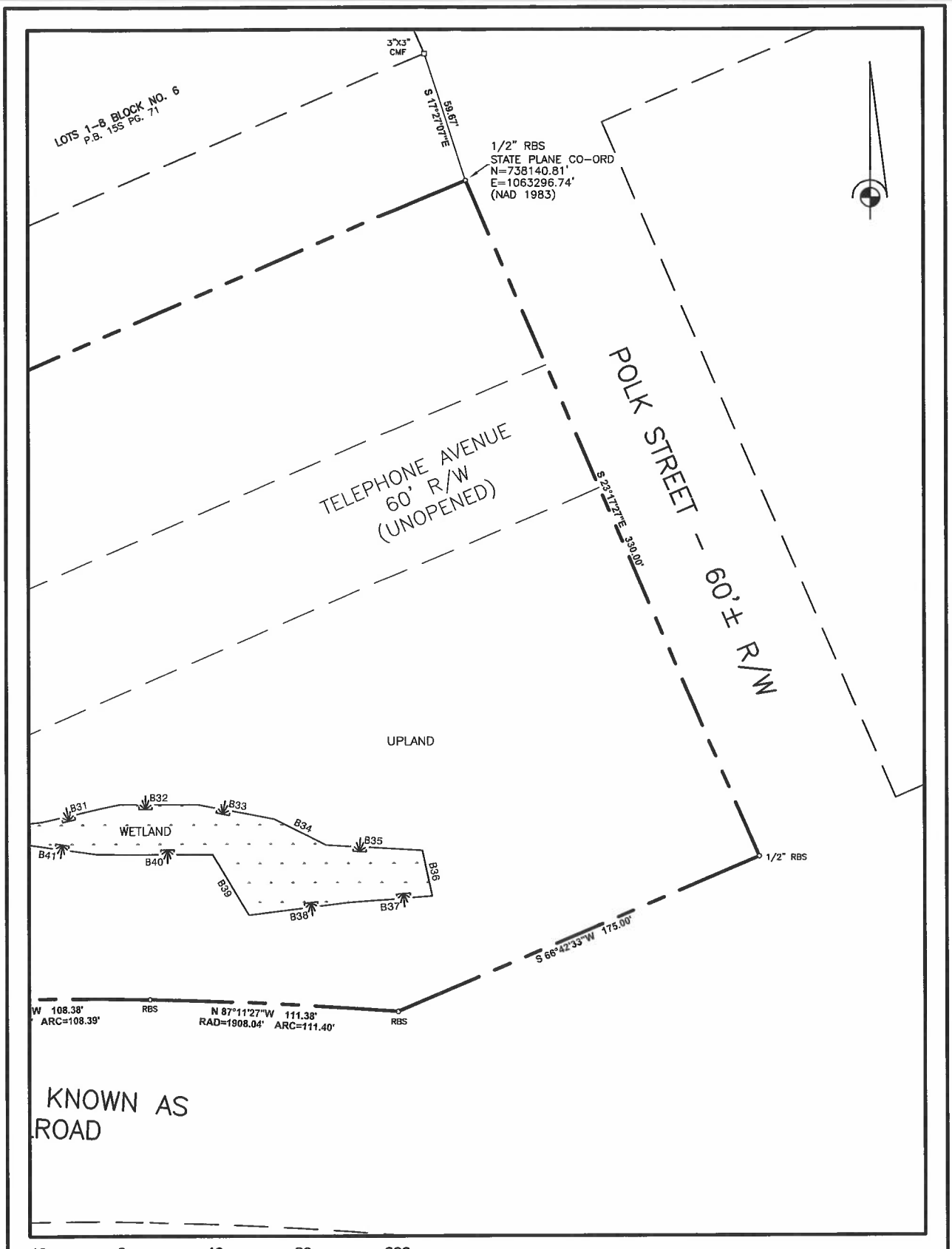
GRAPHIC SCALE – FEET

WETLANDS MAP FOR:

JOSEPH CHRISTIANSEN &
WILLIAM CHRISTIANSEN

LOCATION: 5TH G.M.D. CHATHAM CO., GA.
BAY WARD, CITY OF TYBEE ISLAND
DRAWN: MAY 7, 2021
BY: JAMES M. ANDERSON–GA. R.L.S. 2113
SCALE: 1" = 40'
JN19059.CRD & JN19059WETLAND.DWG
SHEET 4

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 764–2002



WETLANDS MAP FOR:

JOSEPH CHRISTIANSEN &
WILLIAM CHRISTIANSEN

LOCATION: 5TH G.M.D. CHATHAM CO., GA.
BAY WARD, CITY OF TYBEE ISLAND
DRAWN: MAY 7, 2021
BY: JAMES M. ANDERSON-GA. R.L.S. 2113
SCALE: 1" = 40'
JN19059.CRD & JN19059WETLAND.DWG
SHEET 5

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 764-2002

WETLAND AREA

COURSE	BEARING	DISTANCE
B1	N 23°17'27" W	35.65'
B2	S 50°52'34" E	5.96'
B3	S 50°52'34" E	21.31'
B4	N 09°54'18" W	20.64'
B5	N 13°46'10" W	17.69'
B6	N 59°53'59" E	18.74'
B7	N 55°31'34" E	19.02'
B8	N 68°29'36" E	41.19'
B9	N 87°23'36" E	33.48'
B10	N 48°54'09" E	27.47'
B11	S 12°46'47" E	32.30'
B12	S 80°40'01" W	34.58'
B13	S 39°02'11" E	30.94'
B14	S 49°46'31" E	18.38'
B15	N 89°30'35" E	18.79'
B16	N 78°33'12" E	20.36'
B17	S 79°40'54" E	41.00'
B18	N 48°31'42" W	75.63'
B19	N 19°01'14" E	33.67'
B20	N 71°15'50" E	10.92'
B21	S 66°26'27" E	34.96'
B22	S 60°28'36" E	118.85'
B27	N 70°40'46" E	27.70'
B28	N 85°18'55" E	32.12'
B29	N 88°04'09" E	39.73'
B30	N 82°51'45" E	35.82'
B31	N 77°37'55" E	36.23'
B32	S 89°47'43" E	35.66'
B33	S 79°19'50" E	34.87'
B34	S 63°26'45" E	26.14'
B35	S 86°39'17" E	42.57'
B36	S 11°50'22" E	20.99'
B37	S 85°38'34" W	37.21'
B38	S 83°00'01" W	45.05'
B39	N 31°13'58" W	31.77'
B40	N 89°53'32" W	52.18'
B41	N 82°01'47" W	44.55'
B42	S 72°27'06" W	34.36'
B43	S 84°08'23" W	34.70'
B44	S 75°41'05" W	42.72'
B45	S 62°18'21" W	33.77'
B46	S 88°46'25" W	34.25'
B47	S 18°47'42" E	5.27'
B48	S 72°34'30" W	3.07'
B49	N 34°13'38" W	7.56'
B50	N 89°37'35" W	30.80'
B50A	S 00°00'00" E	5.00'
B50B	N 26°27'59" W	6.48'
B51	N 74°26'08" W	30.28'
B52	N 76°25'24" W	37.67'
B53	S 87°36'00" W	27.94'
B54	S 77°51'36" W	44.48'
B55	S 68°29'31" W	36.17'
B56	N 83°40'29" W	23.63'
B57	S 60°02'14" W	20.08'

NOTES:

1. WETLAND DELINEATION FLAGGED BY SLIGH ENVIRONMENTAL CONSULTANTS, INC. DATE: APRIL 21, 2021.
2. BOUNDARY INFORMATION IS FROM A SURVEY MADE BY ME AND RECORDED IN PLAT BOOK 52 PAGE 33 OF CHATHAM COUNTY CLERK OF SUPERIOR COURT.
3. A PORTION OF THIS PROPERTY MAY BE CONSIDERED WETLANDS UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

GEORGIA REGISTERED NO. 2113 LAND SURVEYOR JAMES M. ANDERSON

"I HEREBY CERTIFY THAT THE WETLANDS AS SHOWN ON THIS SURVEY WERE LOCATED USING SURVEY GRADE GPS EQUIPMENT. THE PURPOSE OF THIS SURVEY IS FOR THE LOCATION OF WETLANDS ONLY AND NOT BOUNDARY ESTABLISHMENT OR PROPERTY CONVEYANCE."

James M. Anderson 5-7-2021

WETLANDS MAP FOR:
JOSEPH CHRISTIANSEN & WILLIAM CHRISTIANSEN

LOCATION: 5TH G.M.D. CHATHAM CO., GA.
BAY WARD, CITY OF TYBEE ISLAND
DRAWN: MAY 7, 2021
BY: JAMES M. ANDERSON–GA. R.L.S. 2113
SCALE: 1" = 40'
JN19059.CRD & JN19059WETLAND.DWG
SHEET 6

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
P.O. BOX 894 104 OAK STREET
STATESBORO, GA. 30459
PHONE: (912) 764–2002

SOIL EROSION AND SEDIMENT CONTROL PLANS

FOR

REFUSE REMOVAL PROJECT
CORNER OF SOLOMON AVE. AND POLK STREET
TYBEE ISLAND, GEORGIA

FOR

Joseph Christiansen
9975 Fergusson Avenue
Savannah, Georgia 31406

December, 2022



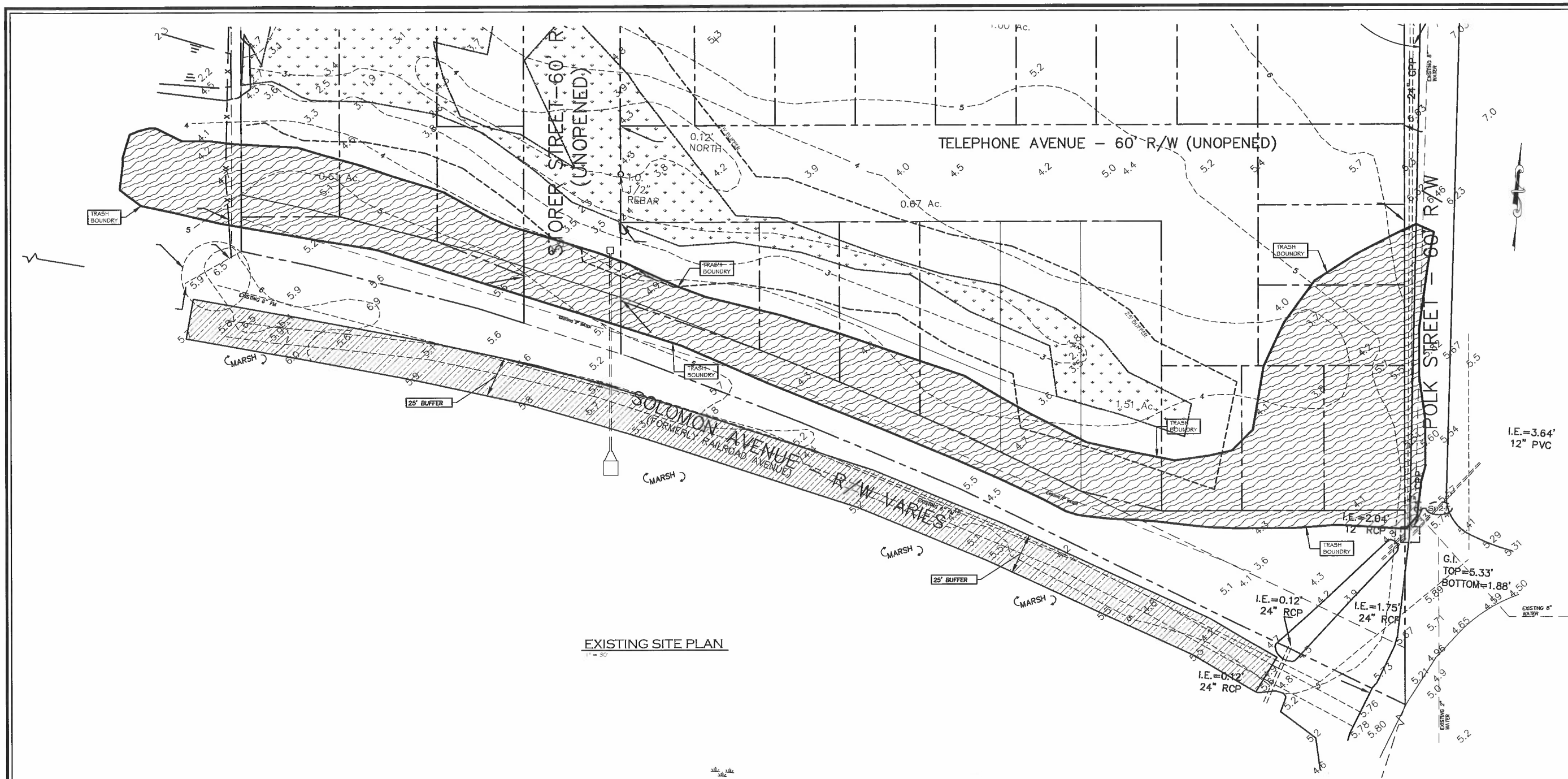
VICINITY MAP

DWG. NO.	DESCRIPTION
C1	COVER SHEET, SCHEDULE OF DRAWINGS AND VICINITY MAP
C2	EXISTING SITE PLAN
C3	SOIL EROSING AND SEDIMENT CONTROL PLAN - PHASE I
C4	SOIL EROSING AND SEDIMENT CONTROL PLAN - PHASE II
C5	SOIL EROSING AND SEDIMENT CONTROL PLAN - PHASE III
C6	NOTES AND DETAILS
C7	NOTES AND DETAILS
C8	NOTES AND DETAILS
C9	NOTES AND DETAILS
C10	NOTES AND DETAILS
C11	NOTES AND DETAILS
C12	NOTES AND DETAILS

SCHEDULE OF DRAWINGS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

Item #8.



EXISTING SITE PLAN

1" = 30'

GEORGIA D.O.T. NOTES:

1. ANY AND ALL WORK WITHIN ANY GEORGIA D.O.T. RIGHT-OF-WAYS MUST BE APPROVED AND PERMITTED THROUGH THE GEORGIA D.O.T.

WETLAND AREA AND BUFFER AREA NOTES :

1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER, CORPS OF ENGINEERS AND/OR GEORGIA DNR PRIOR ANY LAND DISTURBANCE IN WETLAND OR WETLAND BUFFER AREAS.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH TYBEE ISLAND PERSONNEL.
2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM TYBEE ISLAND PRIOR TO COMMENCEMENT OF ANY WORK.
3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN TYBEE ISLAND RIGHT OF WAYS.
4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.
4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

PROJECT INFORMATION :

P.I.N. : VARIES

PROJECT ADDRESS : SOLOMON AVE. AND POLK STREET
TYBEE ISLAND, GEORGIA

CURRENT ZONING : N.A.

SITE SIZE : 5.75 ACRES (TOTAL)

ESTIMATED DISTURBED AREA : 0.92 ACRES

SETBACKS :
REAR (WEST) = N.A.
FRONT (EAST) = N.A.
SIDE (NORTH) = N.A.
SIDE (SOUTH) = N.A.

BUFFERS :
EAST = N.A.
WEST = N.A.
NORTH = N.A.
SOUTH = N.A.

OWNER : JOSEPH CHRISTIANSEN
9975 FERGUSON AVENUE
SAVANNAH, GEORGIA 31406

OWNER EMAIL : WILLIAMCHRIS92@GMAIL.COM

PHONE : 912-675-5585

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

PROJECT NOTES :

1. THE PURPOSE OF THIS PROJECT IS FOR THE REMOVAL OF EXISTING REFUSE WHICH IS BURIED BENEATH THE GROUND SURFACE AT VARYING DEPTHS.
2. CONTRACTOR IS OBTAIN AND UNDERSTAND THE ENVIRONMENTAL REPORT PRIOR TO COMMENCING THE REMOVAL PROCESS TO UNDERSTAND THE MATERIALS, EXTENT AND DEPTHS OF THE MATERIALS TO BE REMOVED.
3. THE EXISTING REFUSE WAS PLACED IN THE PAST OVER TIME AND WAS DEPOSITED WITHOUT PERMIT AND AS SUCH, THE REFUSE MATERIAL WILL DIFFER IN TYPE, COMPACTION, ETC.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 30'
0 30 60 75

Item #8.

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE - 4700 EAST HIGHWAY 80
TIFTON, GEORGIA 31794
MAILING: 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---- DRAWN: MAB CHECKED: ----
DATE: December 6, 2022
JOB NO.: ----
SCALE: as shown

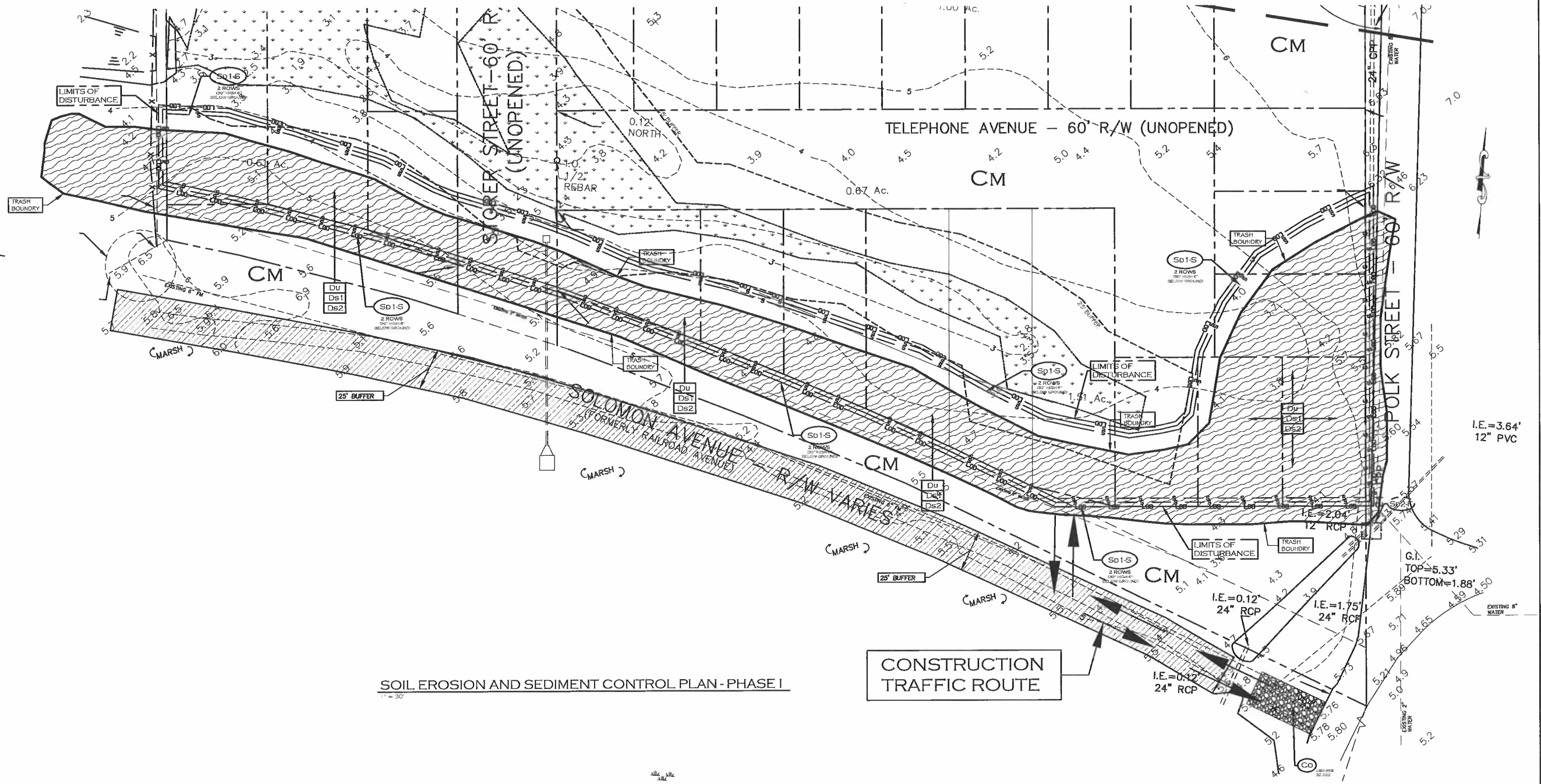
SOIL EROSION AND SEDIMENT CONTROL PLANS
REFUSE REMOVAL PROJECT
TYBEE ISLAND, GEORGIA
FOR
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

EXISTING SITE PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
Mark Boswell
No. 29372
PROFESSIONAL
12-6-22
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-2
2 OF 12 SHEETS



SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I

1" = 30'

PROJECT NOTES :

1. THE PURPOSE OF THIS PROJECT IS FOR THE REMOVAL OF EXISTING REFUSE WHICH IS BURIED BENEATH THE GROUND SURFACE AT VARYING DEPTHS.
2. CONTRACTOR IS OBTAIN AND UNDERSTAND THE ENVIRONMENTAL REPORT PRIOR TO COMMENCING THE REMOVAL PROCESS TO UNDERSTAND THE MATERIALS, EXTENT AND DEPTHS OF THE MATERIALS TO BE REMOVED.
3. THE EXISTING REFUSE WAS PLACED IN THE PAST OVER TIME AND WAS DEPOSITED WITHOUT PERMIT AND AS SUCH, THE REFUSE MATERIAL WILL DIFFER IN TYPE, COMPACTION, ETC.

SPECIAL CONSTRUCTION EXIT NOTES :

1. CONTRACTOR IS TO INSPECT POLK STREET AND MCKENZIE AVENUE THREE TIMES A DAY FOR SEDIMENT TRACKING ON DAYS OF CONSTRUCTION ACTIVITIES.
2. INSPECTIONS ARE TO TAKE PLACE IN MORNING PRIOR TO OR AT THE TIME OF DAILY CONSTRUCTION ACTIVITIES, MID-DAY AND AFTER CONSTRUCTION ACTIVITIES HAVE CEASED FOR THE DAY.
3. ANY SEDIMENT, ETC. FOUND ON THE PAVED SURFACES DUE TO CONSTRUCTION AT THESE INSPECTION TIMES IS TO BE SWEPT FROM THE TRAVEL LANES PROMPTLY AND TO THE SATISFACTION OF THE CITY OF TYBEE ISLAND PERSONNEL.

SOIL EROSION CERTIFICATION NOTE :

1. THE LEVEL II CERTIFICATION IS ONLY FOR CERTIFICATION OF THE DESIGN OF THE SOIL EROSION AND SEDIMENT CONTROL PLANS FOR THIS REFUSE REMOVAL PROJECT.
2. SITE DESIGN AND CALCULATIONS OF ALL OTHER PARTS AND AREAS OF THE PROJECT ARE TO BE CERTIFIED, STAMPED AND SIGNED BY OTHERS AND ARE NOT THE RESPONSIBILITY OF THE LEVEL II DESIGNER FOR THIS REFUSE REMOVAL PROJECT.

LEVEL II CERTIFICATION NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-23

Item #8.

