



PLANNING COMMISSION STAFF REPORT
FOR THE PLANNING COMMISSION MEETING OF: May 18, 2010
FOR THE CITY COUNCIL MEETING OF: June 10, 2010

LOCATION: 22 Tybrisa Street

PIN: 4-0008-03-014

APPLICANT: Montgomery Parks

OWNER: William Navon

EXISTING USE: Cafe

PROPOSED USE: Cafe

ZONING: C-1/SE

USE PERMITTED BY RIGHT: Yes after site plan approval.

COMMUNITY CHARACTER MAP: The Strand Historic Downtown Business District

APPLICATION:

This is a request for site plan approval.

PROPOSAL:

The applicant is requesting a site plan approval, as required by Section 4-050 (E (1) of the Land Development Code, to construct a non-retractable awning that will project 5' over the sidewalk at 22 Tybrisa Street with a height clearance of

ANALYSIS:

The general character of the area is along Tybrisa consists of commercial uses. The Master Plan shows this location as being within The Strand Historic Downtown Business District.

The applicant is seeking approval of a site plan for the construction of an awning to be located Tybrisa. The proposed awning will extend 5' over the existing sidewalk on Tybrisa. Staff has worked with the applicant to ensure that there would be adequate clearance underneath the awning in the event that it would not be retractable, an option that was not taken into consideration by the applicant as they wish to seek approval for a permanent awning. The height clearance underneath this proposed awning is roughly 8'.

The following table shows how the project fits in with the Recommended Development Strategies outlined in Section 1.2.11 of the Master Plan.

<i>Master Plan Section 1.2.11 Recommended Development Strategies</i>		
	Strategy	Meets Strategy Y/N or N/A
1.	Downtown development should include a mix of commercial uses (i.e. retail, office, restaurants, etc.)	Y
2.	Allow only uses that are compatible with desired main street character.	Y

3.	The area is appropriate for downstairs commercial and upstairs residential development.	N/A
4.	Residential development in this area should contain a mix of densities and housing options (i.e. multi-family homes, townhouses, condos, apartments, etc.)	N/A
5.	All residential uses should be consistent with the terms of the current C-1 Zoning District	Y
6.	Implement streetscape improvements to encourage safe pedestrian mobility and improve storm water drainage.	Y
7.	Beautification and façade improvement projects should be implemented and maintained to improve the aesthetics of the area.	Y
8.	Historic structures in area should be restored and/or preserved whenever possible.	N/A
9.	The City should provide appropriate incentives for historic restoration projects.	N
10.	Encourage infill development or redevelopment of existing vacant property and underutilized structures.	Y
11.	Consider the development of a Convention Center in association with the hotels/motels/bed and breakfast establishments in the area.	N/A
12.	Develop a plan to “re-install” elements of the strand boardwalk/multi-use trail	N/A
13.	Identify location for additional parking or parking garage.	N/A
14.	Work to preserve/retain buildings that can house small businesses.	N/A
15.	Add recreational uses within this area.	N/A

STAFF FINDING

Staff finds that the proposed awning is consistent with other locations within the C-1 zoning district of similar services. Although, preference would be for the awning to be retractable, it appears from the drawings that this awning will not create a public safety issue as there will continue to be roughly 5’ of walking space from the end of the awning to the curb.

ATTACHMENTS:

- A. Application (2 pages)
- B. Drawings for Proposed Awnings (1 page)
- C. SAGIS (1 page)
- D. Site Pictures (1 page)



CITY OF TYBEE ISLAND
SITE PLAN APPROVAL APPLICATION

Fee \$250

Applicant's Name MONTGOMERY PARKS

Address and location of subject property 22 TYBRISA ST

PIN 4-000803-014 Applicant's Telephone Number 912-308-1726

Applicant's Mailing Address P.O. BOX 2047

Brief description of the land development activity and use of the land thereafter to take place on the property: ADD FIXED AWNING TO STOREFRONT

Property Owner's Name WILLIAM NAVON Telephone Number 912-308-9294

Property Owner's Address P.O. BOX 2497

Is Applicant the Property Owner? Yes No

If Applicant is the Property Owner, Proof of Ownership is attached: Yes N/A

If Applicant is other than the Property Owner, a signed affidavit from the Property Owner granting the Applicant permission to conduct such land development is attached hereto. Yes FORTHCOMING

Current Zoning of Property Current Use

Names and addresses of all adjacent property owners are attached: Yes

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 Date 5/3/10

NOTE: Other specific data is required for each type of Site Plan Approval.

Fee Amount \$ Check Number Date

City Official

NOTE: This application must be accompanied by following information:

- _____ 13 copies, no smaller than 11 x 17, of the proposed site plan and architectural renderings.
- _____ 4 copies, no smaller than 24 x 36, of the engineered drainage and infrastructure plan.
- _____ 10 copies, no smaller than 11 x 17, of the existing tree survey and the tree removal and landscaping plan.

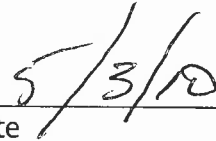
The Planning Commission may require elevations or other engineering or architectural drawings covering the proposed development.

The Mayor and Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City's engineering consultant. (Note: Section 5-080 (A) requires, "Once the engineer has submitted comments to the zoning administrator, a public hearing shall be scheduled.")