SCALE: 1" = 30'
0 30 60 75

BOSWELL DESIGN SERVICES, INC.
OFFICE - 4700 EAST HIGHWAY 80
Unit N. Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@bellsouth.net

REVISIONS

DESIGNED ---- DRAWN MAB CHECKED ----
DATE : December 6, 2022
JOB NO. ----
SCALE: as shown

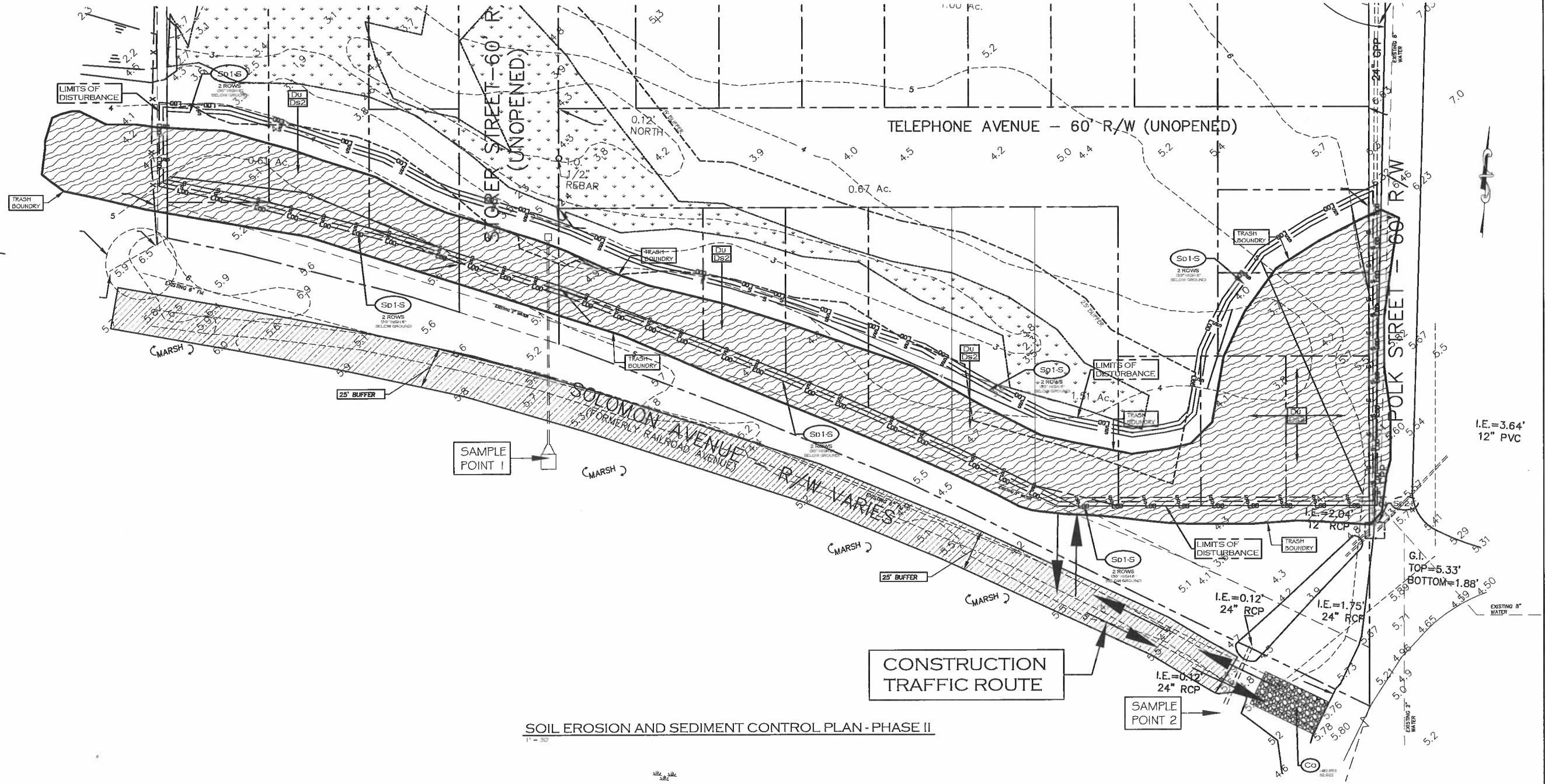
SOIL EROSION AND SEDIMENT CONTROL PLANS
REFUSE REMOVAL PROJECT
TYBEE ISLAND, GEORGIA
FOR
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

SOIL AND SEDIMENT CONTROL PLAN - PHASE I

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER
Mark Boswell
12-6-22
MARK A. BOSWELL

DRAWING NUMBER
C-3
3 OF 12 SHEETS



SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II

1" = 30'

PROJECT NOTES :

1. THE PURPOSE OF THIS PROJECT IS FOR THE REMOVAL OF EXISTING REFUSE WHICH IS BURIED BENEATH THE GROUND SURFACE AT VARYING DEPTHS.
2. CONTRACTOR IS OBTAIN AND UNDERSTAND THE ENVIRONMENTAL REPORT PRIOR TO COMMENCING THE REMOVAL PROCESS TO UNDERSTAND THE MATERIALS, EXTENT AND DEPTHS OF THE MATERIALS TO BE REMOVED.
3. THE EXISTING REFUSE WAS PLACED IN THE PAST OVER TIME AND WAS DEPOSITED WITHOUT PERMIT AND AS SUCH, THE REFUSE MATERIAL WILL DIFFER IN TYPE, COMPACTION, ETC.

SOIL EROSION CERTIFICATION NOTE :

1. THE LEVEL II CERTIFICATION IS ONLY FOR CERTIFICATION OF THE DESIGN OF THE SOIL EROSION AND SEDIMENT CONTROL PLANS FOR THIS REFUSE REMOVAL PROJECT.
2. SITE DESIGN AND CALCULATIONS OF ALL OTHER PARTS AND AREAS OF THE PROJECT ARE TO BE CERTIFIED, STAMPED AND SIGNED BY OTHERS AND ARE NOT THE RESPONSIBILITY OF THE LEVEL II DESIGNER FOR THIS REFUSE REMOVAL PROJECT.

SPECIAL CONSTRUCTION EXIT NOTES :

1. CONTRACTOR IS TO INSPECT POLK STREET AND MCKENZIE AVENUE THREE TIMES A DAY FOR SEDIMENT TRACKING ON DAYS OF CONSTRUCTION ACTIVITIES.
2. INSPECTIONS ARE TO TAKE PLACE IN MORNING PRIOR TO OR AT THE TIME OF DAILY CONSTRUCTION ACTIVITIES, MID-DAY AND AFTER CONSTRUCTION ACTIVITIES HAVE CEASED FOR THE DAY.
3. ANY SEDIMENT, ETC. FOUND ON THE PAVED SURFACES DUE TO CONSTRUCTION AT THESE INSPECTION TIMES IS TO BE SWEPT FROM THE TRAVEL LANES PROMPTLY AND TO THE SATISFACTION OF THE CITY OF TYBEE ISLAND PERSONNEL.

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-505 EXPIRES 11-15-23

Item #8.

SCALE: 1" = 30'

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
Unit N. Suite 1
MAILING: 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LATIBOS@BellSouth.net

REVISIONS

DESIGNED: ---- DRAWN: MAB CHECKED: ----
DATE: December 6, 2022
JOB NO.: ----
SCALE: as shown

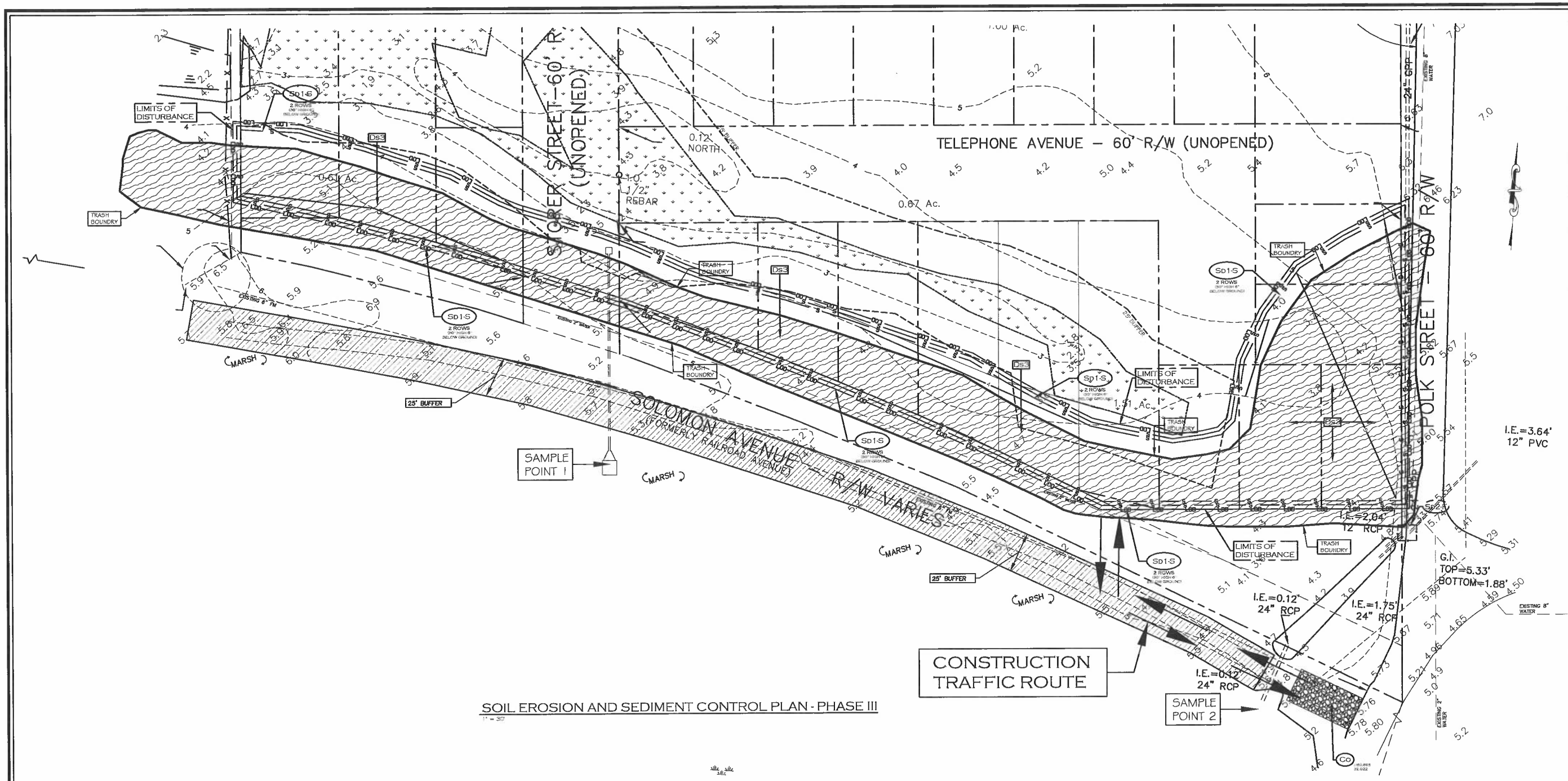
SOIL EROSION AND SEDIMENT CONTROL PLANS
REFUSE REMOVAL PROJECT
TYBEE ISLAND, GEORGIA
FOR
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II

CONTACT A MINIMUM OF 72 HOURS PRIOR TO LIGGING
UTILITIES PROTECTION CENTER 1-800-282-7411

GEORGIA REGISTERED Mark Boswell No. 28372 PROFESSIONAL 12-6-22 ENGINEER MARK A. BOSWELL

DRAWING NUMBER
C-4
4 OF 12 SHEETS



SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III

1" = 30'

PROJECT NOTES :

1. THE PURPOSE OF THIS PROJECT IS FOR THE REMOVAL OF EXISTING REFUSE WHICH IS BURIED BENEATH THE GROUND SURFACE AT VARYING DEPTHS.
2. CONTRACTOR IS OBTAIN AND UNDERSTAND THE ENVIRONMENTAL REPORT PRIOR TO COMMENCING THE REMOVAL PROCESS TO UNDERSTAND THE MATERIALS, EXTENT AND DEPTHS OF THE MATERIALS TO BE REMOVED.
3. THE EXISTING REFUSE WAS PLACED IN THE PAST OVER TIME AND WAS DEPOSITED WITHOUT PERMIT AND AS SUCH, THE REFUSE MATERIAL WILL DIFFER IN TYPE, COMPACTION, ETC.

SPECIAL CONSTRUCTION EXIT NOTES :

1. CONTRACTOR IS TO INSPECT POLK STREET AND MCKENZIE AVENUE THREE TIMES A DAY FOR SEDIMENT TRACKING ON DAYS OF CONSTRUCTION ACTIVITIES.
2. INSPECTIONS ARE TO TAKE PLACE IN MORNING PRIOR TO OR AT THE TIME OF DAILY CONSTRUCTION ACTIVITIES, MID-DAY AND AFTER CONSTRUCTION ACTIVITIES HAVE CEASED FOR THE DAY.
3. ANY SEDIMENT, ETC. FOUND ON THE PAVED SURFACES DUE TO CONSTRUCTION AT THESE INSPECTION TIMES IS TO BE SWEPT FROM THE TRAVEL LANES PROMPTLY AND TO THE SATISFACTION OF THE CITY OF TYBEE ISLAND PERSONNEL.

SOIL EROSION CERTIFICATION NOTE :

1. THE LEVEL II CERTIFICATION IS ONLY FOR CERTIFICATION OF THE DESIGN OF THE SOIL EROSION AND SEDIMENT CONTROL PLANS FOR THIS REFUSE REMOVAL PROJECT.
2. SITE DESIGN AND CALCULATIONS OF ALL OTHER PARTS AND AREAS OF THE PROJECT ARE TO BE CERTIFIED, ST[illegible]ND SIGNED BY OTHERS AND ARE NOT THE RESPONSIBILITY [illegible]EVEL II DESIGNER FOR THIS REFUSE REMOVAL PROJECT.

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-23

SCALE: 1" = 30'

Item #8.

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE - 4700 EAST HIGHWAY 80
Unit N, Suite 1
HINESVILLE, GEORGIA 31313
MAILING - 1418 VASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---- DRAWN: MAB CHECKED: ----
DATE: December 6, 2022
JOB NO.: ----
SCALE: as shown

SOIL EROSION AND SEDIMENT CONTROL PLANS
REFUSE REMOVAL PROJECT
TYBEE ISLAND, GEORGIA
FOR
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER 1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 12-6-22 ENGINEER MARK A. BOSWELL

DRAWING NUMBER
C-5
5 OF 12 SHEETS

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

BMP REMOVAL NOTE :

1. RETROFITS, PERIMETER SILT FENCE AND CONSTRUCTION EXIT TO BE LEFT IN PLACE UNTIL FINAL STABILIZATION HAS OCCURED.

2. ONCE THE SITE IS PAVED THE CONSTRUCTION EXIT IS NO LONGER NEEDED.

STORM AND UTILITIES MANHOLE AND BOX NOTES :

1. INVERT ELEVATIONS ARE TO BE CONSIDERED AS PIPE INVERTS AND NOT AS THE INVERT OF THE MANHOLE, BOX, ETC.

Erosion and Sediment Control Phasing

Initial Phase (Phase I)

1. This phase shall include Silt fencing and construction exits and sediment and detention ponds to be installed prior to any land disturbing activities to prevent sediment from leaving the site.

Intermediate Phase (Phase II)

1. This phase shall include construction of any outlet structures, retrofits, check dams, inlets protection and temporary grassing.

Final Phase (Phase III)

1. This phase shall include outfall protection, any revised inlet protection and any other permanent devices.

SPECIAL WETLAND NOTE :

1. All wetlands are under the jurisdiction of the "Corps of Engineers" and / or the State of Georgia "Department of Natural Resources". Lot owners and the developer are subject to penalty by law for disturbance to these protected areas without proper permit applications and approval.

2. Prior to the issuance of Certificate of Occupancy Permits, the building permit applicants for all lots shall be required to install a sidewalk along their respective lots on both sides of Natalie Court and on the west side of Walthour Road in accordance with the Chatham County Subdivision Regulations.

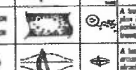
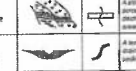
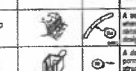
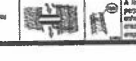
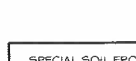
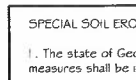
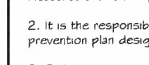
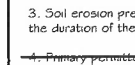
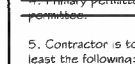
3. The subdivider shall be required to install a sidewalk along all other property other than platted single family lots on both sides of Natalie Court and the west side of Walthour Road in accordance with the Chatham County Subdivision Regulations.

WETLAND AREA NOTE :

1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER PRIOR TO ANY LAND DISTURBANCE IN WETLAND OR BUFFER AREAS.

GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	DIVERSION			A small temporary berm or dam constructed across a swale, drainage ditch or area of concentrated flow.
Cn	CLEARING & GRUBBING			Excavating, constructing or stabilizing an open channel, existing stream, or ditch.
Ce	CONSTRUCTION EXIT			A graded stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A roadway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	INLET PROTECTION			An earth mound or other located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and temporarily.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, earthfast conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER STRIP			A temporary stone barrier constructed of stone rock, block and pond outlets.
Gb	GABION			Rock filter baskets which are hand-placed into position leaving soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structure installed to protect channels or waterways where otherwise the slope would be sufficient for the moving water to form gullies.
Lv	LEVEL SPREADER			A storm flow outlet device constructed at zero grade across the slope whereby concentrated runoff may be discharged at a non-erosive velocity onto undisturbed areas stabilized by existing vegetation.
Rd	RIPRAP CHECK DAM			A temporary stone filter dam installed across drainageways or in conjunction with a temporary sediment trap.
Rs	RIPRAP STAKED			A soil material to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will receive specific design.
Rt	RIPRAP FILTER			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment trap.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs, silt fence, or a silt fence.
Sd2	SILT RETENTION UNIT			A temporary protective device formed of an enclosed silt trap in a storm drain to trap sediment.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway like ephemeral water course is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary ponding that drains a disturbed area so that sediment can settle out. The principle factors distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SKIMMER BARRIER			A buoyant device that removes/drains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Sp8	STOP DRAIN			A linear control device constructed on a direction perpendicular to the direction of the runoff to enhance dissipation and infiltration of runoff, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMWATER OUTLET PROTECTION			A paved or short section of riprap channel at the outfall of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A track cut across side, horizontal depressions on a contour or steps cut in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or drilled barrier located within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	WATER TABLE ADJUSTMENT OR STORMWATER MANAGEMENT CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or replaced existing vegetation or the reestablishment of vegetative successions; an area of disturbance or bordering streams.
Ca	CRITICAL AREA PLANTING (NON-VEGETATIVE)		Ca	Planting vegetation on areas that are denuded, artificially constructed, or re-contoured.
Ds1	DISTURBED AREA STABILIZATION (PERMANENT)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. MULCH)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. MULCH)		Ds3	Establishing a permanent vegetative cover with seeds or trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED LANDS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.
Fl-Gc	FLOCCULANTS AND EGGSHELLS		Fl-Gc	Substances formulated to assist in the settle/liquid separation of suspended particles in solution.
Sb	STRUCTURE DEMOLITION (NON-VEGETATIVE)		Sb	The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION		Ss	A protective overlay used to prevent erosion and establish temporary or permanent vegetation on steep slopes, above beds, or channels.
Tac	TEMPORARY ANTI-WATER		Tac	Substances used to enclose, stone or any mulch by causing the organic material to bind together.

GSWCC 2016 Edition 2-12

SPECIAL SOIL EROSION PREVENTION NOTES :

1. The state of Georgia requires that the intial soil erosion prevention measures shall be inspected by the designer within 7 days after installation.

2. It is the responsibility of the contractor to notify the soil erosion prevention plan designer within 7 days after the initial soil erosion measures are in place for inspection.

3. Soil erosion prevention plans shall be kept current and on site or readily accessible at all times during the duration of the project until after final stabilization has occurred.

4. Primary permittee must provide a copy of the soil erosion prevention plans to each secondary permittee.

5. Contractor is to keep a record of his inspections of the soil erosion control measures to include at least the following:
   a. date and scope of the inspection
   b. name of person performing inspection
   c. major observations (including noncompliance incidents)
inspection reports are to be kept current and on site or readily accessible at all times during the duration of the project until after final stabilization has occurred.

6. Sampling of the outfall is the responsibility of the primary permittee and sampling requirements are to be as per the NPDES general permit.

7. Silt fencing is to remain in place until final stabilization.

8. Waste materials shall not be discharged to state waters except as authorized by a section 404 permit.

9. These ES & PC plans are in compliance with waste disposal, sanitary sewer and septic tank regulations.

10. Great care shall be taken to prevent oil spills and leaks. In the event that a spill shall occur, stop the spill source immediately and implement BMP's and clean-up for the spill.

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-23

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

Item #8.

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N. Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED ---- DRAWN MAB CHECKED ----

DATE : December 6, 2022

JOB NO. ----

SCALE: as shown

SOIL EROSION AND SEDIMENT CONTROL PLANS
REFUSE REMOVAL PROJECT
TYBEE ISLAND, GEORGIA
FOR
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

NOTES AND DETAILS

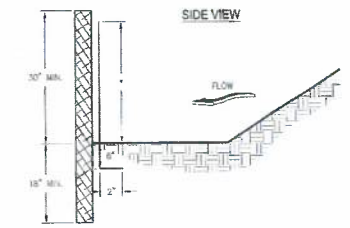
CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER 1-800-282-7411

GEORGIA REGISTERED Mark Boswell No. 25372 PROFESSIONAL ENGINEER MARK A. BOSWELL 12-6-22

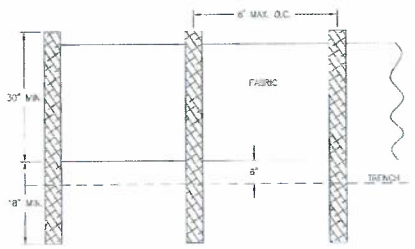
DRAWING NUMBER
C-6
6 OF 12 SHEETS

SILT FENCE - TYPE NON-SENSITIVE

SIDE VIEW



FRONT VIEW



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.1

PERFORMANCE EVALUATION
For a product or practice to be approved as a sediment barrier, that product or practice must have a documented P-factor no greater than 0.045 for non-sensitive areas or a P-factor no greater than 0.030 for sensitive areas, as specified by GSWCC. For complete test procedures and approved products list please visit www.gaswcc.georgia.gov

Table 6-27.1 Criteria for Sediment Barrier

Land Slope	Maximum Slope Length Above Fence
Percent	Feet
< 2	100
2 to 5	75
5 to 10	50
10 to 20	25
>20*	15

*In areas where the slope is greater than 20%, a flat area length of 10 feet between the toe of slope to the barrier should be provided.

Table 6-27.2 Post Size

Type	Min Length	Type of Post	Size of Post
NS	4'	Soft wood Oak Steel	3"dia or 2x4 1.5" x1.5" 1.3lb./ft. min
S	4'	Steel Oak	1.3lb./ft. min 2"x2"

Table 6-27.3 Fasteners for Wood Posts

	Guage	Crown	Legs	Staples / Post
Wire Staples	17 min.	3/4" wide	1/2" long	5 min.
	Guage	Length	Button Heads	Nail/ Post
Nails	14 min.	1"	3/4"	4 min.

Note: Filter Fabric may also be attached to the post by wire, cleats, and pockets or any other method provided minimum P-factor, as required by GSWCC, is met.

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



TOP VIEW - NOT TO SCALE



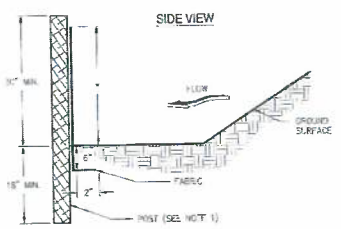
FRONT VIEWS - NOT TO SCALE

NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR NORMALLY ENCOUNTER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE POST.

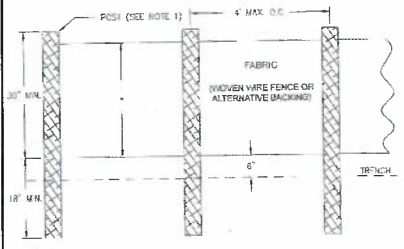
Figure 6-27.5

SILT FENCE - TYPE SENSITIVE

SIDE VIEW



FRONT VIEW



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.2

PERFORMANCE EVALUATION
For a product or practice to be approved as a sediment barrier, that product or practice must have a documented P-factor no greater than 0.045 for non-sensitive areas or a P-factor no greater than 0.030 for sensitive areas, as specified by GSWCC. For complete test procedures and approved products list please visit www.gaswcc.georgia.gov

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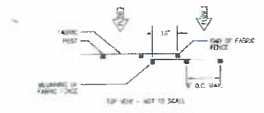
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	Guage	Length	Button Heads	Nail/ Post
Nails	14 min.	1"	3/4"	4 min.

Note: Filter Fabric may also be attached to the post by wire, cleats, and pockets or any other method provided minimum P-factor, as required by GSWCC, is met.

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



TOP VIEW - NOT TO SCALE



FRONT VIEWS - NOT TO SCALE

NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR NORMALLY ENCOUNTER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE POST.

Figure 6-27.5

Dust Control on Disturbed Areas

Du



DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE
- To prevent surface and air movement of dust from exposed soil surfaces.
- To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS
This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. Temporary Methods

Mulches. See standard **Ds1 - Disturbed Area Stabilization (With Mulching Only)**. Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification **Tac - Tackifiers.** Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification **Ds2 - Disturbed Area Stabilization (With Temporary Seeding).**

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification **Tac - Tackifiers.**

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-loaded harrows, and similar plows are examples of equipment that may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods

Permanent Vegetation. See specification **Ds3 -Disturbed Area Stabilization (With Permanent Vegetation).** Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling. This entails covering the surface with less erosive soil material. See specification **Tp - Topsoiling.**

Stone. Cover surface with crushed stone or coarse gravel. See specification **Cr-Construction Road Stabilization.**

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MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM

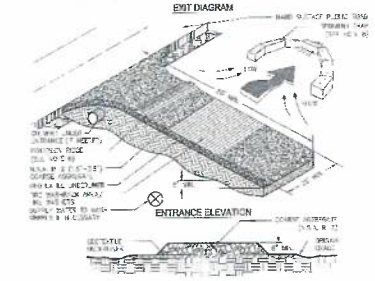


Figure D-14.1

8-53

CO

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

WETLAND AREA NOTE :

1. CONTRACTOR IS TO VERIFY WETLAND PERM[illegible] OWNER PRIOR ANY LAND DISTURBANCE IN WETLAND [illegible] AND BUFFER AREAS.

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-23

SPECIAL CONSTRUCTION NOTE:
IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THIS PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

Item #8.

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Suite 103
MAILING: 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

REVISIONS

DESIGNED ---- | DRAWN MAB | CHECKED ----
DATE : December 5, 2022
JOB NO. ----
SCALE: as shown

SOIL EROSION AND SEDIMENT CONTROL PLANS
REFUGE RENOVAL PROJECT
TYBEE ISLAND, GEORGIA
FOR
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
Mark Boswell
No. 28372
PROFESSIONAL
12-6-22
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-7
7 OF 12 SHEETS

7 DAY INSPECTION NOTE :

The design professional is to inspect the installation of the initial sediment storage requirements and perimeter control BMP's. The design professional must be retained by the primary permittee to conduct a site inspection within seven (7) days after the the installation of the initial sediment storage requirements and perimeter control BMP's. The design professional must report the results of the inspection to the primary permittee within seven (7) days and the primary must correct all deficiencies identified in the report within two (2) business days after receiving the report (unless additional time is needed due to adverse weather). The primary permittee may use an alternate design professional to conduct the BMP inspection, provided that they make a written request to EPD to change from the design professional who developed the plan and EPD has agreed.

DESIGN PROFESSIONAL 7 DAY VISIT CERTIFICATION

Date of inspection : _____

I certify the site was in compliance with the ES&PC Plan on the date of inspection.

Mark Boswell — 2104

GSWC LEVEL II DESIGN PROFESSIONAL — CERTIFICATION #

Inspection revealed the following discrepancies from the ES&PC Plan.

_____

_____

_____

These deficiencies must be addressed immediately and a re-inspection scheduled. Work shall not proceed on the site until design Professional Certification is obtained.

Soil Cleanup and Control Practices

1. Local, State and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.

2. Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment includes, but is not limited to, brooms, dustpans, mops, rags, gloves, goggles, cat litter, sand, saw dust and properly labeled plastic and metal waste containers.

3. Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.

4. All spills wil be cleaned up immediately upon discovery. All spills will be reported as required by local, State and Federal regulations.

5. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

6. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.

7. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.

8. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

9. The contractor shall notify the licensed professional who prepared this plan if more than 1,320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The Contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.

STORMWATER SAMPLING SAMPLE ANALYSIS

1. Storm water samples are to be analyzed in accordance with methodology and test procedures established by 40 CFR Part 136 and the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92-001."

2. Storm water is to be for nephelometric turbidity units (NTU) at the outfall location. A discharge of storm water runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation for each day on which such conditions results in the turbidity of the discharge exceeding 50, the value that was selected from Appendix B in Permit No. GAR 100001. The NTU is based upon the disturbed acreage of 0.82 acres for the project site, the surface water drainage area of < 5.0 square miles, and receiving water which supports warm water fisheries.

SANITARY WASTES :

1. A minimum of one portable sanitary unit will be provided for every ten (10) workers on the site. All sanitary waste will be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

2. All sanitary waste units will be located in an area where the likelihood of the unit contributing to storm water discharge is negligible. Additional containment BMP's must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to storm water discharges. The location of sanitary waste units must be identified on the Erosion Control Plan Grading Phase Sheet by the contractor once the locations have been determined.

3. Sanitary Sewer will be provided by Municipal Authority/Septic System at the completion of this project.

HAZARDOUS WASTES :

1. All hazardous waste materials will be disposed of in the manner specified by local, state, and/or federal regulations and by the manufacturer of such products. The jobsite superintendent, who will also be responsible for seeing that these practices are followed, will instruct site personnel in these practices. Material Safety Data Sheets (MSDS's) for each substance with hazardous properties that is used on the job site will be obtained and used for the proper management of potential wastes that may result from these products. An MSDS will be posted in the immediate area where each product is stored and/or used and another copy of the MSDS will be maintained in the ESPCP file at the jobsite construction trailer office. Each employee who must handle a substance with hazardous properties will be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

2. The contractor will implement the Spill Prevention Control and Countermeasures (SPCC) Plan found within this ESPCP and will train all personnel in the proper cleanup and handling of spilled materials. No spilled , hazardous materials or hazardous wastes will be allowed to come in contact with storm water discharges. If such contact occurs, the storm water discharge will be continued on site until appropriate measures in compliance with state and federal regulations are taken to dispose of such contaminated storm water. It shall be the responsibility of the job site superintendent to properly train all personnel in the use of the SPCC plan.

PRODUCT SPECIFIC PRACTICES

1. Petroleum Based Products – Containers for products such as fuels, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels, and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.

2. Paints / Finishes / Solvents – All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.

3. Concrete Truck Washing

a. Coordinate with site superintendent to excavate a pit deep enough to contain the wash down water.

b. Back equipment into pit.

c. Wash down only the chute hopper and rear of the vehicle. DO NOT WASH OUT DRUM.

d. Make sure wash down water goes into and stays in the pit.

e. Coordinate with site superintendent to fill in pit and smooth out ground.

f. Never allow wash down to enter a storm system.

4. Fertilizer / Herbicides – These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.

5. Building Materials – No building materials will be buried or disposed on-site. All such materials will be disposed of in proper waste disposal procedures.

GAR100001 PART IV.F (RETENTION OF RECORDS)

State of Georgia
Department of Natural Resources
Environmental Protection Division

Page 25 of 33
Permit No. GAR100001

F. Retention of Records.

1. The primary permittee shall retain the following records at the construction site or the records shall be readily available at a designated alternate location from commencement of construction until such time as a NOT is submitted in accordance with Part VI:

a. A copy of all Notices of Intent submitted to EPD;
b. A copy of the Permit, Sedimentation and Pollution Control Plan required by this permit;
c. The design professional's report of the results of the inspection conducted in accordance with Part IV.A.5. of this permit;
d. A copy of all monitoring information, results, and reports required by this permit;
e. A copy of all inspection reports generated in accordance with Part IV.D.4.a. of this permit;
f. A copy of all violation summaries and violation summary reports generated in accordance with Part III.D.2. of this permit; and
g. Daily rainfall information collected in accordance with Part IV.D.4.a.(1)(c) of this permit.

2. Copies of all Notices of Intent, Notices of Termination, reports, plans, monitoring reports monitoring information, including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation, Erosion, Sedimentation and Pollution Control Plans, records of all data used to complete the Notice of Intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the NOT is submitted in accordance with Part VI of this permit. These records must be maintained at the permittee's primary place of business or at a designated alternative location once the construction activity has ceased at the permitted site. This period may be extended by request of the EPD at any time upon written notification to the permittee.

RUN-OFF CO-EFFICIENTS

PRE-DEVELOPED = 84

POST-DEVELOPED = 84

WETLAND AREA NOTE :

1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER PRIOR ANY LAND DISTURBANCE IN WETLAND OR WETLAND BUFFER AREAS.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

WASTE MATERIALS :

1. All waste materials will be collected and stored in a securely lidded, metal dumpster. The dumpster will meet all solid waste management regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied a minimum of once per week or more often if necessary and trash will be hauled as required by local regulations. No construction waste will be buried on-site.

2. All personnel will be instructed on proper procedures for waste disposal. A notice stating these practices will be posted at the jobsite and the Contractor will be responsible for seeing that these procedures are followed.

3. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

APPENDIX B

Nephelometric Turbidity Unit (NTU) Tables

Cold Water (Trout Stream)

Surface Water Drainage Area, square miles

SITE SIZE ACRES	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	25	50	75	150	300	500	500	500
10.01-25	25	25	50	75	150	200	500	500
25.01-50	25	25	25	50	75	100	300	500
50.01-100	20	25	25	35	50	75	150	300
100.01+	20	20	25	25	25	50	80	100

Warm Water (Supporting Warm Water Fisheries)

Surface Water Drainage Area, square miles

SITE SIZE ACRES	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-23

Item #8.

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Suite N-101
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

REVISIONS

ISSUED: ---
DRAWN: MAB
CHECKED: ---
DATE: December 6, 2022
JOB NO.: ---
SCALE: as shown

SOIL EROSION AND SEDIMENT CONTROL PLANS
REFUGE REMOVAL PROJECT
TYBEE ISLAND, GEORGIA
FOR
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER MARK A. BOSWELL
12-6-22

DRAWING NUMBER
C-8
8 OF 12 SHEETS

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. NARRATIVE: THE EXISTING SITE IS AN EXISTING SUBDIVISION AND IS VANCANT AND THE GROUND IS GENERALLY FLAT WITH SLOPES BEETWEEN 0 AND 2 PERCENT WITH SOME TREES OF VARYING AGES. THE PROPOSED PROJECT WILL BE THE EXCAVATION AND REMOVAL OF EXISTING REFUSE WHICH WAS DEPOSITED YEARS AGO WITHOUT PERMIT. THE TOTAL SITE IS 5.75 ACRES WITH THE DISTURBED AREA BEING APPROXIMATELY 0.92 ACRES.

2. DEVELOPER / OWNER : JOSEPH CHRISTIANSEN
9975 FERGUSSON AVENUE
SAVANNAH, GEORGIA 31406

OWNER EMAIL : WILLIAMCHRIS92@GMAIL.COM

3. 24 HOUR CONTACT : JOSEPH CHRISTIANSEN
912-675-5585

4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CURRENT STATE SOIL AND WATER CONSERVATION COMMITTEE OF GEORGIA "MANUAL FOR EROSION CONTROL IN GEORGIA.

5. PRIOR TO ANY OTHER CONSTRUCTION, STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE. ALL ENTRANCES TO THE SITE WHICH ARE NOT PROTECTED SHALL BE BARRICADED.

6. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

7. ADDITIONAL EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING ANY PHASE OF CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY !

8. THE LOCATIONS OF EROSION CONTROL DEVICES SHALL BE ADJUSTED AS CONSTRUCTION PROGRESSES IN ORDER TO MAINTAIN A FUNCTIONING EROSION CONTROL SYSTEM.

9. THE FAILURE OF ANY EROSION CONTROL DEVICE TO FUNCTION AS INTENDED, FOR ANY REASON, SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY !

10. EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND AT LEAST DAILY DURING PROLONGED PERIODS OF CONTINUOUS RAINFALLS.

11. EROSION CONTROL DEVICES SHALL BE CLEANED WHEN THEY BECOME HALF FILLED WITH SEDIMENT.

12. EROSION CONTROL DEVICES SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A FUNCTIONING EROSION CONTROL SYSTEM.

13. EROSION CONTROL DEVICES SHALL BE MAINTAINED UNTIL PERMANENT COVER IS ESTABLISHED AND THEN REMOVED SO THAT DRAINAGE FROM THE SITE IS NOT IMPAIRED.

14. STORM WATER DETENTION DEVICES SHALL BE CLEANED AS SPECIFIED ABOVE AND AFTER PERMANENT GROUND COVER HAS BEEN ESTABLISHED.

15. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

16. ANY DISTURBED AREAS WITH SLOPES 2:1 OR FLATTER WHICH ARE NOT STABILIZED BY ANY OTHER MEASURES SHALL BE SEEDED AS SPECIFIED IN "PERMANENT SEEDING".

17. VEGETATIVE METHODS:
A VEGETATIVE COVER SHALL BE ESTABLISHED AND MAINTAINED OVER ALL FINAL GRADING AND OTHER DISTURBED AREAS OF THE SITE. SEE COASTAL PLAIN VEGETATIVE COVERS FOR AN OUTLINE OF THE ESTABLISHMENT OF VEGETATIVE COVERS.

WEEKLY INSPECTION OF THE GRASS COVER SHALL BE PERFORMED TO IDENTIFY AREAS REQUIRING RE-ESTABLISHMENT OF GRASS.

LIME RATE: 1 TO 2 TONS PER ACRE
FERTILIZER: SEE TABLES

18. MULCH:
MULCH SHALL BE UNCHOPPED, UNROTTED, SMALL GRAIN DRY STRAW APPLIED AT A RATE OF 2 TONS PER ACRE. MULCH MATERIAL SHALL BE RELATIVELY FREE FROM ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS WHICH ARE AS FOLLOWS : CANADA THISTLE, JOHNSONGRASS AND QUACKGRASS. SPREAD MULCH MECHANICALLY OR UNIFORMLY BY HAND. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY PEG AND TWINE METHOD, MULCH ANCHORING TOOL, NETTING OR LIQUID MULCH BINDERS.

19. SOIL TYPE: THE SOILS IN THIS AREA HAVE BEEN CLASSIFIED BY THE SOIL CONSERVATION SERVICE AS : Cuc (Chipley-Urban Land Complex) AND Cm (Chipley Fine Sand).

~~20. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA " ", " " ACCORDING TO F.I.R.M. COMMUNITY PANELS AND , MAP REVISED (NAVD 88).~~

~~21. THIS SITE IS IN ZONE " ", " " AND " " AND IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE.~~

22. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

SPECIAL NOTES:

1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTEDED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

2. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.

3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

4. CITY OF BLOOMINGDALE PERSONNEL SHALL HAVE THE RIGHT TO INSPECT STORMWATER FACILITIES AT ALL TIMES.

5. STATE WATERS DO EXIST ON OR WITHIN 200' OF THIS PROPERTY.

6. FRESH WATER WETLANDS DO EXIST ON THIS PROPERTY.

7. THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER HAS VISITED THE SITE PRIOR TO DESIGN OF THE E & SC PLANS.

8. THE RECEIVING WATERS FOR THIS PROJECT IS THE EXISTING ADJACENT SALT WATER MARSH, UN-NAMED SALT WATER CREEK AND ULTIMATELY THE ATLANTIC OCEAN.

9. ANY DISTURBANCE AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABALIZED WITH MULCH OR TEMPORARY SEEDING.

10. AMENDMENTS / REVISIONS TO THE ES & PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

CLEARING NOTES:

1. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

3. ALL WORK SHALL BE IN COMPLIANCE WITH THE STATE SOIL AND WATER CONSERVATION COMMITTEE'S "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA. ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED ON A REGULAR BASIS AND SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF THE SITE BY THE OWNER. SEE LAND DISTURBING PLAN.

4. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSED AS DESCRIBED ON THE LAND DISTURBING ACTIVITY PLAN.

5. EGRESS FROM THE SITE WILL BE SUCH THAT ALL VEHICLES MUST TRAVERSE CONSTRUCTION EXITS TO REMOVE MUD FROM TIRES BEFORE ENTERING ANY PAVED PUBLIC HIGHWAY.

6. BALES OF HAY, STRAW OR SILT FENCE SHALL BE PLACED AROUND ALL STORM INLETS TO PREVENT SEDIMENT FROM ENTERING NEW PIPE OR DRAINAGE WAYS DURING CONSTRUCTION. THESE MEASURES ARE TEMPORARY.

7. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE OF ALL AREAS WITHIN THE PROJECT SITE INCLUDING RIGHTS-OF-WAYS, EASEMENTS AND LOTS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY FILL AND OR GRADING TO MEET THE FINISHED PLAN GRADES AND ELIMINATE ANY AND ALL AREAS WHICH ARE LOW AND DO NOT DRAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AREAS WHICH ARE CHANGED AS A RESULT OF FIELD ADJUSTMENTS TO THE CONSTRUCTION PLANS.

8. THE CONTRACTOR WILL NOT BEGIN CLEARING OR ANY CONSTRUCTION ACTIVITY UNTIL THE APPROPRIATE PERMITS HAVE BEEN ISSUED.

9. IF REQUIRED, TREE PROTECTION BARRICADES SHALL BE INSTALLED PRIOR TO ANY CLEARING ACTIVITY AND MAINTAINED UNTIL INSTRUCTED BY OWNER OR ENGINEER TO REMOVE THEM.

10. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO AVOID DAMAGE TO TREES AND ROOT SYSTEMS WHILE WORKING WITHIN TREE PROTECTION BARRICADES. THE CONTRACTOR SHALL NOT WORK WITHIN TREE PROTECTION BARRICADES WITHOUT A REPRESENTATIVE FROM THE OWNER OR ENGINEER PRESENT.

11. PRUNING OF TREE LIMBS, BRANCHES AND ROOTS OF TREES WHICH ARE WITHIN TREE PROTECTION BARRICADES SHALL BE DONE IN CONFORMANCE WITH SPECIFICATIONS AND RECOMMENDATIONS OF THE "NATIONAL ARBORIST ASSOCIATION" (N.A.A.) IN "PRUNING STANDARDS FOR SHADE TREES". ANY VARIATION FROM THE RECOMMENDATION OF THE N.A.A. SHALL BE APPROVED BY THE OWNER IN WRITING PRIOR TO ANY PRUNING.

12. LIMITS OF GRADING AND GRASSING ARE INDICATED ON PLANS AS "LIMITS OF DISTURBANCE".

13. ALL DISTURBED AREAS FROM NEW CONSTRUCTION ACTIVITIES WILL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROMOTE A SUFFICIENT GROUND COVER THAT WILL PREVENT SOIL EROSION. SUFFICIENT COVERAGE SHALL BE AS SPECIFIED IN "EROSION CONTROL GRASSING".

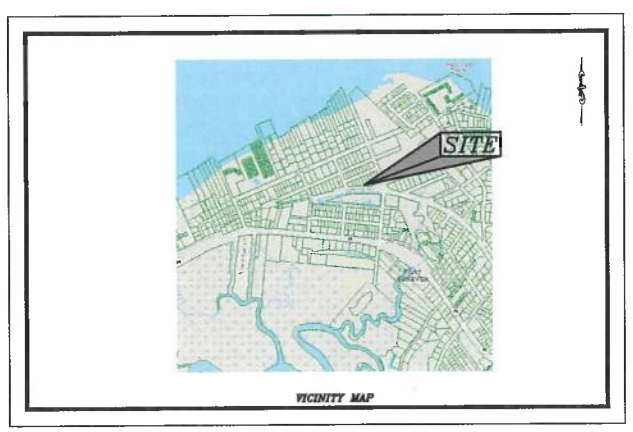
14. DRAINAGE: ALL EXCAVATION SHALL BE PERFORMED SO THAT THE SITE AND THE AREA IMMEDIATELY SURROUNDING THE SITE WHICH EFFECTS THE OPERATIONS WILL BE CONTINUALLY AND EFFECTIVELY DRAINED. SURFACE WATER, GROUNDWATER, OR ANY PERCHED WATER WHICH MIGHT BE ENCOUNTERED DURING EXCAVATIONS SHALL BE REMOVED BY ANY ACCEPTABLE MEANS APPROVED BY THE ENGINEER.

TENTATIVE ACTIVITY SCHEDULE

	2021					
	MAY	JUN	JUL	AUG	SEP	OCT
INSTALLATION OF SEDIMENT CONTROLS AND TREE PROTECTION BARRICADES						
SITE GRADING						
MULCH OR TEMPORARY GRASSING						
UTILITY INSTALLATION	NOT APPLICABLE					
BUILDING CONSTRUCTION	NOT APPLICABLE					
PERMANENT GRASSING						
PAVING	NOT APPLICABLE					
MAINTENANCE OF SEDIMENT CONTROL						
REMOVAL OF SEDIMENT CONTROL						

SITE DATA

ZONE.....N.A.
TOTAL ACREAGE..... 5.75 ACRES
DISTURBED ACREAGE..... 0.92 ACRES
S.C.S. SOIL SURVEY MAP AS PER WEB SOIL SURVEY



VICINITY MAP

EROSION, SEDIMENT AND POLUTION CONTROL NOTES :

4. Inspections.

a. Permittee requirements.

(1). Each day when any type of construction activity has taken place at a primary permittee's site, certified personnel provided by the primary permittee shall inspect: (a) all areas at the primary permittee's site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment and (b) all locations at the primary permittee's site where vehicles enter or exit the site for evidence of off-site sediment tracking. These inspections must be conducted until a Notice of Termination is submitted.

(2). Measure and record rainfall within disturbed areas of the site that have not met final stabilization once every 24 hours except any non-working Saturday, non-working Sunday and non-working Federal holiday. The data collected for the purpose of compliance with this permit shall be representative of the monitored activity. Measurement of rainfall may be suspended if all areas of the site have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region.

(3). Certified personnel (provided by the primary permittee) shall inspect the following at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches rainfall or greater (unless such storm ends after 5:00 PM on any Friday or on any non-working Saturday, non-working Sunday or any non-working Federal holiday in which case the inspection shall be completed by the end of the next business day and/or working day, whichever occurs first): (a) disturbed areas of the primary permittee's construction site; (b) areas used by the primary permittee for storage of materials that are exposed to precipitation; and (c) structural control measures. Erosion and sediment control measures identified in the Plan applicable to the primary permittee's site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region, the permittee must comply with Part IV.D.4.a.(4). These inspections must be conducted until a Notice of Termination is submitted.

(4). Certified personnel (provided by the primary permittee) shall inspect at least once per month during the term of this permit (i.e., until a Notice of Termination has been submitted) the areas of the site that have undergone final stabilization or established a crop of annual vegetation and a seeding of target perennials appropriate for the region. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified in the Plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s).

(5). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plan, the Plan shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.

(6). A report of each inspection that includes the name(s) of certified personnel making each inspection, the date(s) of such inspection, construction phase (i.e., initial, intermediate or final), major observations relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan, and actions taken in accordance with Part IV.D.4.a.(5). of the permit shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction site that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. Such reports shall be readily available by end of the second business day and/or working day and shall identify all incidents of best management practices that have not been properly installed and/or maintained as described in the Plan. Where the report does not identify any incidents, the inspection report shall contain a certification that the best management practices are in compliance with the Erosion, Sedimentation and Pollution Control Plan. The report shall be signed in accordance with Part V.G.2. of this permit.

5. Maintenance. The Plan shall include a description of procedures to ensure the timely maintenance of vegetation, erosion and sediment control measures and other protective measures identified in the site plan.

6. Sampling Requirements. This permit requires the monitoring of nephelometric turbidity in receiving water(s) or outfalls in accordance with this permit. This paragraph shall not apply to any land disturbance associated with the construction of single-family homes which are not part of a subdivision or planned common development unless five (5) acres or more will be disturbed. The following procedures constitute EPD's guidelines for sampling turbidity.

a. *Sampling Requirements* shall include the following:

(1). A USGS topographic map, a topographic map or a drawing (referred to as a topographic map) that is a scale equal to or more detailed than a 1:24000 map showing the location of the site or the stand alone construction; (a) the location of all perennial and intermittent streams and other water bodies as shown on a USGS topographic map, and all other perennial and intermittent streams and other water bodies located during mandatory field verification, into which the stormwater is discharged and (b) the receiving water and/or outfall sampling locations. When the permittee has chosen to use a USGS topographic map and this receiving water(s) is not shown on the USGS topographic map, the location of the receiving water(s) must be hand-drawn on the USGS topographic map from where the stormwater(s) enters the receiving water(s) to the point where the receiving water(s) combines with the first blue line stream shown on the USGS topographic map;

(2). A written narrative of site specific analytical methods used to collect, handle and analyze the samples including quality control/quality assurance procedures. This narrative must include precise sampling methodology for each sampling location;

(3). When the permittee has determined that some or all outfalls will be sampled, a rationale must be included on the Plan for the NTU limit(s) selected from Appendix B. This rationale must include the size of the construction site, the calculation of the size of the surface water drainage area, and the type of receiving water(s) (i.e., trout stream or supporting warm water fisheries); and

(4). Any additional information EPD determines necessary to be part of the Plan. EPD will provide written notice to the permittee of the information necessary and the time line for submittal.

b. *Sample Type.* All sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by 40 CFR Part 136 (unless other test procedures have been approved); the guidance document titled "NPDES Storm Water Sampling Guidance Document, EPA 833-B-92 001" and guidance documents that may be prepared by the EPD.

(1). Sample containers should be labeled prior to collecting the samples.

(2). Samples should be well mixed before transferring to a secondary container.

(3). Large mouth, well cleaned and rinsed glass or plastic jars should be used for collecting samples. The jars should be cleaned thoroughly to avoid contamination.

(4). Manual, automatic or rising stage sampling may be utilized. Samples required by this permit should be analyzed immediately, but in no case later than 48 hours after collection. However, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automated analysis is utilized. If automatic sampling is utilized and the automatic sampler is not activated during the qualifying event, the permittee must utilize manual sampling or rising stage sampling during the next qualifying event. Dilution of samples is not required. Samples may be analyzed directly with a properly calibrated turbidimeter. Samples are not required to be cooled.

(5). Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in this permit must be reported to EPD as specified in Part IV.E.

c. *Sampling Points.*

(1). For construction activities the primary permittee must sample all receiving water(s), or all outfall(s), or a combination of receiving water(s) and outfall(s). Samples taken for the purpose of compliance with this permit shall be representative of the monitored activity and representative of the water quality of the receiving water(s) and/or the stormwater outfalls using the following minimum guidelines:

(a). The upstream sample for each receiving water(s) must be taken immediately upstream of the confluence of the first stormwater discharge from the permitted activity (i.e., the discharge furthest upstream at the site) but downstream of any other stormwater discharges not associated with the permitted activity. Where appropriate, several upstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the upstream turbidity value.

(b). The downstream sample for each receiving water(s) must be taken downstream of the confluence of the last stormwater discharge from the permitted activity (i.e., the discharge furthest downstream at the site) but upstream of any other stormwater discharges not associated with the permitted activity. Where appropriate, several downstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the downstream turbidity value.

(c). Ideally the samples should be taken from the horizontal and vertical center of the receiving water(s) or the stormwater outfall channel(s).

(d). Care should be taken to avoid stirring the bottom sediments in the receiving water(s) or in the outfall stormwater channel.

(e). The sampling container should be held so that the opening faces upstream.

(f). The samples should be kept free from floating debris.

(g). Permittees do not have to sample sheet flow that flows onto undisturbed natural areas or areas stabilized by the project. For purposes of this section, stabilized shall mean, for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent permanent stabilization measures as defined in the Manual (excluding a crop of annual vegetation and a seeding of target crop perennials appropriate for the region).

(h). All sampling pursuant to this permit must be done in such a way (including generally accepted sampling methods, locations, timing, and frequency) as to accurately reflect whether stormwater runoff from the construction site is in compliance with the standard set forth in Parts III.D.3. or III.D.4., whichever is applicable.

d. *Sampling Frequency.*

(1). The primary permittee must sample in accordance with the Plan at least once for each rainfall event described below. For a qualifying event, the permittee shall sample at the beginning of any stormwater discharge to a monitored receiving water and/or from a monitored outfall location within in forty-five (45) minutes or as soon as possible.

(2). However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the stormwater discharge.

(3). Sampling by the permittee shall occur for the following qualifying events:

(a). For each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit after all clearing and grubbing operations have been completed, but prior to completion of mass grading operations, in the drainage area of the location selected as the sampling location;

(b). In addition to (a) above, for each area of the site that discharges to a receiving water or from an outfall, the first rain event that reaches or exceeds 0.5 inch with a stormwater discharge that occurs during normal business hours as defined in this permit either 90 days after the first sampling event or after all mass grading operations have been completed, but prior to submittal of a NOT, in the drainage area of the location selected as the sampling location, whichever comes first.

(c). At the time of sampling performed pursuant to (a) and (b) above, if BMPs in any area of the site that discharges to a receiving water or from an outfall are not properly designed, installed and maintained, corrective action shall be defined and implemented within two (2) business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours* until the selected turbidity standard is attained, or until post-storm event inspections determine that BMPs are properly designed, installed and maintained;

(d). Where sampling pursuant to (a), (b) or (c) above is required but not possible (or not required because there was no discharge), the permittee, in accordance with Part IV.D.4.a.(6), must include a written justification in the inspection report of why sampling was not performed. Providing this justification does not relieve the permittee of any subsequent sampling obligations under (a), (b) or (c) above; and

(e). Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.
*Note that the permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for sampling at any time of the day or week.

7. Non-stormwater discharges. Except for flows from fire fighting activities, sources of non-stormwater listed in Part III.A.2. of this permit that are combined with stormwater discharges associated with construction activity must be identified in the Plan. The Plan shall identify and ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge.

E. Reporting.

1. The applicable permittees are required to submit the sampling results to the EPD at the addresses shown in Part II.C. by the fifteenth day of the month following the reporting period. Reporting periods are months during which samples are taken in accordance with this permit. Sampling results shall be in a clearly legible format. Upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. Sampling and analysis of any stormwater discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. The sampling reports must be signed in accordance with Part V.G.2. Sampling reports must be submitted to EPD using the electronic submittal service provided by EPD. Sampling reports must be submitted to EPD until such time as a NOT is submitted in accordance with Part VI.

2. All sampling reports shall include the following information:

a. The rainfall amount, date, exact place and time of sampling or measurements;
b. The name(s) of the certified personnel who performed the sampling and measurements;
c. The date(s) analyses were performed;
d. The time(s) analyses were initiated;
e. The name(s) of the certified personnel who performed the analyses;
f. References and written procedures, when available, for the analytical techniques or methods used;
g. The results of each analyses, including the bench sheets, instrument readouts, computer disks or tapes, etc., used to determine these results;
h. Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU;" and
i. Certification statement that sampling was conducted as per the Plan.

3. All written correspondence required by this permit shall be submitted by return receipt certified mail (or similar service) to the appropriate District Office of the EPD according to the schedule in Appendix A of this permit. The permittee shall retain a copy of the proof of submittal at the construction site or the proof of submittal shall be readily available at a designated location from commencement of construction until such time as a NOT is submitted in accordance with Part VI.

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-5-05 EXPIRES 11-15-23

Item #8.

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
BLUFFTON, SOUTH CAROLINA 29910
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@bellsouth.net

REVISIONS

ISSUED	BY	CHECKED
----	MAB	----

DATE : December 6, 2022
JOB NO. ----
SCALE: as shown

SOIL EROSION AND SEDIMENT CONTROL PLANS
FOR A PROPOSED RESIDENTIAL DEVELOPMENT
TYBEE ISLAND, GEORGIA
FOR
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 26172
PROFESSIONAL
12-6-22
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-9
9 OF 12 SHEETS

WASTE DISPOSAL :

1. Locate waste collection areas away from streets, gutters, watercourses and storm drains. Waste collection areas, such as dumpsters, are often best located near construction site entrances to minimize traffic on disturbed soils. The plan should include secondary containment around liquid waste collection areas to further minimize the likelihood of contaminated discharges. Solid materials, including building materials, shall not be discharged to waters of the State, except as authorized by a Section 404 permit.

WETLAND AREA NOTE :

1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER PRIOR TO ANY LAND DISTURBANCE IN WETLAND OR WETLAND BUFFER AREAS.

2K.
INSTALLED MEASURES TO CONTROL POLLUTANTS AFTER CONSTRUCTION COMPLETION :

~~3. The storm water detention pond shall remain in place, stabilized and functional at all times after construction has been completed.~~

3. The storm water pipes and outfall swales shall remain in place, stabilized and functional at all times after construction has been completed.

~~4. Rip rap used at outlets which are used for velocity dissipation are to remain in place and functional at all times. These measures are to provide non erosive flow so that the natural physical and biological characteristics and functions of the water course are maintained and protected.~~

4. Final stabilization shall remain in place (permanent vegetation, sod, vegetated swales,etc.).

5. Installation of these devices may be subject to section 404 of the Federal Clean Water Act.

6. The primary permittee is only responsible for the installation and maintenance of storm water management devices prior to final stabilization of the site and not the operation and maintenance of such structures after construction activities have been completed.

POLLUTANTS POTENTIALLY FOUND ON SITE (DUE TO CONSTRUCTION ACTIVITIES)

1. Gasoline
2. Diesel fuel
3. Motor Oil
4. Hydraulic Fluid
5. Paints
6. Solvents
7. Concrete

LEVEL II CERTIFICATION
NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-23

Item #8.

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite I
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6032
LAHBOS@BellSouth.net

REVISIONS

DESIGNED: ---- | DRAWN: MAB | CHECKED: ----
DATE : December 6, 2022
JOB NO. ----
SCALE: as shown

SOIL EROSION AND SEDIMENT CONTROL PLANS
REFUSE REMOVAL PROJECT
TYBEE ISLAND, GEORGIA
FOR:
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER, INC. 811
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED
Mark Boswell
No. 2872
PROFESSIONAL
12-6-22
ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-10
10 OF 12 SHEETS

Disturbed Area Stabilization (With Mulching Only) Ds1



DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

PURPOSE

- To reduce runoff and erosion
- To conserve moisture
- To prevent surface compaction or crusting
- To control undesirable vegetation
- To modify soil temperature
- To increase biological activity in the soil

REQUIREMENT FOR REGULATORY COMPLIANCE

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to **Ds2 -Disturbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding).**

SPECIFICATIONS

Mulching Without Seeding

This standard applies to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover.

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated.

1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.
2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of development should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.
3. Polyethylene film shall be secured over banks or stockpiled soil material for temporary protection. This material can be salvaged and re-used.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.

1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special "packer disk." Disks may be smooth or serrated and should be 23 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position. Straw or hay mulch shall be anchored immediately after application.

Straw or hay mulch spread with special blower-type equipment may be anchored. Tackifiers, binders and hydraulic mulch with tackifier specifically designed for tacking straw can be substituted for emulsified asphalt. Please refer to specification Tac-Tackifiers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer's specifications.

2. Nutting of the appropriate size shall be used to anchor wood waste. Openings of the netting shall not be larger than the average size of the wood waste chips.
3. Polyethylene film shall be anchored at the top as well as incrementally as necessary.

Disturbed Area Stabilization (With Temporary Seeding) Ds2



DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

PURPOSE

- To reduce runoff and sediment damage of down stream resources
- To protect the soil surface from erosion
- To improve wildlife habitat
- To improve aesthetics
- To improve tilth, infiltration and aeration as well as organic matter for permanent plantings

REQUIREMENT FOR REGULATORY COMPLIANCE

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. If an area is expected to be undisturbed for longer than six months, permanent perennial vegetation shall be used. If optimum planting conditions for temporary grassing is lacking, mulch can be used as a singular erosion control device for up to six months but it shall be applied at the appropriate depth, anchored, and have a continuous 90% cover or greater of the soil surface. Refer to specification **Ds1-Disturbed Area Stabilization (With Temporary Seeding).**

CONDITIONS

Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established. Note: Some species of temporary vegetation are not appropriate for companion crop plantings because of their potential to out-compete the desired species (e.g. annual ryegrass). Contact NRCS or the local SWCD for more information.

SPECIFICATIONS

Grading and Shaping

Excessive water runoff shall be reduced by properly designed and installed erosion control practices such as diked outlets, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or hand-seeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be jetted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate determined by soil test for pH. Quick acting lime should be incorporated to modify pH during the germination period. Bio-stimulants should also be considered when there is less than 3% organic matter in the soil. Graded areas require lime application. Soils must be tested to determine required amounts of fertilizer and amendments. Fertilizer should be applied before last preparation and incorporated with a disk, chisel, or shovel. On slopes too steep for, or inaccessible to equipment, fertilizer shall be hydraulically applied, preferably in the first pass with seed and some hydraulic mulch, then topped with the remaining required application rate.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker-seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally plant seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be "raked" lightly to cover seed with soil if seeded by hand. See Table 8-4.1

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch, provided there is little to no erosion potential. However, the use of mulch can often accelerate and enhance germination and vegetation establishment. Mulch without seeding should be considered for short term protection. Refer to **Ds1 - Disturbed Area Stabilization (With Mulching Only).**

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

Table 8-4.1 - Temporary Cover or Companion Cover Crops

PLANT, PLANTING RATE, AND PLANTING DATE FOR TEMPORARY COVER OR COMPANION CROPS [1]

Species	Broadcast Rates		Resource Area[2]	Planting Dates by Resource Area (Solid lines indicate optimum dates, dashed lines indicate permissible but marginal dates) J F M A M J J A S O N D	Remarks
	Rate Per Acre	Pure Live Seed (PLS) Per 1000 sqft			
BARLEY *Hordeum vulgare*					
alone	3 bu. (144 lbs)	3.3 lbs	M-L		14,000 seed per pound. Winter hardy. Use on productive soils.
in mixture	1/2 bu. (24 lbs)	0.6 lb	P		
			C		
LESPEDEZA, ANNUAL *Lespedeza striata*					
alone	40 lbs	0.9 lb	M-L		300,000 seed per pound. May reseed for several years. Use inoculant SL.
in mixture	10 lbs	0.2 lb	P		
			C		
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L		1,500,000 seed per pound. May last for several years. Mix with Sericea lespedeza.
in mixture	2 lbs	0.05 lb	P		
			C		
MILLET, BROWNTOP *Panicum fasciculatum*					
alone	40 lbs	0.9 lb	M-L		137,000 seed per pound. Quick dense cover. Will provide excess re-seeder in mixture if allowed at high rate.
in mixture	10 lbs	0.2 lb	P		
			C		
MILLET, PEARL *Pennisetum glaucum*					
alone	50 lbs	1.1 lbs	M-L		46,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for inclusion.
			P		
			C		
OATS *Avena sativa*					
alone	4 bu. (128 lbs)	2.9 lbs	M-L		13,000 seed per pound. Use on productive soils. Not as a winter hardy rye or barley.
in mixture	1 bu. (32 lbs)	0.7 lb	P		
			C		
RYE *Secale cereale*					
alone	3 bu. (168 lbs)	3.9 lbs	M-L		18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
in mixture	1/2 bu. (28 lbs)	0.6 lb	P		
			C		
RYEGRASS, ANNUAL *Lolium temulentum*					
alone	40 lbs	0.9 lb	M-L		227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
			P		
			C		
SUDANGRASS *Sorghum arundinaceum*					
alone	60 lbs	1.4 lbs	M-L		85,000 seed per pound. Good on droughty soils. Not winterhardy for inclusions.
			P		
			C		

Species	Broadcast Rates		Resource Area[2]	Planting Dates by Resource Area (Solid lines indicate optimum dates, dashed lines indicate permissible but marginal dates) J F M A M J J A S O N D	Remarks
	Rate Per Acre	Pure Live Seed (PLS) Per 1000 sqft			
TRITICALE *X Triticosecale*					
alone	3 bu. (144 lbs)	3.3 lbs	C		Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
in mixture	1/2 bu. (24 lbs)	0.6 lb			
WHEAT *Triticum aestivum*					
alone	3 bu. (180 lbs)	4.1 lbs	M-L		15,000 seed per pound. Winter hardy
in mixture	1/2 bu. (30 lbs)	0.7 lb	P		
			C		

[1] Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily.

[2] Reduce seeding rates by 50% when co-planted.

M-L represents the Mountains, Blue Ridge, and Ridges and Valleys MLRAs

P represents the Southern Piedmont MLRA

C represents Southern Coastal Plain, Sand Hills, Black Belt, and Atlantic Coastal Flatwoods MLRAs (see Figure 8-4.1, p. 8-4).

GEORGIA
Major Land Resource Areas

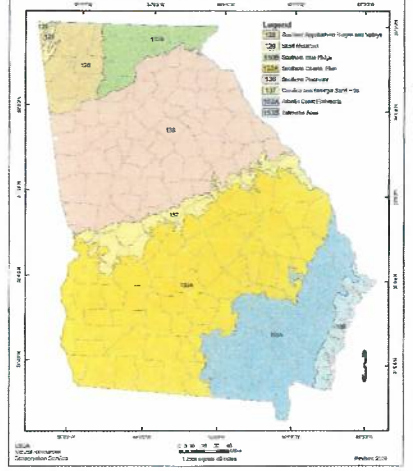


Figure 8-4.1

WETLAND AREA NOTE :

1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER PRIOR TO ANY LAND DISTURBANCE IN WETLAND OR WETLAND BUFFER AREAS.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

Item #8.

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : P.O. BOX 1441
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
L.AHBOS@Bellsouth.net

REVISIONS

DRAWING: ---- | DRAWN: MAB | CHECKED: ----
DATE : December 6, 2022
JOB NO. : ----
SCALE: as shown

SOIL EROSION AND SEDIMENT CONTROL PLANS
RESIDENTIAL PROJECT
TYBEE ISLAND, GEORGIA
FOR
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

SOIL EROSION AND SEDIMENT CONTROL NOTES

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING

UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28172 PROFESSIONAL 12-6-22 ENGINEER MARK A. BOSWELL

DRAWING NUMBER
C-11
11 OF 12 SHEETS

Disturbed Area Stabilization (With Permanent Vegetation) Ds3



DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization.

PURPOSE

- To protect the soil surface from erosion
- To reduce damage from sediment and runoff to downstream areas
- To improve wildlife habitat and visual resources
- To improve aesthetics

REQUIREMENT FOR REGULATORY COMPLIANCE

This practice shall be applied immediately to rough graded areas that will be undisturbed for longer than six months. This practice or seeding shall be applied immediately to all areas at final grade. **Final Stabilization** means that all soil disturbing activities of the site have been completed, and that for unplanted areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by the EPA/EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planned landscaped areas), or equivalent permanent stabilization measures.

Permanent vegetation shall consist of, planted trees, shrubs, perennial vines; or a crop of perennial vegetation appropriate for the region, such that within the growing season a 70% coverage by perennial vegetation shall be achieved. Final stabilization applies to each phase of construction. For linear construction projects on land used for agricultural or silvicultural purposes, final stabilization may be accomplished by establishing the disturbed land for its agricultural or silvicultural use. Until this standard is satisfied and permanent control measures and practices are operational, interim stabilization measures and temporary erosion and sedimentation control measures shall not be removed.

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including soils, fills, dams, and other disturbed areas.

PLANNING CONSIDERATIONS

1. Use conventional planting methods where possible.
2. When mixed plantings are done during mass grad planting periods, companion crops shall be used.
3. Mix-ill planting is effective when planting is done following a summer or winter annual cover crop, Sericea lespedeza planted no-till into stands of rye is an excellent procedure.
4. Block sod provides immediate cover. It is especially effective in controlling erosion adjacent to concrete flumes and other structures. Refer to Specification Ds4-Disturbed Area Stabilization (With Sodding).
5. Irrigation should be used when the soil is dry or when summer plantings are done.
6. Low maintenance plants, as well as natives, should be used to enhance long-term erosion control.
7. Mowing should not be performed during the quail nesting season (May to September).
8. Wildlife plantings should be included in critical area plantings.

Wildlife Plantings

Commercially available plants beneficial to wildlife species include the following:

Mast Bearing Trees

Beech, Black Cherry, Blackgum, Chestnut, Chinkapin, Hackberry, Hickory, Honey Locust, Native Oak, Persimmon, Sawtooth Oak and Sweetgum.

All trees that produce nuts or fruits are favored by many game species. Hickory provides nuts used mainly by squirrels and bear.

Shrubs and Small Trees

Bayberry, Bicolor Lespedeza, Crabapple, Dogwood, Huckleberry, Native Blueberry, Native Laurel, Native Holly, Red Cedar, Red Mulberry, Sumac, Wax Myrtle, Wild Plum and Blackberry.

Plant in patches without tall trees to develop stable shrub communities. All produce fruits used by many kinds of wildlife, except for sassafras that produces seeds used by quail and songbirds.

Grasses, Legumes, Vines and Temporary Cover

Bahiagrass, Bermudagrass, Grass-Legume mixtures, Partridge Pea, Annual Lespedeza, Corn/grass (for screenings), Browntop Millet (for temporary cover), and Native grasses.

Provides herbaceous cover in clearings for a good feed/cover-nesting habitat. Appropriate legumes such as vetches, clovers, and bicolor may be mixed with grass, but they may die out after a few years.

CONSTRUCTION SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment will be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, areas to be shaped where needed and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Lime and Fertilizer Rates and Analysis

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require less application. If lime is required within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.

Lime spread by conventional equipment shall be ground limestone.* Ground limestone calcitic or dolomitic limestone ground so that 50 percent of the material will pass through a 10-mesh sieve, not less than 90 percent will pass through a 60-mesh sieve and not less than 25 percent will pass through a 100-mesh sieve.

Fast-acting lime spread by hydraulic seeding equipment should be "finely ground limestone" sparingly from the 150 micron area to the 5 micron size. Finely ground limestone is calcitic or dolomitic limestone ground so that 95 percent of the material will pass through a 100-mesh sieve.

It is desirable to use dolomitic limestone in the Sand Hills, Southern Coastal Plain and Atlantic Coast Flatwoods MLRAs. (See Figure 6-4.1)

Agricultural lime is generally not required where only trees are planted.

Initial fertilization, nitrogen, topdressing, and maintenance fertilizer requirements for each species or combination of species are listed in Table 6-5.1.

Lime and Fertilizer Application

When hydraulic seeding equipment is used, the initial fertilizer shall be mixed with seed, inoculant (if needed), and wood cellulose or wood pulp fiber mulch and applied as a slurry. The inoculated, if needed, shall be mixed with the seed prior to being placed into the hydraulic seeder. The slurry mixture will be applied during application to keep the ingredients thoroughly mixed. The mixture will be sprayed uniformly over the area within one hour after being placed in the hydroseeder.

Finely ground limestone can be applied in the mulch slurry in combination with the top dressing.

When conventional planting is to be done, lime and fertilizer shall be applied uniformly in one of the following ways:

1. Apply before land preparation so that it will be mixed with the soil during seedbed preparation.
2. Mix with the soil used to fill the holes, distributed evenly.
3. Broadcast after steep surfaces are scarified, pitted or trenched.
4. A fertilizer pellet shall be placed at root depth to the closing slit/ section each pine tree seedling.

Plant Selection

Refer to Tables 6-4.1, 6-5.2, 6-6.3 and 6-6.4 for agreement species. Species not listed shall be approved by the State Resource Conservationist of the Natural Resources Conservation Service before they are used.

Plants shall be selected on the basis of species characteristics, site and soil conditions, planned use and maintenance of the area; time of year of planting, method of planting; and the needs and objectives of the land user.

Some perennial species are easily established and can be planted alone. Examples of these are Common Bermuda, Tall Fescue, and Lespedeza.

Other perennials, such as Bahia Grass and Italian Lespedeza, are slow to become established and should be planted with another perennial species. The additional species will provide quick cover and ample soil protection until the target perennial species become established. For example, Common seeding combinations are 1) Weeping Lovegrass with Sericea Lespedeza (unscarified), 2) Tall Fescue with Sericea Lespedeza (unscarified).

Plant selection may also include annual companion crops. Annual companion crops should be used only when the perennial species are not planted during their optimum planting period. A common mixture is Brown Top Millet with Common Bermuda in mid-summer. Care should be taken in selecting companion crop species and seeding rates because annual crops will compete with perennial species for water, nutrients, and growing space. A high seeding rate of the companion crop may prevent the establishment of perennial species.

Ryegrass shall not be used in any seeding mixtures containing perennial species due to its ability to out-compete desired species choices for permanent perennial cover.

Seed Quality

The term "pure live seed" is used to express the quality of seed and is not shown on the label. Pure live seed, PLS, is expressed as a percentage of the seeds that are pure and will germinate. Information on percent germination and purity can be found on most tags. PLS is determined by multiplying the percent of pure seed with the percent of germination, i.e.,

(PLS = % germination x % purity)

EXAMPLE:

Common Bermuda seed
72% germination, 86% purity

PLS = 70% germination x 86% purity

PLS = 58%

The percent of PLS helps you determine the amount of seed you need. If the seeding rate is 10 lbs/acre PLS and the bulk seed is 58 % PLS, the bulk seeding rate is:

10 lbs. PLS/acre ÷ 17.5 lbs/acre
58% PLS

You would need to plant 17.5 lbs/acre to provide 10 lbs/acre of pure live seed.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used (mulch is strongly recommended for any seeding projects, when possible). When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage, or a minimum, shall adequately loosen the soil to a depth of 4 to 8 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.
4. On slopes too steep for the safe operation of tillage equipment, the soil shall be scarified, pitted or trenched across the slope with appropriate hand tools to provide two plants 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Inoculants

All legume seed shall be inoculated with appropriate nitrogen-fixing bacteria. The inoculant shall be a pure culture prepared specifically for the seed species and used within the dates on the container.

A mixing medium recommended by the manufacturer shall be used to bond the inoculant to the seed. For conventional seeding, use twice the amount of inoculant recommended by the manufacturer. For hydraulic seeding, four times the amount of inoculant recommended by the manufacturer shall be used.

All inoculated seed shall be protected from the sun and high temperatures and shall be planted the same day inoculated. No inoculated seed shall remain in the hydroseeder longer than one hour.

Planting

Hydraulic Seeding

Mix the seed (inoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker-seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil or small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

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Planting

Hydraulic Seeding

Mix the seed (inoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

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4. *Sericea Lespedeza* hay containing mature seed shall be applied at a rate of three tons per acre.
5. *Rye, winter or pale barley* shall be applied at a rate of 2 bushels per acre.
6. *Bituminous treated roving* may be applied on planted areas, slopes, in ditches or by watercourses to prevent erosion. Bituminous treated roving shall be applied some 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth retarding factors. They shall be evenly dispersed when agitated in water, the fibers used contains dyes to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:

1. *Hay and straw mulch* shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and spaced 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
2. *Synthetic Tackifiers, Binders or Hydraulic mulch* specifically designed for tack shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. All tackifiers, binders or hydraulic mulch specifically designed for tack straw should be verified materials through EPA/CPG 2/1 Material Refer to Tackifiers-Tac
3. *Rye or wheat* can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one-half bushel per acre.
4. *Plastic nets or netting* with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Bedding Material

Mulch is used as a bedding material to conserve moisture and control weeds in nurseries, ornamental beds, annual shrubs, and on bare areas in dams.

Table 6-5.1. Fertilizer Requirements

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses	First	5-12-12	1000 lbs./ac.	90-100 lbs./ac. 1/2/
	Second Maintenance	5-10-10	400 lbs./ac.	30
2. Cool season grasses and legumes	First	0-12-12	1500 lbs./ac. 3/	0-50 lbs./ac. 4/
	Second Maintenance	0-10-10	1200 lbs./ac. 3/	---
		10-10-10	1000 lbs./ac. 3/	---
3. Ground covers	First	10-10-10	1300 lbs./ac. 3/	---
	Second Maintenance	10-10-10	1000 lbs./ac. 3/	---
		10-10-10	1000 lbs./ac.	---
4. Pine seedlings	First	20-10-5	one 21-gram pellet per seedling placed in the closing hole	
5. Shrub Lespedeza	First	0-10-10	700 lbs./ac.	
	Maintenance	0-10-10	700 lbs./ac. 4/	
6. Temporary winter cross seeded alone	First	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. Warm season grasses	First	5-12-12	1500 lbs./ac.	50-100 lbs./ac. 2/3/
	Second Maintenance	5-12-12	800 lbs./ac.	50-100 lbs./ac. 2/
		10-10-10	400 lbs./ac.	30 lbs./ac.
8. Warm season grasses and legumes	First	0-12-12	1100 lbs./ac.	50 lbs./ac. 4/
	Second Maintenance	0-10-10	1100 lbs./ac.	
		0-10-10	400 lbs./ac.	

1/ Apply in spring following seeding.
2/ Apply in split applications when high rates are used.
3/ Apply in 3 split applications.
4/ Apply when plants are pruned.
5/ Apply to grass species only.
6/ Apply when plants grow to a height of 2 to 3 inches

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates	Resource Area[2]	Planting Dates by Resource Area	Remarks
	Pure Live Seed (PLS) Rate Per Acre/ Per 1000 sqft		J F M A M J J A S O N D	
BAHIA, PENSACOLA *Paspalum notatum* alone or with temporary cover	60 lbs. 1.4 lbs	P C		165,000 seed per pound. Low growing, sod forming. Slow to establish. Mow with a lawnmower once. Will spread via bermuda, paspalus and weeds. Mix with Rabbs hopclaw or weeping lovegrass.
with other perennials	30 lbs 0.7 lb	C		
BAHIA, WILMINGTON *Paspalum notatum* alone or with temporary cover	60 lbs 1.4 lb	M-L P		
with other perenn ials	30 lbs 0.7 lb	P		Same as above.
BERMUDA, COMMON *Cynodon dactylon* Hulled seed		P C		
alone	10 lbs 0.2 lb	C		1,727,000 seed per pound. Quick cover. Low growing sod and forming. Full sun. Good for athletic fields.
with other perennials	5 lbs 0.1 lb	C		Mix with other annuals.
Unhulled seed				
with temporary cover	10 lbs 0.2 lb	P C		Mix with other annuals.
with other perennials	5 lbs 0.1 lb	C		Plan, with Tall Fescue

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER [1]

Species	Broadcast Rates	Resource Area[2]	Planting Dates by Resource Area	Remarks
	Pure Live Seed (PLS) Rate Per Acre/ Per 1000 sqft		J F M A M J J A S O N D	
LESPEDEZA *Lespedeza virgata DC* or *Japanese Lespedeza cumeata (Durand) B. Clute*				
scarified	60 lbs 1.4 lb	M-L P C		300,000 seed per pound. Height of growth is 2 to 3 ft tall bases. Advantageous in urban areas. Spreading-type growth. Slow growth has severe extension. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea lespedeza. Slow to develop solid stands. Inoculate seed with EL inoculant.
unscarified	75 lbs 1.7 lb	M-L P C		
LESPEDEZA, SERICEA *Lespedeza thunbergii* *Lespedeza thunbergii*		M-L P C		Provide wildlife food and cover.
plants	3' x3'			
LOVEGRASS, WEEPING *Eragrostis curvula*				
plants	4 lbs 0.1 lb	M-L P C		4,000,000 seed per pound. Quick cover. Drought tolerant. Grows well with Bahiagrass association on sandbanks.
with other perennials	2 lbs 0.05 lb	C		

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER

Species	Broadcast Rates	Resource Area[2]	Planting Dates by Resource Area	Remarks
	Pure Live Seed (PLS) Rate Per Acre/ Per 1000 sqft		J F M A M J J A S O N D	
MAIDENCANE *Panicum hemitomon*				
RYE PENSACOLA, ATLANTIC COASTAL *Panicum amarum var amarulum*	2' x 3' cloning	ALL		For very wet sites. May clay, channels. Dig clumps from local marshes. Use along river banks and shorelines.
	30 lbs. 0.6 lb	P C		Grass and co-coastal sand dunes, bottom lands, and gently hills. Provides winter cover for wildlife. Mix with Sericea lespedeza except on sand dunes.
REED CANARY GRASS *Phalaris arundinacea* alone	60 lbs 1.1 lb	M-L		
with other perennials	30 lbs 0.7 lb	P		Grows similar to Tall fescue.
SUNFLOWER, AZTEC MAXIMILLIAN *Helianthus maximiliani*		W-L P C		227,000 seed per pound. Mix with Weeping lovegrass as other low-growing grasses or legumes.
	10 lbs 0.2 lb			

[1] Reduce seeding rate by 50% when drilling.
[2] PLS is an abbreviation for Pure Live Seed. Refer to Section VII. of these specifications.
3 M-L represents the Mountains Blue Ridge, and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents the Southern Coastal Plain Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRAs. See Figure 6-4.1

Table 6-5.2- Permanent Cover Crops
PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER

Species	Broadcast Rates	Resource Area[2]	Planting Dates by Resource Area	Remarks
	Pure Live Seed (PLS) Rate Per Acre/ Per 1000 sqft		J F M A M J J A S O N D	
RYEGRASS, ANNUAL *Lolium multiflorum*	30 lbs 0.7 lb	M-L P		227,000 seed per pound. Use alone only on better sites. Mix with pensacola bahiagrass or Carpetgrass. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
KUDZU *Pueraria thunbergiana*				
Plants or slips	3' - 7' apart	ALL		Rapid and vigorous growth, sometimes difficult to control. Will climb. Good livestock forage.
LESPEDEZA SERICEA *Lespedeza cuneata*				
scarified	60 lbs 1.4 lb	M-L P C		300,000 seed per pound. Widely adapted. Low maintenance. Mix with Weeping lovegrass, Common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculate seed with EL inoculant.
unscarified	75 lbs 1.7 lb	M-L P C		Mix with Tall fescue or winter annuals.
SMILO *Stipa miliacea*		W-L P C		Cut when seed mature in mature, but before it shatters. Add Tall fescue or winter annuals.
Sericea hay	3 tons 1200 lbs			

Table 6-5.3.

Durable Shrubs and Ground Covers for Permanent Cover

Ground covers include a wide range of low-growing plants planted together in considerable numbers to cover large areas of the landscape. Ground covers grow slower than grasses. Weeds are likely to compete, especially the first year. Maintenance is needed to insure survival. Three ground covers will not be used unless proper maintenance is planned. Mulch with at three-inch thickness until plants provide adequate cover.

Full planting is encouraged because the need for constant watering is reduced and plants have time to establish new roots before hot weather.

Common Name	Scientific Name	Mature Height	Plant Spacing	Comments
Abelia	*Abelia grandiflora*	3-4 ft	3 ft	Also a prostrate form, 2 feet high, has semi-drooping branch arrangement
Carolina Yellow Jessamine	*Gelsemium sempervirens*	vine	3 ft	Vine Yellow, trumpet like flowers. Needs use of best vines. Likely see Native to Georgia
Carpet Bugle	*Ajuga reptans*	2-4 in	2 ft	Needs good drainage, partial shade. Blue or white flowers. Evergreen
Barberry Cotoneaster	*Cotoneaster dielsiana*	7-8 ft	5 ft	White flowers, red fruit. Sun. Evergreen
Dwarf Cover Cotoneaster	*Cotoneaster salicifolium 'Repens'*	1-2 ft	5 ft	White flowers, red fruit. Sun. Evergreen
Rock Cotoneaster	*Cotoneaster horizontalis*	1-2 ft	5 ft	Semi-evergreen. Sun.
Pfitzer	*Juniperus chinensis 'Pfitzeriana'*	5 ft	5 ft	Red, soft. Very. Excellent on. Native to Georgia.
Prince of Wales Juniper	*Juniperus horizontalis 'Prince of Wales'*	6 - 10 in	4 ft	Feathery appearance
Sargent Juniper	*Juniperus chinensis 'Sargentii'*	1 - 2 ft	5 ft	Full sun. Needs good drainage. Good winter color.
Shore Juniper	*Juniperus conferta*	2-3 ft	8 ft	Emerald tree or blue Pacific cultivars are good.
Liriope	*Liriope muscari*	8-10 in	3 ft	

Table 6-5.3. Durable Shrubs and Ground Covers for Permanent Cover

Common Name	Scientific Name	Mature Height	Plant Spacing	Comments
Creeping Lilyturf	*Liriope spicata*	10 - 12 in.	1 ft.	Spreads by runners
Big Leaf Periwinkle	*Vinca major*	12-18 in	4 ft.	Lilac flowers in spring. Semi-shade
Common Periwinkle	*Vinca minor*	5-6 in.	4 ft.	Lavender-blue flowers in spring. Semi-shade
Clandrake Rose	*Rosa lavigata*	2 ft.	6 ft.	Rampant grower, use for restricted areas. Mass flower.
Memorial Rose	*Rosa wichuraiana*	2 ft.	6 ft.	Rampant grower
St. Johnswort	*Hypericum calycinum*	6-12 in	3 ft.	Semi-shade
Anthony Waterer Spirea	*Spiraea bumalda*	3-4 ft.	5 ft.	Sun
Thunberg Spirea	*Spiraea thunbergii*	3-4 ft.	5 ft.	Sun.

Table 6-5.3. Durable Shrubs and Ground Covers for Permanent Cover

Common Name	Scientific Name	Mature Height	Plant Spacing	Comments
Rugosa Rose	*Rosa rugosa*	4-6 ft.	6 ft.	Rampant grower, use for restricted areas. Mass flower.
Scotch Rose	*Rosa spinosissima*	3 ft.	6 ft.	Rampant grower, use for restricted areas. Mass flower.
Shrub Althea	*Hibiscus syriacus*	8-12 ft.	8 ft.	Sun
Shrub Honeysuckle	*Lonicera fragrantissima*	5-6 ft.	6 ft.	Semi-evergreen. Sun.
Showy Border Privet	*Ligustrum vulgare 'Comtessa de Vibraye'*	6-8 ft.	5 ft.	Semi-evergreen. Sun.
Vasey Honeysuckle	*Lonicera vaseyi*	6-8 ft.	6 ft.	Sun
Weigela	*Weigela florida*	6-8 ft.	6 ft.	Sun
Wintercreeper	*Euonymus fortunei*	vine	3 ft.	Evergreen. Sun or shade. Many cultivars.
Yucca	*Yucca filamentosa*	2-3 ft.	3 ft.	Evergreen. Sun.

Table 6-5.4

Trees for Erosion Control

SITE	SOIL MATERIAL	COMMON SOILS	PLANTING TREE SPECIES[1]	SPACING	PLANTING DATES[2]
Borrow areas, graded areas, and spoil material	Sandy	Lakeland, Troup	Loblolly pine (Pinus taeda) Longleaf pine (Pinus palustris)	*	M-L, P 12/1-2/15 C 12/1-3/1
	Loamy	Orangeburg, Tifton	Loblolly pine Slash pine Loblolly pine	*	M-L, P 12/1-3/15 C 12/1-3/1
	Clay	Cecil, Pacolet	Slash pine Virginia pine (Pinus virginiana)	*	M-L, P 12/1-3/15 C 12/1-3/1
Streambanks			Willows[3] (Salix species)	2 ft. x 2 ft.	ALL

[1] Other trees and shrubs listed on Table 6-25.3 may be interplanted with the pines for improved wildlife benefits.

[2] Type of Planting | Tree Spacing | No. of Trees Per Acre
Trees alone | 4 ft. x 4 ft. | 2722
Trees in combination with grasses and/or other plants | 6 ft. x 6 ft. | 1210

[3] M-L represents the Mountains Blue Ridge, and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents the Southern Coastal Plain Sand Hills, Black Lands, and Atlantic Coast Flatwoods MLRA (See Figure 6-4.1).

[4] Fertilization of companion crop is ample for this species.

WETLAND AREA NOTE :

1. CONTRACTOR IS TO VERIFY WETLAND PERMITS WITH OWNER PRIOR TO ANY LAND DISTURBANCE IN WETLAND OR WETLAND BUFFER AREAS.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

Item #8.

BOSWELL DESIGN SERVICES, INC.
OFFICE - 4700 EAST HIGHWAY 80
JESUP, GEORGIA
MAILING - 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LARBOS@Bellsouth.net

REVISIONS

DESIGNED: MAB | DRAWN: MAB | CHECKED:
DATE: December 6, 2022
JOB NO.:
SCALE: as shown

SOIL EROSION AND SEDIMENT CONTROL PLANS
REFUSE REMOVAL PROJECT
TYBEE ISLAND, GEORGIA
FOR
JOSEPH CHRISTIANSEN
SAVANNAH, GEORGIA

SOIL EROSION AND SEDIMENT CONTROL NOTES

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL ENGINEER MARK A. BOSWELL 12-6-22

DRAWING NUMBER
C-12
12 OF 12 SHEETS

File Attachments for Item:

9. Variance: Requesting expansion of setback encroachment – 817 1st Street – 40019 05001C – Zone R-T – David Toman

AGENDA ITEM

CITY COUNCIL MEETING: January 12

Applicant wishes to enclose an existing encroaching deck and add a new deck above.

Consideration of setback variance to expand existing encroachment

ATTACHMENTS

VAR-817 1ST ST.pdf

STAFF REPORT

PLANNING COMMISSION MEETING: December 19, 2022
CITY COUNCIL MEETING: January 12, 2023

LOCATION: 817 1st St. C-1

PIN: 40019 05001C

APPLICANT: David Toman

OWNER: David Toman

EXISTING USE: Residential

PROPOSED USE: Residential

ZONING: R-T

PROPOSED ZONING: R-T

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Commercial Gateway

APPLICATION: Variance from Sec. 3-090. Schedule of development regulations.

PROPOSAL: The applicant requests a variance from Sec. 3-090 (A) for expanding a nonconforming deck that is approximately eight feet into the rear setback.

ANALYSIS: The applicant would like to expand an existing nonconforming deck by enclosing it and adding an open deck above.

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

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

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

STAFF FINDING
Staff recommends denial

This Staff Report was prepared by George Shaw.

ATTACHMENTS

A. Variance application
B. Survey
C. Property card
D. SAGIS map

Fee
Commercial $500
Residential $200

CITY OF TYBEE ISLAND

VARIANCE APPLICATION from the Tybee Island Land Development Code

Applicant: DAVID Toman

Telephone #: 912-247-4028 Email Address: DAVIDJ Toman @ GMail.Com

Mailing Address PO Box 1359 Tybee Island GA 31328

*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): 817 1st Street Unit C-1

Tax Map/Parcel ID#: 40019 05001C Current Zoning: R-T

Existing use of Property: Home

Proposed use of Property: Home

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

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

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

I would like to Screen in the exciting Deck & Put a Deck above the exiting Deck

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

10 Foot

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 unit next to me extends Past what I would like to do

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.

C. The condition requiring the requested relief is 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.

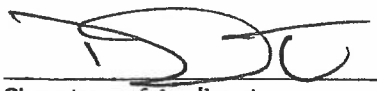
E. The granting of the requested variance will not conflict with Sec. 26-70-Amendments and modifications to the Fire Prevention Code of the Tybee Island Code of Ordinances or endanger the public.

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

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

REFERENCE	DESCRIPTION
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. (*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.)* Explain the hardship: _____ _____
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. NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc.
5-090 (B)	*Height.* No part of any structure shall project beyond 35-feet above the average adjacent grade of a property except: (1) See section 2-010, 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

11-15-22

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 _____ Date 11-15-22

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

_____ 11-15-22

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 DAVID TOMAN

Date 11-15-22

Salt Pines Homeowners Association
817 First Street
PO Box 2705
Tybee Island, GA 31328

November 30, 2022

To Whom It May Concern:

The Salt Pines Homeowners Association officers hereby give permission for the owner of Unit C-1, David Toman to build an attached second floor deck above the lower porch and screen in that porch.

Sincerely,

Janice Elliott
Treasurer of Salt Pines Homeowners Association

PARID: 40019 05001C
TOMAN DAVID J

817 FIRST ST Unit C-1

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
TOMAN DAVID J			P.O BOX 1359 TYBEE ISLAND GA 31328

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
TOMAN DAVID J		P.O BOX 1359		TYBEE ISLAND	GA	31328

Parcel

Status	ACTIVE
Parcel ID	40019 05001C
Category Code	RES - Residential
Bill #	2940107
Address	817 FIRST ST
Unit # / Suite	C-1
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	19021.00 - S021 SALT PINES TWN
Total Units	
Zoning	R-T
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	UNIT C-1 SALT PINES TOWNHOMES FORT WARD TYBEE ISL SMB 10S 62
Deed Book	1632
Deed Page	0753

Permits

Permit #	Permit Date	Status	Type	Amount
220309	06/14/2022	Complete	RF - ROOF	$76,000.00
160193-3	04/04/2016	Complete	HT - HEAT/FURN/HVAC	$6,000.00
13-0349-2	05/31/2013	Complete	GM - GENERAL MAINT.	$368.00
08-0208-1	04/29/2008	Complete	-	$500.00

Inspection

Inspection Date	Reviewer ID
22	RKRYZAK

03/01/2022	RKRYZAK
03/15/2019	ALCUMMIN
12/03/2015	AVMARCAN
07/14/2011	AVMARCAN

Appraised Values

Tax Year	Land	Building	Appraised Total	Reason
2022	175,000	89,100	264,100	
2021	125,000	134,800	259,800	
2020	125,000	133,200	258,200	
2019	125,000	133,200	258,200	
2018	87,000	131,400	218,400	
2017	87,000	131,400	218,400	
2016	87,000	131,400	218,400	
2015	87,000	80,400	167,400	
2014	87,000	54,900	141,900	
2013	87,000	55,300	142,300	

Sales

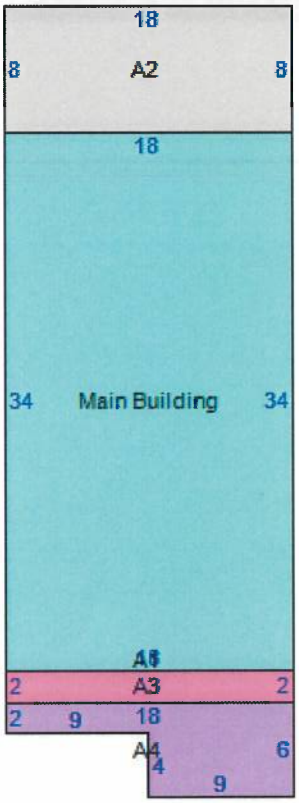
Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
05/30/2019	285,000	Q		1632 - 0753	AMY B. COURSEY N/K/A AMY SHEPHERD	TOMAN DAVID J
07/20/2017	0	U	WD	1132 - 119	COCKSPUR ISLAND ASSOCIATES LLC	COURSEY AMY B
09/09/2009	137,000	U	WD	355X - 629	HSBC BANK USA NATIONAL ASSOC	COCKSPUR ISLAND ASSOCIATES LLC
06/02/2009	195,500	U	NA	352T - 436	MICHAELS LEE ANN	HSBC BANK USA NATIONAL ASSOC
11/28/2005	278,000	Q	WD	298M - 0445	BRIDGES GLORIA JANE	MICHAELS LEE ANN

Land

Line Number	1
Land Type	U - UNIT
Land Code	07 - TOWNHOME UNITS
Square Feet	0
Acres	.03
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

ial Building

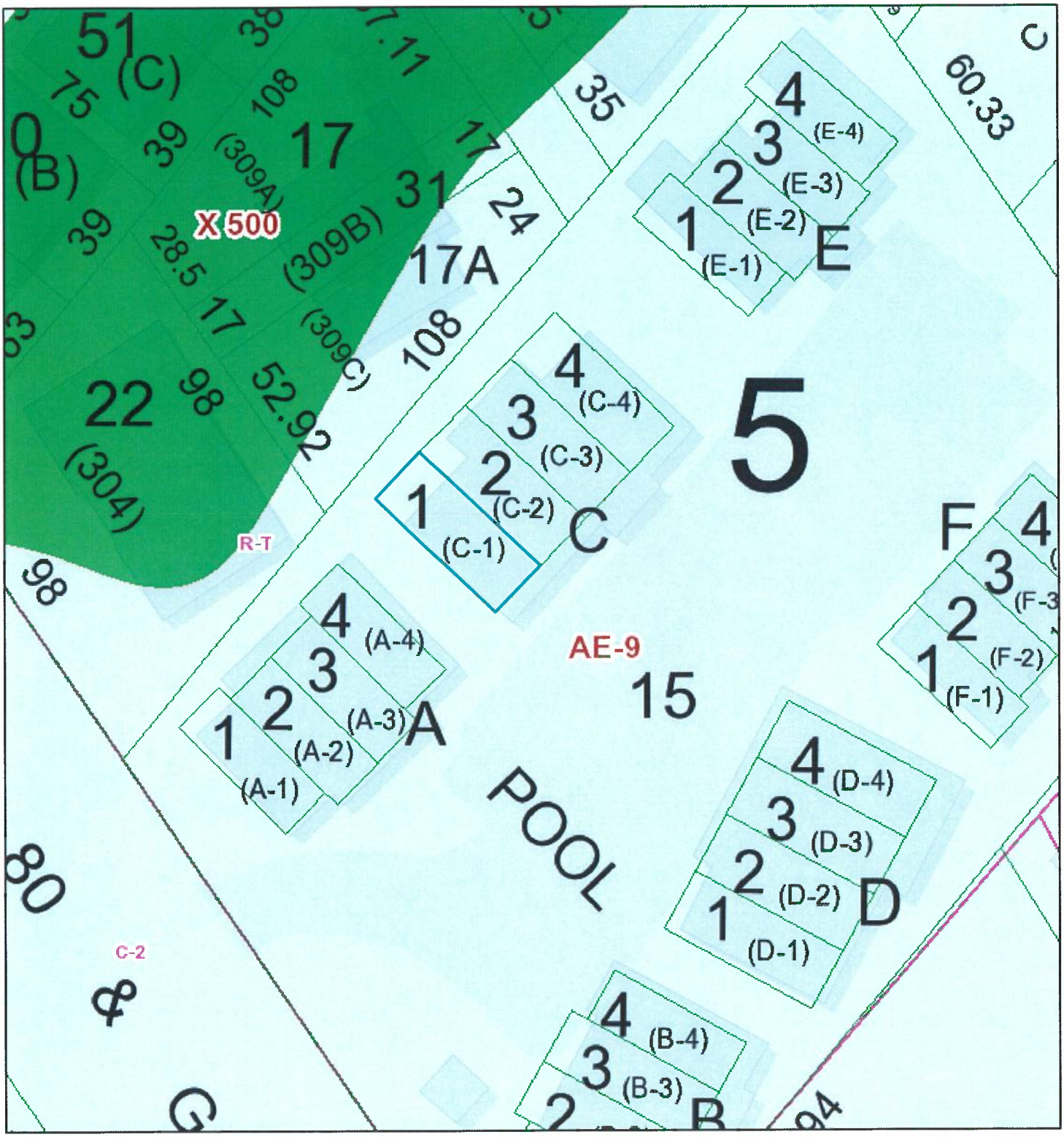
Card #	1
Actual Year Built	1987
Effective Year Built	
Type	3 - Town House / Condo
Style/Stories	21 - TWO STORY END UNIT
Percent Complete	100
Quality	300
Condition	AV - AVERAGE
Living Area	1,260
Basement Area	0
Finished Basement Area	No
Bedrooms	3
Full / Half Baths	2 / 1



Item	Area
Main Building	612
A1 - 100:100- LIVING SPACE	36
A2 - 903:903-Wood Deck (SF)	144
A3 - 903:903-Wood Deck (SF)	36
A4 - 903:903-Wood Deck (SF)	72



SAGIS Map Viewer



12/7/2022, 9:36:10 AM

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

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
- 500 - Inside the 500 year Flood Zone
- Outside the 500 year Flood Zone

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SAGIS

Esri Community Maps Contributors, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,



Permits

Date	Number	Amount	Purpose
06/14/2022	220309	$76,000	RF
04/04/2016	160193-3	$6,000	HT
05/31/2013	13-0349-2	$368	GM
04/29/2008	08-0208-1	$500	

Sales

Sale Date	Sale Price	Deed Book	Deed Page	Grantor	Grantee
5/30/2019	$285,000	1632	0753	AMY B. COURSEY N/K/A AMY SHEPHERD	TOMAN DAVID J
7/20/2017	$0	1132	119	COCKSPUR ISLAND ASSOCIATES LLC	COURSEY AMY B
9/9/2009	$137,000	355X	629	HSBC BANK USA NATIONAL ASSOC	COCKSPUR ISLAND ASSOCIATES LLC
6/2/2009	$195,500	352T	436	MICHAELS LEE ANN	HSBC BANK USA NATIONAL ASSOC
11/28/2005	$278,000	298M	0445	BRIDGES GLORIA JANE	MICHAELS LEE ANN
10/1/2004	$220,000	276X	507	WHITE JOHN PATRICK,III	BRIDGES GLORIA JANE
2/5/2004	$0	265K	655	KOHEL ANGELA M	WHITE JOHN PATRICK, III
8/15/2000	$98,000	214O	0028	CLAXTON LESTER A & GLENDA	KOHEL ANGELA M

SMB 10-5/62

Photos





Clerk of Superior Court
3rd FLR.

652-7198

Chatham County, GA

Summary

Parcel Number	40019 05001C
Location Address	817 FIRST ST UNIT C-1
	TYBEE ISLAND GA 31328
Legal Description	UNIT C-1 SALT PINES TOWNHOMES FORT WARD TYBEE ISL SMB 10S 62
Property Class	R3 - Residential Lots
Neighborhood	19021.00 - S021 SALT PINES TWN
Tax District	(040) TYBEE
Zoning	R-T
Acres	0.03
Homestead	Y
Exemptions	CB12S, S2S, M1S

View Map



Owner

TOMAN DAVID J
P.O BOX 1359
TYBEE ISLAND GA 31328
January 1, 2022 Owner
TOMAN DAVID J

Assessment

		2022 Certified	2021 Certified	2020 Certified	2019 Certified
	LUC	RES	RES	RES	RES
	Class	R3	R3	R3	R3
+	Land Value	$175,000	$125,000	$125,000	$125,000
+	Building Value	$89,100	$134,800	$133,200	$133,200
=	Total Value	$264,100	$259,800	$258,200	$258,200
	Assessed Value	$105,640	$103,920	$103,280	$103,280

Valuation Notice

40019 05001c (PDF)

Land

Description	Square Feet	Acres
TOWNHOME UNITS	1,307	0.0300

Total Acres:
0.0300

Residential Improvement Information

Card	1
Exterior Wall	Frame, Siding, Vinyl
Style	TWO STORY END UNIT
Year Built	1987
Effective Year Built	0
Living Area	1260
Basement Square Footage	0
Finished Bsmt	No
Bedrooms	3
Full Bath/Half Bath	2/1
Attic	
Total Fixtures	10
Heat	WARMED & COOLED AIR
Heating Fuel Type	GAS
Fireplaces	0
Quality	300
Condition	AV

Additions

Card 1

Line	Lower	First	Second	Third	Area
0					612
1		100 - 100- LIVING SPACE			36
2		903 - 903-Wood Deck (SF)			144
3		903 - 903-Wood Deck (SF)			36
4		903 - 903-Wood Deck (SF)			72

For reference



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

GEORGIA REGISTERED No.2607 PROFESSIONAL LAND SURVEYOR GEORGE M. FERREIRA

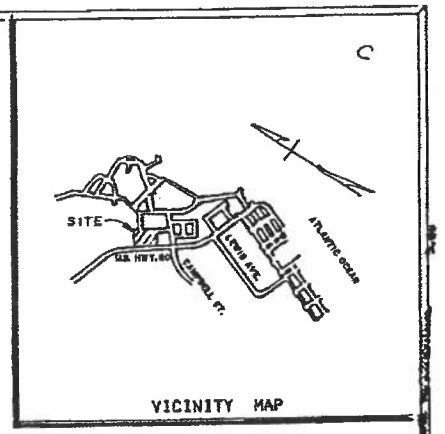
PREPARED FOR
EMILY LIEBTAG
817 FIRST STREET
UNIT F-3
TYBEE ISLAND, GEORGIA

SALT PINES TOWNHOMES
UNIT F-3

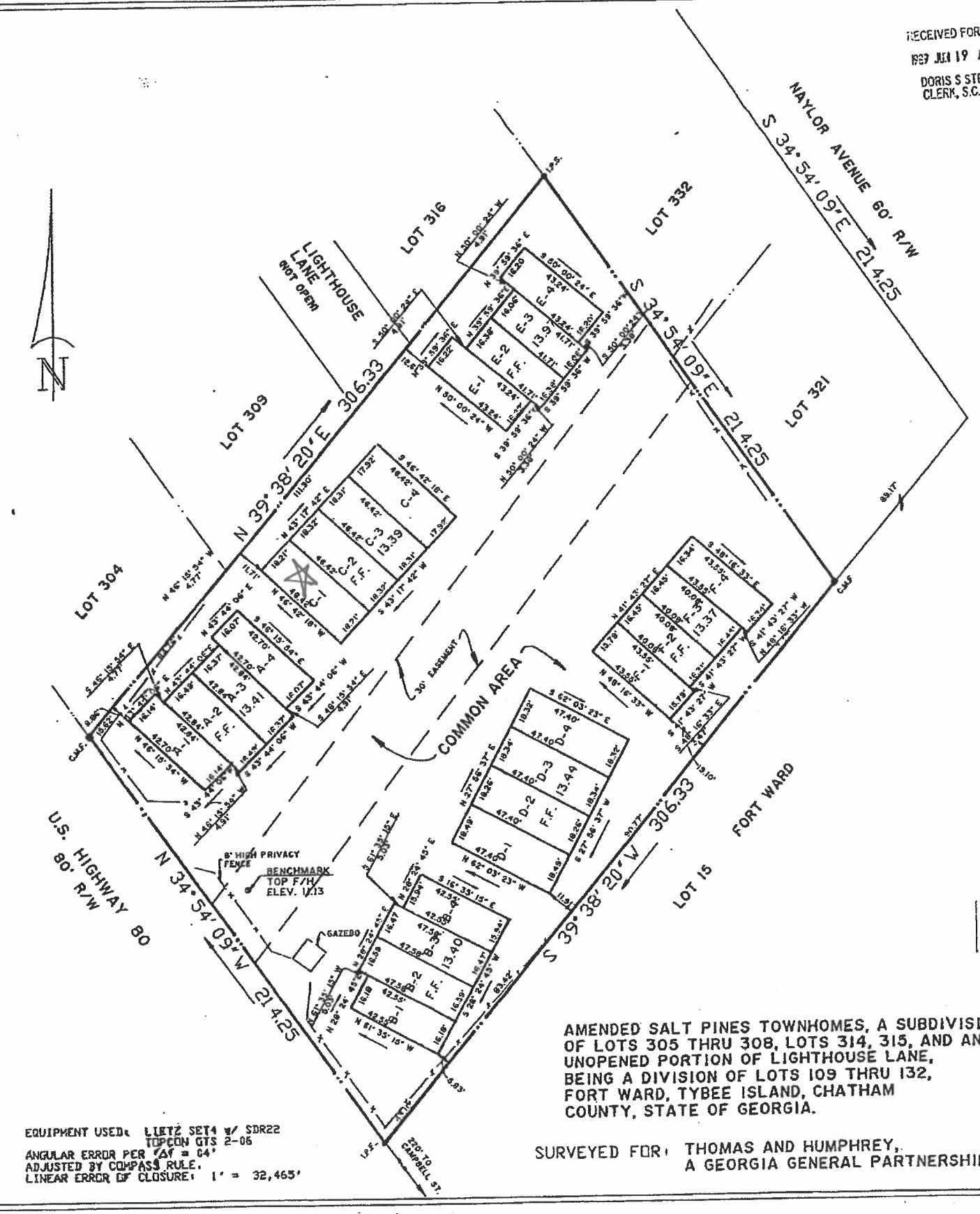
PLAT: 04/15/2021
FIELD: 04/01/2021
REVISION DATE:

SHEET 1 OF 1

RECEIVED FOR RECORD
1989 JUN 19 AM 10:29
DORIS S STEPHENS
CLERK, S.C.C.C.GA.



VICINITY MAP



GENERAL NOTES:

1. ALL LOTS ARE SERVED BY CITY OF TYBEE SEWER AND WATER SYSTEMS.
2. ALL COMMON AREAS ARE PRIVATE AND WILL BE MAINTAINED BY THE SALT PINES TOWNHOME HOMEOWNERS ASSOCIATION, INC.
3. ALL AREAS NOT LETTERED AND NUMBERED TO BE CONSIDERED COMMON AREAS.
4. UTILITIES, TO SERVE THE UNITS, TO BE PLACED IN COMMON AREAS.
5. THIRTY (30') FOOT EASEMENT SHOWN CREATED TO CONTAIN WATER, SANITARY SEWER AND STORM DRAIN.
6. FINISH FLOOR OF ALL STRUCTURES SHALL BE 12.00 M.S.L. IN ORDER TO COMPLY WITH THE 100 YEAR FLOOD PLAIN ORDINANCE.

APPROVED BY THE CITY OF TYBEE ISLAND

Martha Elkins-Lee — MAYOR — May 23, 1989 — DATE

B. B. Barrett, Jr. — ZONING ADMINISTRATOR — May 23, 1989 — DATE

Jacquelyn R. Brown — CITY CLERK — May 24, 1989 — DATE

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENGINEERING AND SANITATION.

Sheila G Boling — DIRECTOR — May 23, 89 — DATE

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY (IS [redacted]) WITHIN THE 100 YEAR FLOOD BOUNDARY AS DETERMINED BY FIRM FLOOD INS. MAP.

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BY LAW.

Calvin R Pace
CALVIN R. PACE
GA. REG. LAND SURVEYOR No. 2152

30 15 0 30 60 90
SCALE IN FEET

AMENDED SALT PINES TOWNHOMES, A SUBDIVISION OF LOTS 305 THRU 308, LOTS 314, 315, AND AN UNOPENED PORTION OF LIGHTHOUSE LANE, BEING A DIVISION OF LOTS 109 THRU 132, FORT WARD, TYBEE ISLAND, CHATHAM COUNTY, STATE OF GEORGIA.

SURVEYED FOR: THOMAS AND HUMPHREY, A GEORGIA GENERAL PARTNERSHIP

105-62

EQUIPMENT USED: LIETZ SET4 W/ SDR22
TOPCON GTS 2-06
ANGULAR ERROR PER $\sqrt{n}$ = 04"
ADJUSTED BY COMPASS RULE.
LINEAR ERROR OF CLOSURE: 1' = 32,465'

GEORGIA REGISTERED No. 2152 LAND SURVEYOR CALVIN R. PACE

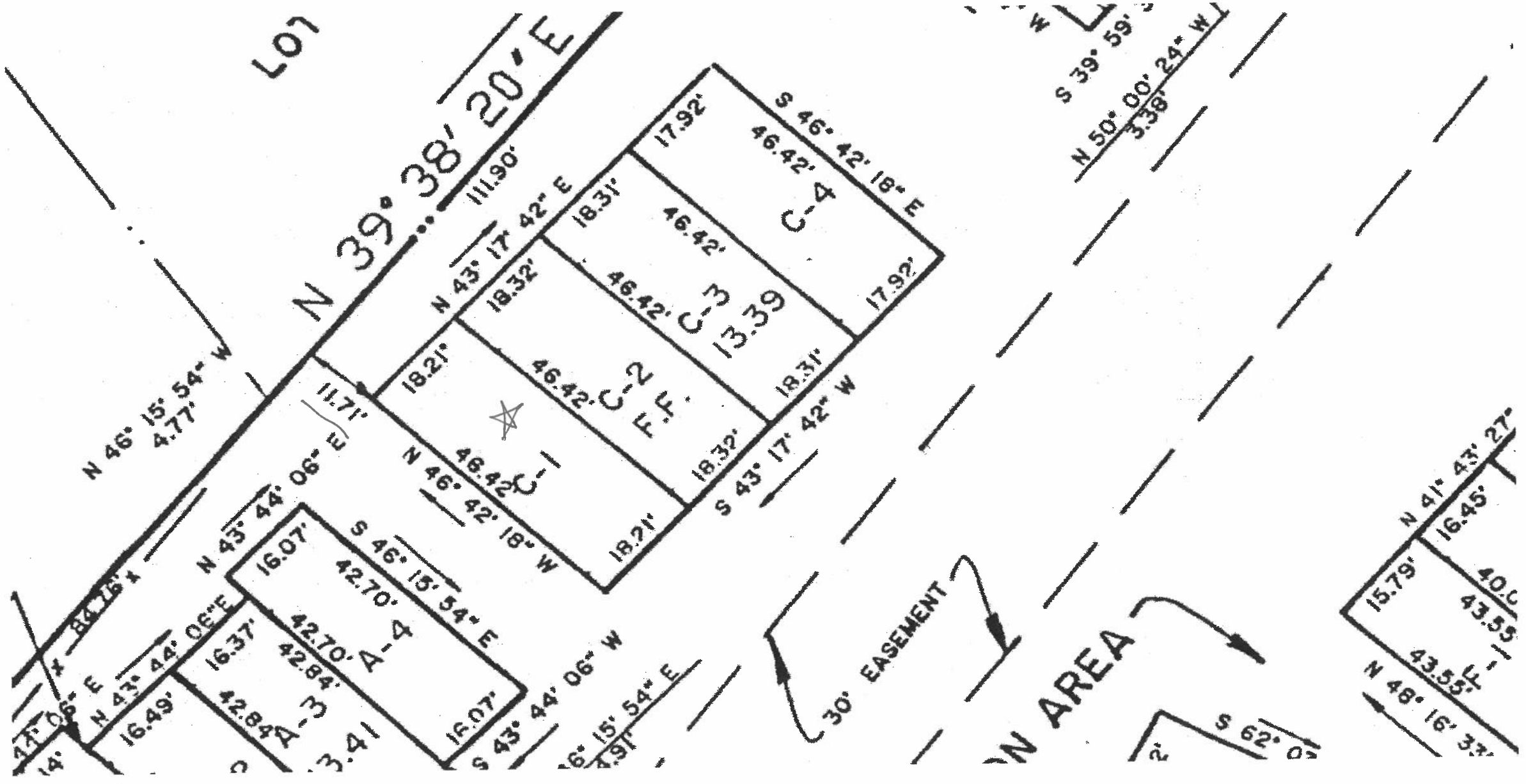
JOHN S. KERN — CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 15179
SAVANNAH, GA.
(912) 354-8408

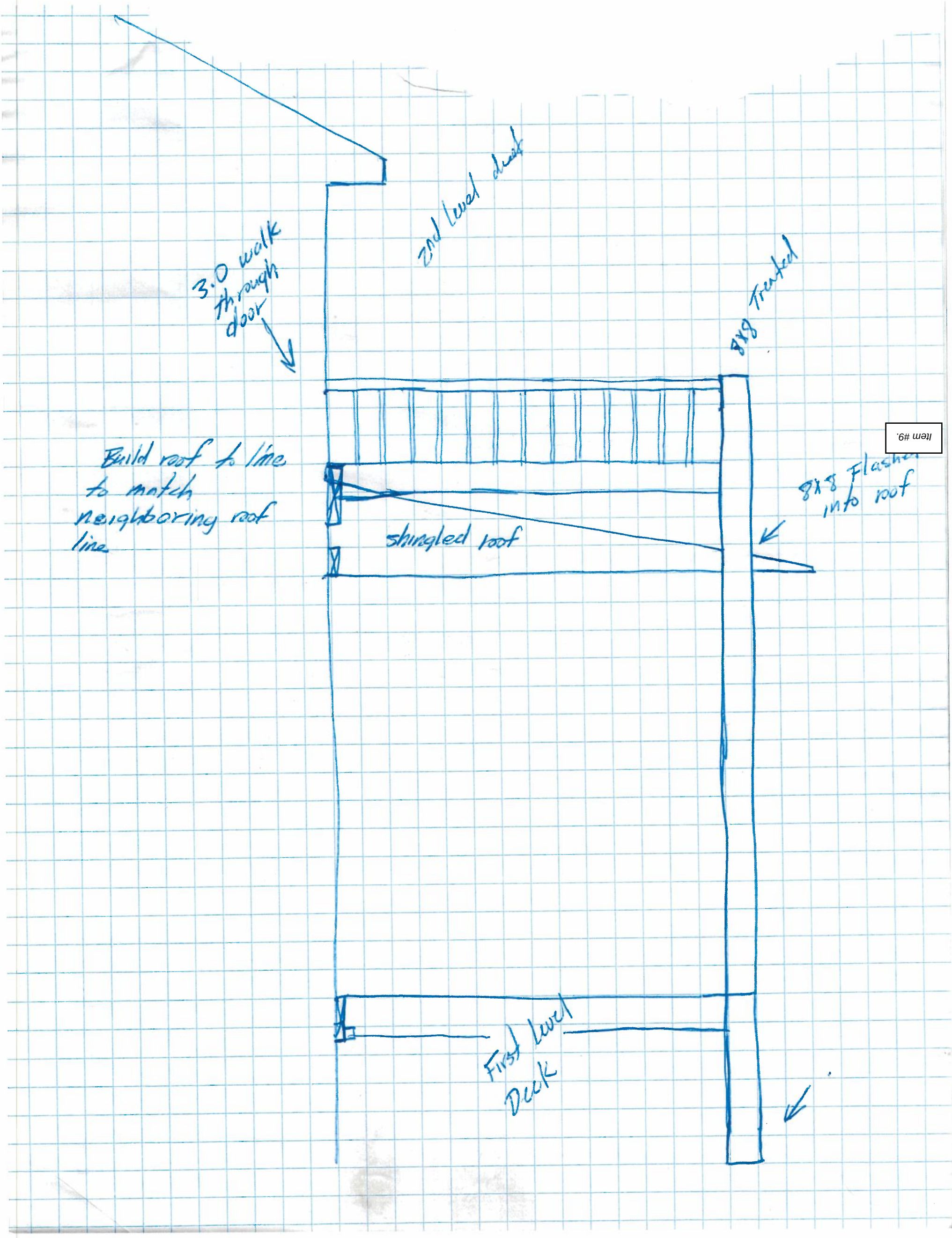
DRAWN BY: CRP	CHKD: CRP
SCALE: 1"=30'	DATE: 5/17/89
SHEET ___ OF ___	FILE: SB9100

4 I

Item #9.


LOT
N 39° 38' 20" E
111.90'
N 43° 17' 42" E
18.31'
18.32'
46.42'
C-3
13.39
C-4
17.92'
S 46° 42' 18" E
46.42'
17.92'
18.31'
S 43° 17' 42" W
18.32'
18.21'
46.42'
C-2
F.F.
11.71'
18.21'
N 46° 42' 18" W
46.42'
C-1
N 43° 44' 06" E
16.07'
S 46° 15' 54" E
42.70'
A-4
42.70'
16.07'
S 43° 44' 06" W
16.37'
42.84'
A-3
42.84'
16.49'
N 43° 44' 06" E
N 46° 15' 54" W
4.77'
84.16'
30' EASEMENT
S 39° 59'
N 50° 00' 24" W
3.38'
N 41° 43' 27"
16.45'
15.79'
43.55'
N 48° 16' 33"
S 62° 0

Item #9.


3.0 walk through door
2nd Level deck
8x8 Treated
Build roof to line to match neighboring roof line
shingled roof
8x8 Flashed into roof
First Level Deck

Item #9.

File Attachments for Item:

10. Text Amendment: Sec. 7-050 – Tree removal requirements – calculation of trees required per lot – City of Tybee Island

AGENDA ITEM

CITY COUNCIL MEETING: January 12

This item amends tree ordinance so that marshlands are not counted when determining the number of required trees per lot.

Consideration to amend the tree ordinance

ATTACHMENTS

TEXT AMEND-TREES.pdf

STAFF REPORT

PLANNING COMMISSION MEETING: December 19, 2022
CITY COUNCIL MEETING: January 12, 2023

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 Article 7, Tree removal regulations.

PROPOSAL: This proposal will eliminate the marsh from being counted for purposes of calculating the number of required trees per parcel.

ANALYSIS: The current ordinance requires parcels to have a minimum of three trees per 4500 square feet. This amendment will eliminate the calculation of marshlands in this determination. There are many lots on Tybee that have more square footage of marsh than they have upland and this can create a situation that required more trees to be planted on the upland than the lot can support.

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 of Applicant

11-9-2022
Date

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

Text Amed: Sec. 7-050 - Tree removal requirements.

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.

YES or NO	REFERENCE	DESCRIPTION
Y	5-020 (E)	An amendment to the text of the Land Development Code requires a hearing by the Planning Commission and approval by the Mayor and Council at a scheduled public hearing.
Y	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.
N	5-110 (A)	The existing land use pattern;
N	5-110 (B)	The possible creation of an isolated district unrelated to adjacent and nearby districts;
N	5-110 (C)	The existing population density pattern and the possible increase or overtaxing of the load on public facilities;
N	5-110 (D)	Whether changed or changing conditions make the passage of the proposed amendment reasonable;
N	5-110 (E)	Whether the proposed change will adversely influence existing conditions in the neighborhood or the city at large;
N	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;
N	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;
N	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;
N	5-110 (I)	Whether the proposed change is out of scale with the needs of the neighborhood or entire city;
N	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,
N	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] 11-9-22

Signature of Applicant 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 _____

Printed Name George Shaw

Date 11-9-22

Sec. 7-050. - Tree removal requirements.

(A) Under the limits and conditions set forth below, trees may be removed from a lot or parcel provided that a minimum density of three trees per each 4,500 square feet of upland area is maintained. As used here upland means the portion of the parcel that is landward of the GA DNR marsh delineation line.

(B) Except as provided in section 7-060 no significant tree shall be removed from any vacant lot, undeveloped parcel, or public right-of-way within the city.

(C) If the siting of a building footprint, the associated driveway, and parking areas require the removal of trees to a density less than that stated in subsection (A) [of this section], the city manager or designated city representative may issue a permit to remove trees to a density below this standard under the following conditions:

1. The applicant must show that, within the applicable setback limitations, no locations for building footprints and driveway/parking exist that comply with the density requirement above.

2. Removal of trees shall be limited to either the fewest number or the least total DBH necessary for siting of the building and the least destructive configuration of driveway/parking.

3. Following construction, trees shall be re-planted on the lot/parcel to establish the minimum density as stated in subsection (A) [of this section]. Such planting shall be in accordance with the standards set forth in section 7-090.

(D) No trees shall be removed from the DNR marsh setback line. Trees in the marsh setback may not be counted as "remaining trees" for mitigation purposes.


Find an Address, PIN, or Owner
AVENUE
Lewis Ave
LEWIS
12
13
14
15
16
17
18
19
21A
14
R-1-B
-80.848 32.010 Degrees
0 50 100ft

File Attachments for Item:

11. Agenda Request: Alcohol License Request Critz Tybee Run Fest-Special Event Beer and WIne

February 3-4, 2023

MAYOR
Shirley Sessions

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

CITY OF TYBEE ISLAND

CITY MANAGER
Shawn Gillen

CLERK OF COUNCIL
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

City Council Agenda Item Request

Agenda Item Requests and supporting documentation must be submitted to the Clerk of Council by *4:00PM on the Thursday* prior to the next scheduled Council meeting. If this form is received after the deadline, the item will be listed on the next scheduled agenda.

Council Meeting Date for Request: January 12, 2023

Item: Alcohol License Request-Special Event-Beer and Wine– Critz Tybee Run Fest

Explanation: Critz Tybee Run Fest Dates of event: February 3-4, 2023

Budget Line Item Number (if applicable): _____

Paper Work: X Attached*

_____ Audio/Video Presentation**

* **Electronic submissions are requested but not required. Please email to jleviner@cityoftybee.org.**

** **Audio/video presentations *must* be submitted to the IT department at City Hall by *4:00PM on the Thursday* prior to the scheduled meeting.**

Submitted by: Sharon S. Shaver

Phone / Email: 912 472-5072 / sshaver@cityoftybee.org

Comments: _____

Date given to Clerk of Council January 3, 2023

CITY OF TYBEE ISLAND BUSINESS AND ALCOHOL LICENSE APPLICATION

Application is hereby made for a license to do business within the City of Tybee Island as a dealer in alcoholic beverages as indicated below:

LICENSE CLASSIFICATION	FEE	CHECK
Retail Beer/Wine – Package Sales Only, Consumption on Premises Prohibited	$ 730.	
Retail Beer/Wine – Sale by Drink for Consumption on Premises Only	760.	
Retail Liquor – Sale by Package Only, Consumption on Premises Prohibited	1130.	
Retail Liquor – Sale by Drink for Consumption on Premises Only	1600.	
Retail Liquor – Sale by Package & Drink both in One Building under One Ownership	2,000	
Sunday Sales – Sale by Drink for Consumption on Premises Only	150	
Sunday Sales – Package Sales Only	50	
Wholesale Beer	765	
Wholesale Liquor	1,500	
Wholesale Wine	150	
Distiller, Brewer, or Manufacturer of Alcoholic Beverages	300	
Special Event – Public or Private Property - Beer, Wine (no current license) per event	50	
Special Event – Public or Private Property - Beer, Wine (no current license) 3 days	100	
Special Event – Public or Private Property - Beer, Wine (holding current license) per event	10	

Notice: The applicant for a license shall be a citizen of the United States, a resident of Chatham County, and owner of the business or if a corporation, partnership or other legal entity is the owner, a substantial and major stockholder or the applicant may be the manager of the business charged with the regular operation of said business on the premises for which the license is issued.

Business Name YMCA of Coastal GA / CRITZ TYBEE RUN FEST

Business Location ~~6400 Hodgson St. Savannah GA 31405~~ 16th ST Parking lot Tybee Island GA

Mailing Address 6400 Hodgson St. Ste A Savannah GA 31405

Phone 912-354-5480 Email shannon.horst@ymcaofcoastalga.org

Federal ID# 58-6033468 Sales Tax ID: NAICS Code: 813410

Business Type(Circle One): Sole Proprietor Partnership Corporation(State)___ Date:___ LLC (Non-Profit) Other:___

Names and Home Addresses of Owners, Partners or Corporate Officers with Ten Percent (10%) Interest in Business

Names (attach additional pages if necessary)	Date of Birth	Home Addresses	City, State, Zip	Social Security #
Shannon M Horst		1573 ~~Courthouse~~ Rd.	Glenville GA 31312	

Security Assistance Plan

What measures are taken to mitigate/control underage drinking? ID checks to receive wristbands by staff w/ alcohol training. Limit of 2 drinks

Please state whether you will be using Security Guards: Y If so, how many? 2 How often / Seasonal dates? for event only

Do you use off-duty police officers to provide security? N Number: ___ Frequency: ___

no, police commission race course

Per City Ordinance (6-2021) All licensees are required to have proof of their employees, those serving or pouring alcohol, current certificates of completion from an alcohol server training program on file with licensee.

Is the building capacity notice clearly posted? Where? yes, on tent entrances

How is occupancy load enforced? Staff monitored.

International Fire Code 2018 ed: [BE] 1004.9 Posting of occupant load. Every room or space that is an assembly occupancy shall have the *occupant load* of the room or space posted in a conspicuous place, near the main *exit* or *exit access* doorway from the room or space, for the intended configurations. Posted signs shall be of an *approved* legible permanent design and shall be maintained by the owner or the owner's authorized agent.

If special event, date(s) of event 2/3 - 2/4 2023 Name of event: 2023 Critz Tybee Run Fest.

Names of landlord of the business location City of Tybee Address below Phone 912-472-5072

What other business is conducted at this location? Public parking lot; City of Tybee. 16th ST Parking Lot, Tybee Island GA 31328

Has applicant, any person connected with, or any person having an interest in this business:

- ever been convicted of any violation of law other than for a traffic violation? none
- ever served time in prison or other correctional institution? none
- ever had an alcohol beverage license suspended or revoked at any time in any location? no

(if answer is yes, give details) _____

If this application is for RENEWAL of an existing license, enter License Number of existing license N/A (0096851)

If business is an eating establishment, are SUNDAY sales of alcoholic beverages contemplated? N/A

- Proof of liquor liability insurance: Please attach the current declaration page or certificate of insurance showing the required liquor liability insurance coverage.

ALL OF THE FOREGOING INFORMATION IS HEREBY GIVEN AND ALL OF THE FOREGOING STATEMENTS ARE HEREBY MADE ON OATH WILLFULLY, KNOWINGLY, AND ABSOLUTELY, AND THE SAME IS AND ARE HEREBY SWORN TO ME TO BE TRUE UNDER PENALTY OF LAW.

Applicant Signature _____ Date 12/1/2023

Sworn to and subscribed before me this 1st day of Dec., 2022

Timeka Shannon Notary Public

TIMEKA SHANNON NOTARY PUBLIC My Commission Expires October 19, 2026 CHATHAM COUNTY, GEORGIA

Approval	Signature	Date
City Manager		
Zoning		

BACKGROUND CHECK REQUIREMENTS FOR ALCOHOL LICENSE

PRIOR TO OR AT THE TIME OF SUBMITTING AN APPLICATION, THE APPLICANT FOR A LICENSE OR PERMIT ISSUED UNDER THE TERMS OF THIS ARTICLE AND THE OWNER OF THE PROPOSED BUSINESS OR A PRINCIPAL OFFICER OR MEMBER, THEREOF, AND /OR A MANAGER OF SUCH BUSINESS DESIGNATED BY SUCH OFFICER OR MEMBER, SHALL SUBMIT THEMSELVES FOR FINGERPRINTING AS PROVIDED BY LAW AND IN ACCORDANCE WITH CITY PROCEDURES AS DIRECTED BY THE CITY MANAGER.

ORDINANCE NO. 6-2019, Sec. 6-5. - Reporting to City/Police - Licensee.

BE IT FURTHER UNDERSTOOD THAT THE PURPOSE OF OBTAINING THIS INFORMATION IS TO SATISFY THE REQUIREMENTS SET FORTH BY THE MAYOR AND COUNCIL OF THE CITY OF TYBEE ISLAND, REGARDING AN ALCOHOL LICENSE APPLICATION.

- -

Applicant: Shannon M Horst

Business/Event Name: YMCA of Coastal GA /Critz Tybee Run Fest

Approved ✓ Denied _____

Chief of Police Jeffrey Hayes

3 January 2023 Date

Return approved/denied form:

Sharon S. Shaver
Business, Alcohol, Entertainment Licensing and STVR Coordinator

File Attachments for Item:

12. Agenda Request: Entertainment License-Zunzi's Operations, LLC dba Zunzibar

MAYOR
Shirley Sessions

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

CITY MANAGER
Shawn Gillen

CLERK OF COUNCIL
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

Council Meeting Date for Request: January 12, 2023

Item: Zunzi's Operations. LLC dba Zunzibar

Entertainment License Request

Explanation: Zunzi's Operations. LLC dba Zunzibar

1115 US Highway 80 East (Formerly Gerald's Pig & Shrimp)

Budget Line Item Number (if applicable): _____

Paper Work: X Attached*

_____ Audio/Video Presentation**

* **Electronic submissions are requested but not required. Please email to jleviner@cityoftybee.org.**

** **Audio/video presentations *must* be submitted to the IT department at City Hall by *4:00PM on the Thursday* prior to the scheduled meeting.**

Submitted by: Sharon S. Shaver

Phone / Email: 472-5072 / sshaver@cityoftybee.org

Comments: _____

Date given to Clerk of Council January 3, 2023

CITY STAFF AGENDA REQUEST

CITY OF TYBEE ISLAND
ENTERTAINMENT LICENSE APPLICATION

Chapter 34, Article VII. Entertainment Licenses

Fee $50

A late penalty of 10% shall be assessed for a renewal payment made after March 31.

Business Name	Zunzibar		
Business Location	1115 U.S. Highway 80 Tybee Island, GA 31328		
Mailing Address	P.O. Box 8007 Savannah, GA 31412		
Business Phone	(912) 662-1437	Other Phone 407-340-8585	Email admin@zunzis.com
Federal ID#	85-1934144	State Sales Tax ID# 308-809560	NAICS Code 722511

Business Type *(circle one)*: Sole Proprietor Partnership Corporation (LLC) Non-Profit Other: _____

Names and home addresses of Owners, Partners or Corporate Officers

Name	Home Address	City, State, Zip	Title
Christopher R. Smith	40 Bartow Point Dr.	Savannah, GA 31404	Managing Member

The nature of any and all commercial activities conducted at the location:
Restaurant and bar, serve food and beverage. Live music

Proposed hours of operation:
11am - 9pm

Describe any efforts to mitigate impacts on neighbors or occupants of nearby properties:
Noise levels will be kept at or below local ordinance guidelines

Contact information for the designated manager or contact person available twenty-four hours a day for any operational issues. The license holder must notify the City of Tybee Island immediately of any change to this designated contact information.

Name	Physical Address	Phone
Chris Smith	40 Bartow Point Dr Savannah, GA 31404	407-340-8585

Has this business or anyone connected with this business been cited or charged with any violation of Georgia Law, Federal Law, Local Ordinance, or any Rule or Regulation of the State Revenue Commissioner or any Rule or Regulation of the City or County within the past 12 months? *(circle one)* YES or (NO)
(If YES, list details below)

Applicant Signature _____ Date _____

Printed Name Christopher R. Smith

Received by _____ *Date* _____

ROUTE	APPROVE or DENY	SIGNATURE	DATE	RECOMMENDED RESTRICTIONS/CONDITIONS
City Manager				
Planning & Zoning Mgr.				
Police Chief				
Fire Chief				
Mayor/City Council	Date of consideration:			
Approved with restrictions or conditions:				
Reason for denial:				Date mailed to applicant:

403 Butler Avenue, P.O. Box 2749, Tybee Island, Georgia 31328-2749
(912) 786-4573 FAX (912) 786-5832
www.cityoftybee.org

File Attachments for Item:

13. Budget Amendment approval of budget transfer from 100-00-39-1300 to 350-7564-54-2500 for $16,225 for parking kiosks and from 100-7564-53-1600 for $11,500 for handheld ticket writers.

AGENDA ITEM

CITY COUNCIL MEETING: January 12

Approval of budget transfer from 100-00-39-1300 to 350-7564-54-2500 for $16,225 for parking kiosks and from 100-7564-53-1600 for $11,500 for handheld ticket writers.

Approval of budget transfer from 100-00-39-1300 to 350-7564-54-2500 for $16,225 for parking kiosks and from 100-7564-53-1600 for $11,500 for handheld ticket writers.

ATTACHMENTS

Parking Budget Amendment.pdf

CITY OF TYBEE ISLAND, GEORGIA
BUDGET LINE ITEM TRANSFER REQUEST FORM

Submitted By: Pete Ryerson

Department: Parking

Date: 12/14/2022

Purpose: To amend budget for approved contract from Nov 14th council meeting. To amend budget to purchase handhelds that need to be replaced in current fiscal year.

Date Received by Finance:

Department	Account Description	Account Number	Current Budget	(Expenditures)	Budget Balance	Requested Budget Adjustment DECREASE	Requested Budget Adjustment ...	Adjusted Budget Balance
LINE ITEM DECREASES								
GF	Fund Balance	100-00-39-1300	0.00	0.00	0.00	16,225.00		(16,225.00)
GF	Fund Balance	100-00-39-1300	0.00	0.00	0.00	11,500.00		(11,500.00)
					0.00			0.00
					0.00			0.00
					0.00			0.00
					0.00			0.00
					0.00			0.00
				SUBTOTAL LINE ITEM DECREASES:		$ 27,725.00	xx	

Department	Account Description	Account Number	Current Budget	(Expenditures)	Budget Balance	...	INCREASE	Budget Balance
LINE ITEM INCREASES								
Parking	Parking Kiosks	350-7564-54-2500	225,000.00	120,613.00	104,387.00		16,225.00	120,612.00
Parking	Equipment	100-7564-53-1600	9,000.00	574.00	8,426.00		11,500.00	19,926.00
					0.00			0.00
					0.00			0.00
					0.00			0.00
					0.00			0.00
					0.00			0.00
				SUBTOTAL LINE ITEM INCREASES:		xx	$ 27,725.00	

Net Change $ 27,725.00 $ 27,725.00 $ -

Signature : Pete Ryerson Date 12/15/22

Was the Budget Amendment Request approved by the City Council? ☐ YES ☐ NO ☐ N/A

If yes, please indicate the date approval was given: _____

Attach Copy of Agenda Item and minutes from the City Council Meeting

Signature of Finance Employee who Processed the Request: _____

Date: _____

Approved by: _____ Date: _____

File Attachments for Item:

14. Resolution 2023-02: Chatham County to Superintend Municipal Elections

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor pro tem
Jay Burke
Nancy DeVetter
Spec Hosti
Monty Parks
Brian West

CITY MANAGER
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

RESOLUTION 2023-02

WHEREAS, the City of Tybee Island is scheduled to hold a municipal election on Tuesday, November 7, 2023; and

WHEREAS, the City has contracted with the Board of Elections of Chatham County to superintend all municipal elections held within this City; and

WHEREAS, it is the opinion of the elected officials of the City of Tybee Island that the Chatham County Election Board has performed these duties in a superior manner, giving excellent, impartial service to the citizen of Tybee Island;

NOW, THEREFORE, BE IT RESOLVED, by Mayor and Council of the City of Tybee Island in open meeting assembled, that the Board of Elections of Chatham County be invited to superintend the City's upcoming election and that the Board also supervise the preparations for said election to be held on Tuesday, November 7, 2023

Adopted this 12th day of January 2023.

_____
Shirley Sessions, Mayor

_____
Janet LeViner, MMC
Clerk of Council

File Attachments for Item:

15. Resolution 2023-03: Qualifying Officer, Tybee Island Municipal Election

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor pro tem
Jay Burke
Nancy DeVetter
Spec Hosti
Monty Parks
Brian West

CITY MANAGER
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

RESOLUTION
2023-03

WHEREAS, the City of Tybee Island is scheduled to hold a municipal election on Tuesday, November 7, 2023; and

WHEREAS, a Qualifying Officer needs to be appointed to review and accept all Notice of Candidacy's and forward to Chatham County for the Municipal Election;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Tybee Island in open meeting assembled, hereby designate Janet LeViner, MMC, Clerk of Council, to act as Qualifying Officer for the City in connection with the election to be conducted on Tuesday, November 7, 2023.

Adopted this 12th day of January 2023

_____
Shirley Sessions, Mayor

_____
Janet LeViner, MMC
Clerk of Council

File Attachments for Item:

16. Second Reading: 2023-01, Sec 4-051, Short Term Rentals

ORDINANCE NO. 2023-01

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF TYBEE ISLAND, GEORGIA, TO ESTABLISH AS ZONING THE IMPLEMENTATION OF SHORT-TERM RENTALS ON LOCATIONS WITHIN THE CITY INCLUDING LIMITATIONS BY PARTICULAR ZONES, METHODS OF REGULATIONS TO RECOGNIZE FEES FOR CONDUCTING SUCH OPERATIONS, OCCUPANCY CHANGES AND REGULATORY FEES, AND FOR OTHER PURPOSES

WHEREAS, the duly elected governing authority for the City of Tybee Island, Georgia, (the "City") is authorized under Article 9, Section 2, Paragraph 3 of the Constitution of the State of Georgia to adopt reasonable ordinances to protect and improve the public health, safety, and welfare of the citizens of Tybee Island, Georgia, and

WHEREAS, the duly elected governing authority for the City of Tybee Island, Georgia, is the Mayor and Council thereof, and

WHEREAS, the governing authority desires to adopt ordinances under its police, home rule powers, and powers under the Georgia Constitution, and

WHEREAS, the City of Tybee Island is a municipal corporation authorized under Georgia law to enact ordinances addressing land use matters, including zoning land use matters, and

WHEREAS, the City has conducted numerous workshops and public meetings in order to adopt ordinances addressing multiple issues on Short-Term Rental properties, and

WHEREAS, in order that the ordinances addressing Short-Term Rental properties may be properly codified and implemented as part of the zoning code of the City of Tybee Island, it is necessary and appropriate to revise the prior Short-Term Rental ordinance in order to transfer provisions thereof into the zoning code of the City and to include in such transfer revisions that are pending to the code, and

WHEREAS, the City has previously adopted certain zoning amendments dealing with Short-Term Rental properties and locations, including the ordinance previously identified "Z-2", and such ordinances include definitions, notice of

abandonment of nonconforming uses, allowances and limits on new permits in zones R-1, R-1-B, and R-2, and

WHEREAS, the City may continue to work to improve the ordinances, and

WHEREAS, additional public hearings will be conducted in connection with consideration of this ordinance in order to accomplish the intention of the zoning procedure law and all other applicable considerations,

NOW THEREFORE, it is hereby ordained by the governing authority of the City of Tybee Island that the Code of Ordinances will be amended so as to provide as follows:

SECTION 1

The provisions of the ordinance and sections previously codified at Sec. 34-260 through Sec. 34-272, with the express addition of Section 2 below as Sec. 34-272 are hereby adopted as part of the zoning ordinances of the City and to be designated as Section 4-051, entitled "Short-Term Rentals".

SECTION 2

If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance. It is hereby declared as the intent of the City of Tybee Island Mayor and Council that this ordinance would have been adopted had such invalid or unconstitutional portion not been included herein.

SECTION 3

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

SECTION 4

It is the intention of the governing body, and it is hereby ordained, that the provisions of this ordinance shall become effective and be made a part of the Code of Ordinances, City of Tybee Island, Georgia, and the sections of this ordinance may be renumbered to accomplish such intention.

This Ordinance shall become effective on _____ day of _____, 2022.

ADOPTED THIS ___ DAY OF _____, 20_____.

_____
MAYOR

ATTEST:

_____
CLERK OF COUNCIL

FIRST READING: _____
SECOND READING: _____
ENACTED: _____

Section 4-051. Short-Term Rentals

Sec. 4-051.1. Purpose and intent.

(a) The purpose of this article is to establish regulations for the use of residential dwelling units as short-term rentals and to ensure the collection and payment of hotel/motel fees and occupation tax certificate fees.

(b) "Short-term rental" means an accommodation for guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of time less than 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types. This is also identified as "STR". This shall exclude bed and breakfast accommodations as they are currently defined by the City of Tybee's land development code. However, bed and breakfast establishments are required to have occupational tax certificates, and to pay taxes and fees as required by law or ordinance.

(c) An owner shall be required to designate an agent for any short-term rental unit, whose responsibility it will be to comply with the requirements of this section on behalf of the owner. The owner may be the agent.

(d) "Short-term rental agent" is a local contact person designated by the owner who shall be available at all times to respond to complaints regarding the condition, operation, or conduct of occupants of the STR. Such person is customarily present at a location within the city for purposes of transacting business, and is responsible for taking remedial action to resolve issues within one hour.

(e) The owner or agent shall not be relieved of any personal responsibility or personal liability for noncompliance with any applicable law, rule or regulation pertaining to the use and occupancy of the residential dwellings unit as a short-term rental unit.

(Ord. No. 2016-07B , 5-26-2016; Ord. No. 2021-01 , 1-28-2021)

Sec. 4-051.2. Application.

(a) Within 90 days of the effective date of the ordinance from which this article is derived, no person shall rent, lease or otherwise exchange for compensation all or any portion of a dwelling unit as a short-term rental, as defined in section 34-260, without the owner or rental agent first obtaining an occupation tax certificate and identifying the location of each STR with the city.

(b) The city must be notified in writing within seven days when there is a change in property ownership, management, agent or emergency contact. Failure to do so will void any permitted use as an STR.

(c) The application shall be furnished on a form specified by the city manager, accompanied by a non-refundable occupational tax and regulatory fee. Such application should include:

(1) The complete street address and property identification number (PIN) of the STR;

(2) Ownership, including the name, address, e-mail and telephone number of each person or entity with an ownership interest in the property;

(3) The number of bedrooms, the maximum occupancy and the number and location of off-street parking spaces on the premises and any off-premises parking applicable;

Occupancy of any short-term rental property or unit shall be established in connection with the application for every short-term rental permit with the occupancy for overnight usage limited to two adults per bedroom plus two additional adults for the dwelling identified as existing on the property. Any person over the age of 15 years old will be considered an adult for purposes of this section. Occupancies beyond the established limits in the permit shall be a violation of this section;

(4) The name, address and telephone number of a short-term rental agent or local emergency contact if applicable; and

(5) Any other information that this chapter requires the owner to provide to the city, such as zoning designation, as part of the identification for a short-term rental. The city manager or his or her designee shall have the authority to obtain additional information from the applicant as necessary to achieve the objectives of this chapter.

(6) The emergency contact number required.

(7) The property shall be covered by a homeowner's or other structural coverage as well as liability coverage and the insurance declaration shall list the unit as the rental property. The applicant shall acknowledge as part of the application the insurance requirement and agrees that within 30 days of receipt of an STR to supply to the city a copy of a conforming insurance declaration.

(d) The certification form pursuant to this section shall be processed and added to a database to be kept by staff or the manager's designee listing STR unit information and any citations that occur. The city shall notify the owner and agent of any instances that result in a citation for a code violation or other legal infraction.

(e) Owner or rental agent for a short-term rental shall submit, on an annual basis, an occupational tax certificate to the City of Tybee Island.

(f) All information supplied by the applicant to the city or the manager's designee shall be subject to verification as hereinafter provided.

(Ord. No. 2016-07B , 5-26-2016; Ord. No. 09-2019 , § 1, 5-9-2019; Ord. No. 2021-01 , 1-28-2021; Ord. No. 2021-29 , § I, 11-10-2021)

Sec. 4-051.3. Regulatory fee/renewal.

(a) The short-term rental application shall be accompanied by an initial regulatory fee and be subject to an annual fee every January 1 thereafter, as established by the mayor and city council.

An application, initial or renewal, is valid when completed and filed along with payment of the application regulatory fee set forth below. The fee shall be due January 1 of each year for short-term rental purposes and, if not paid within 90 days thereof, shall be subject to the delinquency and penalty provisions of section 58-163, as applicable, to occupation tax/business license provisions as well as the revocation of any right to use the unit for short-term rental purposes until payment of the penalties and fee. In addition to the regulatory fee license as specified herein, the applicant shall also pay the required occupation tax each year.

(b) Each property or unit shall be issued a unique property identification number, which is not the same as the "PIN" assigned by the county for a parcel of land.

(c) Failure to apply and/or identify as prescribed by this law will result in a fine of $500.00 for each month that the unit continues to operate without compliance.

(d) The annual identification of a unit and the regulatory fee are not transferrable.

(e) In the event a property owner changes the management company it uses, the unit is to be re-identified by notice to the city.

(f) Each applicant will pay a regulatory fee that is determined based upon the occupancy of the property to which the short-term rental application applies. Every applicant will pay a $200.00 base fee. In addition to the base fee, each applicant will be responsible for an additional occupancy fee based upon the rental unit's occupancy. As part of the application, the applicant shall disclose the total occupancy for the rental unit. A fee will be charged for each person under the tiers below:

Total occupancy of one to five persons—$10.00 per person.

Total occupancy of six to ten persons—$15.00 per person.

Total occupancy of ten or more persons—$20.00 per person.

(Ord. No. 16-2017-B , § 1, 12-19-2017; Ord. No. 09-2019 , § 2, 5-9-2019; Ord. No. 2019-15 , § 1, 11-11-2019; Ord. No. 2021-01 , 1-28-2021; Ord. No. 23-2021 , § I, 9-9-2021)

Editor's note(s)—Ord. No. 16-2017-B , § 1, adopted Dec. 19, 2017, amended § 34-262 in its entirety to read as herein set out. Former § 34-262 pertained to registration fee/renewal, and derived from Ord. No. 2016-07B , adopted May 26, 2016; and Ord. No. 06-2017-A , § 1, adopted Mar. 9, 2017.

Sec. 4-051.4. Good neighbor policy.

The city shall make available on its website a list of STR good neighbor policies which STR agents must share with their clients, owners, and guests.

(Ord. No. 2016-07B , 5-26-2016; Ord. No. 2021-01 , 1-28-2021)

Sec. 4-051.5. Signs.

All one- and two-family STR units shall post a sign that shall be visible and legible from the address side of the street listing emergency contact name and phone number. The emergency contact name and number shall be the STR agent as required by section 34-260(d) unless otherwise specified and approved by the city staff and any rental agency involved. Such sign shall not be less than 18 inches by 24 inches and shall not exceed 24 inches by 24 inches. The purpose of the required sign is to enable officers and third parties to identify appropriate contacts for issues with the property and/or the occupants and, therefore the sign shall be located in such a location that it faces the street which is listed as the real property address or otherwise located at such location as approved by staff consistent with that purpose. The view of the sign shall not be obstructed by fencing, cars, vegetation, etc.

Multi-family units shall post a sign which shall be visible and legible from a publicly accessible area outside the unit listing the required emergency contact name and phone number. Signs for multi-family units shall be eight and one-half inches by 11 inches. All such signs shall be located no further than four feet from the outer most edge of the front entry door or otherwise located at such location as approved by city staff consistent with that purpose. Multi-family units may have one additional sign on the exterior of the property which complies with the standards of the one and two family STR unit for the purposes of advertising, branding and way finding.

To the extent that the requirements herein are inconsistent with the sign ordinance the provisions hereof shall control in the case of short-term rental properties and shall supersede any inconsistent provisions of homeowner association agreements or policies or condominium association agreements or policies pertaining to signage.

(Ord. No. 2016-07B , 5-26-2016; Ord. No. 16-2017-B , § 1, 12-19-2017; Ord. No. 2019-15 , § 1, 11-11-2019; Ord. No. 2020-02 , § 1, 2-27-2020; Ord. No. 2021-01 , 1-28-2021)

Sec. 4-051.6. Unique location identification number required.

Each short-term rental property or unit is to have a unique location identification number, as referenced in 34-262(b). Any advertising, promotion or notice of availability of a property or unit for a short-term rental occupancy shall include the location identification number or numbers for every available property or unit which is the subject matter of the advertisement, promotion or notice. The phrase "advertisement, promotion or notice" as used herein shall include, but not be limited to, brochures, marketing material and any online, digital, social media or published promotion of any such property or unit. The failure to include such number as required herein shall be a violation hereof and punishable as otherwise provided in this code.

(Ord. No. 2019-15 , § 1, 11-11-2019; Ord. No. 2021-01 , 1-28-2021)

Sec. 4-051.7. Compliance.

(a) It shall be the responsibility of the owner or agent to pay all required taxes required by chapter 58, article IV, room excise tax.

(Ord. No. 2016-07B, 5-26-2016)

Sec. 4-051.8. Homestead Exemption/Estate Planning.

For a property location that has been continuously in individual or joint ownership by natural person(s) for a period of at least five (5) years and which has been homesteaded for purposes of any of the City ordinances, (Tybee Code Section 58-30 and/or 58-33) such owner, may elect, upon proper application and permitting, to operate as a STR and to include the property as an authorized STR for a period of up to three (3) years. Further, an estate of a deceased owner who qualified as stated above regarding ownership and homestead may have a one-time opportunity within one year of the death of the decedent to make the election provided for herein to secure an STR permit for a period of three (3) years.

Sec. 4-051.9. Additional Compliance and Enforcement of Requirements.

(a) In the event taxes, license fees, fines or other assessments relating to the operation or ownership of a STR property remain unpaid or if there is evidence of improper advertising of the STR property or improper conduct at the STR property violating any of the below City ordinances or rules, notice of these deficiencies will be sent to the STR owner or the owner's designated agent. Ordinances which will result in a notice to the owner or the owner's agent are: failure to comply with marketing restrictions as provided in Subsection b. hereof. Following notice to the owner or owner's designated agent of the deficiency and a failure to address such deficiency within 30 days of receipt of the notice of deficiency, following notice and an opportunity to be heard there may be a determination of abandonment of the permit for a STR use and such permit may terminate and not be renewed.

(b) Any marketing or advertisement relating to the use of a Short-Term Rental location which markets occupancy beyond or in excess of the occupancy contained in the application for the Short-Term Rental permit, tax certificate or license, as required, shall be a violation of this ordinance. This violation may result in the permit being revoked, suspended or addressed as found appropriate by the City Official and/or the Mayor and Council.

(c) The refusal to participate in or cooperate with a verification process as provided hereafter shall be a violation of this ordinance and any intentional misstatements or inaccuracies contained in the application including the insurance obligation shall be a violation of this ordinance subject to penalties as provided above.

Sec. 4-051.10. Right to Require Verification of Compliance.

The verification program will be conducted under a policy to be established by the Mayor and Council and shall specifically cover all ordinance compliance requirements and obligations of the applicant, including, but not limited to, insurance requirements, zoning designation, parking site plan and occupancy.

Sec. 4-051.11. Transfers.

Upon a bona fide transfer of ownership of a properly permitted location, the new owner, when requirements for an application are satisfied, will be granted a permit for the same location.

Sec. 4-051.12. Severability.

If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance. It is hereby declared as the intent of the City of Tybee Island Mayor and Council that this ordinance would have been adopted had such invalid or unconstitutional portion not been included herein.

Secs 4-051.13 – 4-051.99. Reserved.

File Attachments for Item:

17. Bubba Hughes: Development Plans and Agreement for 708 Butler

AGREEMENT

COMES NOW, CFK Properties, LLC, a Georgia Limited Liability Company, having an address of 15 Lake Street, Suite 230, Savannah, Georgia 31411 and whose Member Manager is Christopher Koncul (collectively "Contractor"), and The City of Tybee Island, Georgia, a Municipal Corporation, having an address of 403 Butler Avenue, Tybee Island, Georgia 31328 ("City"), and

WHEREAS, Contractor is planning to improve certain real property located within the City and to create a residential subdivision on the property now known as 708 Butler Avenue, Tybee Island, Georgia (the "Property"); and

WHEREAS, Contractor and the City have previously entered into a Deed of Conservation Easement which provides for, among other things, a dedication to the City of Tybee Island by Contractor pursuant to a preliminary plan attached hereto as Exhibit "A"; and

WHEREAS, the Deed of Conservation of Easement is attached hereto as Exhibit "B; and

WHEREAS, Contractor has further provided and agreed for the Property, Contractor, and owners to be bound by covenants applicable to the continuing obligations of the Contractor and purchasers of the lots within the subdivision once developed. A copy of such covenants is attached hereto as Exhibit "C"; and

WHEREAS, Christopher Koncul has entered into an agreement with the Historic Savannah Foundation, Inc. regarding the preservation of an existing residence on the property and the Tybee Island Historical Society has consented to that agreement, which is attached hereto as Exhibit "D"; and

WHEREAS, Contractor has previously delineated and marked the approved access road to be installed on the property as generally depicted on the preliminary plan; and

WHEREAS, Contractor is presently seeking permits and approvals of necessary planned improvement of property impacted by or requiring state agency approvals, and

NOW THEREFORE, for and in consideration of Ten and 00/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Parties agree in order to document and clarify the recording of the documents referred to herein and to insure the property is developed pursuant to the agreement of the parties and the approved preliminary plan and ultimate final plan, Contractor and the City hereby agree as follows:

1. Contractor is improving and developing the Property as a major subdivision which under City ordinances must go through multiple steps for final development. Among other provisions, Sec. 5-130, a preliminary plat has previously been approved delineating the location of lot lines, the existing house, and planned improvements to the Property. The Parties agree that the Property will be developed in accordance with the preliminary plan to the fullest extent possible.
2. The Deed of Conservation Easement pertaining to the Property between the City and Contractor/CFK Properties, LLC is to be recorded prior to the commencement of tree trimming, pruning or removal and/or the installation of infrastructure, once permitted by appropriate agencies. The trees will be marked as to the intention of trimming/pruning by ribbons in advance of any trimming or cutting. Trees to be removed will be marked by ribbons coded for removal. Arborists will be present when the cutting, trimming, and pruning is being conducted and when intended tree removal is accomplished. The Parties agree that transparency with regard to the approved tree plan is critical to the successful development of property.
3. At all appropriate steps in the development process, an announcement of the permitting and intended development will be made at a public meeting of the City.

4. Each of the exhibits is incorporated into and made a part of this Agreement. Contractor agrees to develop in accordance with exhibits and to construct all improvements and alterations consistently with the exhibits and permits to be issued.
5. Contractor has entered into an agreement with the Historic Savannah Foundation, Inc. which is consented to by the Tybee Island Historical Society and such document will be recorded prior to infrastructure installation.
6. There will be a restriction on the final plat that development of residences will be limited to single family homes.
7. All terms of the agreements referred to herein shall be complied with and the Contractor will not be required to comply with any other conditions except such which may be imposed by written addendum hereto or addressed by agreement as part of the development process; or as required by City or Chatham County ordinances, and/or rules and regulations of the State of Georgia. There will be no sales of lots within the intended development until such time as all agreements attached as exhibits and the final plat are recorded.
8. To the fullest extent possible, all obligations of Contractor under this Agreement and the incorporated exhibits shall survive completion of the subdivision and the recording of the final plat and all exhibits hereto.
9. All exhibits to the attached exhibits are to be attached thereto prior to recording, and all blanks in the exhibits, including dates are to be inserted as appropriate.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned have signed and sealed this instrument this _____ day of _____, 20_____.

THE CITY OF TYBEE ISLAND, GEORGIA

By:_____
Shirley Sessions, Mayor

Attest:_____
Jan LeViner, Clerk

CFK PROPERTIES, LLC/
CHRISTOPHER KONCUL

By:_____
Christopher Koncul, Individually,
and as Managing Member of
CFK PROPERTIES, LLC

Attest:_____
Authorized Signature

Reviewed and Approved by:

_____
Edward M. Hughes, City Attorney

File Attachments for Item:

18. Bubba Hughes: Robert Bryson: Release Agreement

SETTLEMENT AGREEMENT AND FULL AND FINAL RELEASE OF CLAIMS

This Settlement Agreement and Full and Final Release of Claims (hereinafter referred to as "Agreement") is made and entered into this 14th day of December, 2022 between the Governing Authority of the City of Tybee Island ("City"), and Robert Bryson ("Employee") (hereinafter referred to as "the Parties to this Agreement" or "Parties").

W I T N E S S E T H:

WHEREAS, Employee, has been a long-time Officer for the City in multiple capacities, including as a Detective, Interim Chief, and ultimately as Chief of Police; and

WHEREAS, Employee is a participant in the City's GMEBS Defined Benefit Retirement Plan ("DB Plan"); and

WHEREAS, the City's DB Plan provides for Normal Retirement at age 65 with 5 years of Total Credited Service and for Alternative Normal Retirement for participants who are Firefighters and Police Officers who once they are at least 55 years of age and have at least 20 years of Total Credited Service; and

WHEREAS, Employee serves as the City's Chief of Police, is 57 years of age, has 22 years and 10 months of Total Credited Service as of December 1, 2022, and is eligible for the DB Plan's Alternative Normal Retirement benefit; and

WHEREAS, Employee's years of exemplary service to the city have exceeded expectations and led the Police Department in improving professionalism, training, prior military service and continuous dedication to public confidence and service to the public, including visitors and residents, the City desires to give the Employee additional Credited Service for the purpose of benefit calculation only.

Initial RJB / _____

NOW, THEREFORE, in consideration of the covenants and promises set forth herein:

1. Recitals Incorporated: The Parties agree the Recitals set forth above are true and correct and are hereby incorporated into this Agreement as if set forth herein.

2. Additional Credited Service: The City shall fund and arrange for five (5) years of Credited Service to be added to Employee's Total Credited Service for the purpose of attaining 27 years and 10 months of Total Credited Service under the City's DB Plan, as of December 1, 2022. This additional five (5) years of Credited Service is imputed service credit and will count solely for the purpose of calculating retirement benefits under the Plan. The Employee's benefit amount will be computed using the applicable benefit formula in the DB Plan and the Employee's Total Credited Service under the Plan, including the five (5) years of imputed service credit granted pursuant to this Agreement.

   The Employee will not receive compensation associated with the additional five (5) years of imputed service credit he is being given pursuant to this Agreement. Earnings used to calculate Employee's Final Average Earnings under the Plan will be based on Employee's Earnings, as defined under the City's DB Plan, with the City as of his Termination Date. Employee's retirement benefits under the City's DB Plan will be subject to any applicable reduction under the DB Plan, including but not limited to a reduction to account for the retirement benefit option (i.e., Option B or Option C) elected by Employee.

3. Full and Final Release and Waiver: For and in consideration of the City's grant of imputed service credit as described above, Employee for himself and his heirs, administrators, executors, successors, does hereby fully release, remise, acquit and forever discharge the City and its respective insurers, officers, directors, shareholders, agents, servants, successors, heirs, administrators, executors, attorneys, elected and appointed officials and assigns from any and all past, present or future claims relating to this matter, known and unknown, which Employee ever had, now has or which may hereafter accrue or otherwise be acquired, arising out of or relating in any way to the Employee's employment with the City, including without limitation, any and all claims

Initial RTB / _____

against the City. The effect of this paragraph of the Agreement is intended to be a general release and waiver of all past, present or future claims, known and unknown, which have arisen or are now arising or may hereafter arise related to the City and its officers, directors, shareholders, servants, successors, heirs, administrators, executors, insurers, attorneys, agents, elected and appointed officials and assigns. No claims, whether known or unknown or suspected or unsuspected, are reserved by Employee, for himself or anyone who might claim by or through Employee. Employee expressly waives any and all defenses, rights and benefits which Employee may have or which may be derived from the provisions of applicable law which might otherwise limit the scope or extent of this Agreement. Employee further agrees that any damages that have been or may be claimed are fully satisfied by the consideration provided in this Agreement.

Employee acknowledges he is knowingly and voluntarily waiving and releasing any rights he may have under the Age Discrimination in Employment Act ("ADEA"), and that the consideration given for the waiver and releases in this Agreement is in addition to anything of value to which he is already entitled. Employee further acknowledges being advised, as required by the ADEA, that: (a) his waiver and release does not apply to any rights or claims that arise after the date he signs this Agreement; (b) he should consult with an attorney prior to signing this Agreement (although he may choose voluntarily not to do so); (c) he has twenty-one (21) days to consider this Agreement (although he may choose voluntarily to sign it sooner); (d) he has seven (7) days following the date of signing this Agreement to revoke this Agreement (in a written revocation sent to Human Resources); and (e) this Agreement will not be effective until the date upon which the revocation period has expired, which will be the eighth day after Employee signs this Agreement provided he does not revoke it.

4. Sole and Entire Agreement: It is expressly understood and agreed that this is a full, final and complete settlement, mutual release, and waiver as to, and between, the Parties to this Agreement regarding Employee's separation from employment, whether written or oral, have no binding or legal effect, and that the terms of this Agreement may not be amended orally.

Initial RJB / _____

5. No Further Civil Action: The Parties to this Agreement agree that they will not hereafter commence any civil action or make any claim against each other arising out of or related to the claims released herein.

6. Counterparts: This Agreement may be executed in one or more counterparts, provided each Party to this Agreement shall sign at least one counterpart, and all such counterparts together will constitute one agreement binding on both of the Parties to this Agreement, notwithstanding that both parties are not signatories to the same counterpart.

7. Severability: If any Paragraph or part of this agreement is found void or unenforceable, the remainder of the Agreement shall not be affected by such a finding.

8. Advice of Counsel: The undersigned warrant that they have read this agreement and acknowledge that they have had the opportunity to consult with counsel of their choosing prior to execution, and affirm that no promise or representation of any kind has been made by or on behalf of the Parties hereby released except as specifically set forth herein.

9. Governing Law: This Agreement shall be construed in accordance with the laws of the State of Georgia.

10. Agreement, Construction and Interpretation: The Parties agree that if an ambiguity or question of intent or interpretation arises, this Agreement is to be construed as if the Parties had drafted it jointly, as opposed to being construed against any particular Party. As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of the plural, or the singular, as the case may be throughout this Agreement, shall be construed to give this Agreement a broader meaning and scope, rather than a narrower one.

11. Legally Binding Agreement: Employee understands and acknowledges: (A) this is a legally binding Agreement that includes a full release of claims; (B) that by signing this Agreement, he is hereafter barred from instituting claims against the City in the manner and to the extent set forth herein; and (C) that this Agreement is final.

Initial RJB / _____

WE HAVE READ THIS AGREEMENT AND UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS CONTAINED IN IT.

This 14th day of DECEMBER, 2022.

[Employee]

City of Tybee Island, Georgia

By: _____

Its: _____

File Attachments for Item:

22. Shawn Gillen: Action Item List

DATE	ITEM	RESPONSIBILITY	STATUS
12/8/22	CM to set meeting with Chatham ES on response times moving forward	Shawn	
12/8/22	Workshop needed to discuss Entertainment Licenses	Shawn	
12/8/22	Dogs on the Beach: more information needed and bring back to Mayor and Council	Shawn	
12/8/22	Resolution to Public Safety Committee for recommendations and review re: Fire Inspector	Shawn	

File Attachments for Item:

23. Jan LeViner: Call to Election and Public Notice - Qualifying Notice

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown Mayor pro tem
Jay Burke
Nancy DeVetter
Michael "Spec" Hosti
Monty Parks
Brian West

CITY MANAGER
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

ELECTION NOTICE
TYBEE ISLAND, GEORGIA
CALL FOR ELECTION
QUALIFYING NOTICE

Notice is hereby given to the citizens of Tybee Island, Georgia that the General Municipal Election will be held November 7, 2023 between the hours of 7:00AM and 7:00PM for the election of the Mayor and three (3) Council Members.

POLLING PLACES FOR THIS ELECTION

4-10: Burke Day Public Safety Building
78 Van Horne Street

4-11: Tybee School Cafeteria
204 Fifth Street

Qualifying begins Tuesday, August 22, 2023. Hours of qualification are 8:30AM – 4:30PM each day and closes Thursday, August 24, 2023 at 4:30PM. Qualification will be held at:
Tybee Island City Hall
Modular "A"
Clerk's Office
4th Street
Tybee Island, GA 31328

Qualifying Fees:
Mayor: $252.00
Council Members: $144.00

Janet LeViner, MMC
Clerk of Council
City of Tybee Island, GA

MAYOR
Shirley Sessions

CITY COUNCIL
Barry Brown, Mayor pro tem
Jay Burke
Nancy DeVetter
Spec Hosti
Monty Parks
Brian West

CITY MANAGER
Shawn Gillen

CITY CLERK
Janet LeViner

CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

PUBLIC NOTICE

Notice is hereby given that according to the Georgia Municipal Election Code, the City of Tybee Island is required to post the qualifying fees for the City of Tybee Island's Municipal Election to be held November 7, 2023. There is a Mayor and three (3) Councilmember seats up for election and will be for a four (4) year term. As required by the State Law, the qualifying fee for Mayor and Councilmember is 3% of their salary:

Mayor	$8,400	$252 qualifying fee
Councilmember	$4,800	$144 qualifying fee

Janet LeViner, MMC
Clerk of Council
City of Tybee Island

File Attachments for Item:

24. Planning Commission Action Minutes

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

CITY MANAGER
Shawn Gillen

COMMUNITY DEVELOPMENT DIRECTOR
George Shaw

CITY ATTORNEY
Edward M. Hughes

Planning Commission Meeting
MINUTES
December 19, 2022

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

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

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

Public Hearings:

New Business:
Variance: requesting setback encroachment – 817 1st Street – 40019 05001C – Zone R-T – David Toman.
Whitley Reynolds made a motion to approve. **Susan Hill** seconded. Voting in favor to approve were **Susan Hill, Whitley Reynolds**, **Marie Rodriguez, Elaine McGruder, Marie Gooding.** Voting against the vote to approve was **Martha Williams.** The vote to approve was 5-1.

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

Variance: requesting to disturb wetland buffer – Solomon & Polk – Zone R-1 – William Christiansen.
Whitley Reynolds made a motion to approve. **Susan Hill** seconded. Voting in favor to approve were **Marie Gooding, Susan Hill, Whitley Reynolds** and **Marie Rodriguez.** Voting against the vote to approve were **Martha Williams** and **Elaine McGruder.** The vote to approve was 4-2.

Text Amendment: Sec. 7-050 – Tree removal requirements – City of Tybee Island.
Marie Rodriguez made a motion to approve. **Whitley Reynolds** seconded. The vote to approve was unanimous.

Adjournment: 7:15pm
Lisa L. Schaaf

DRAFT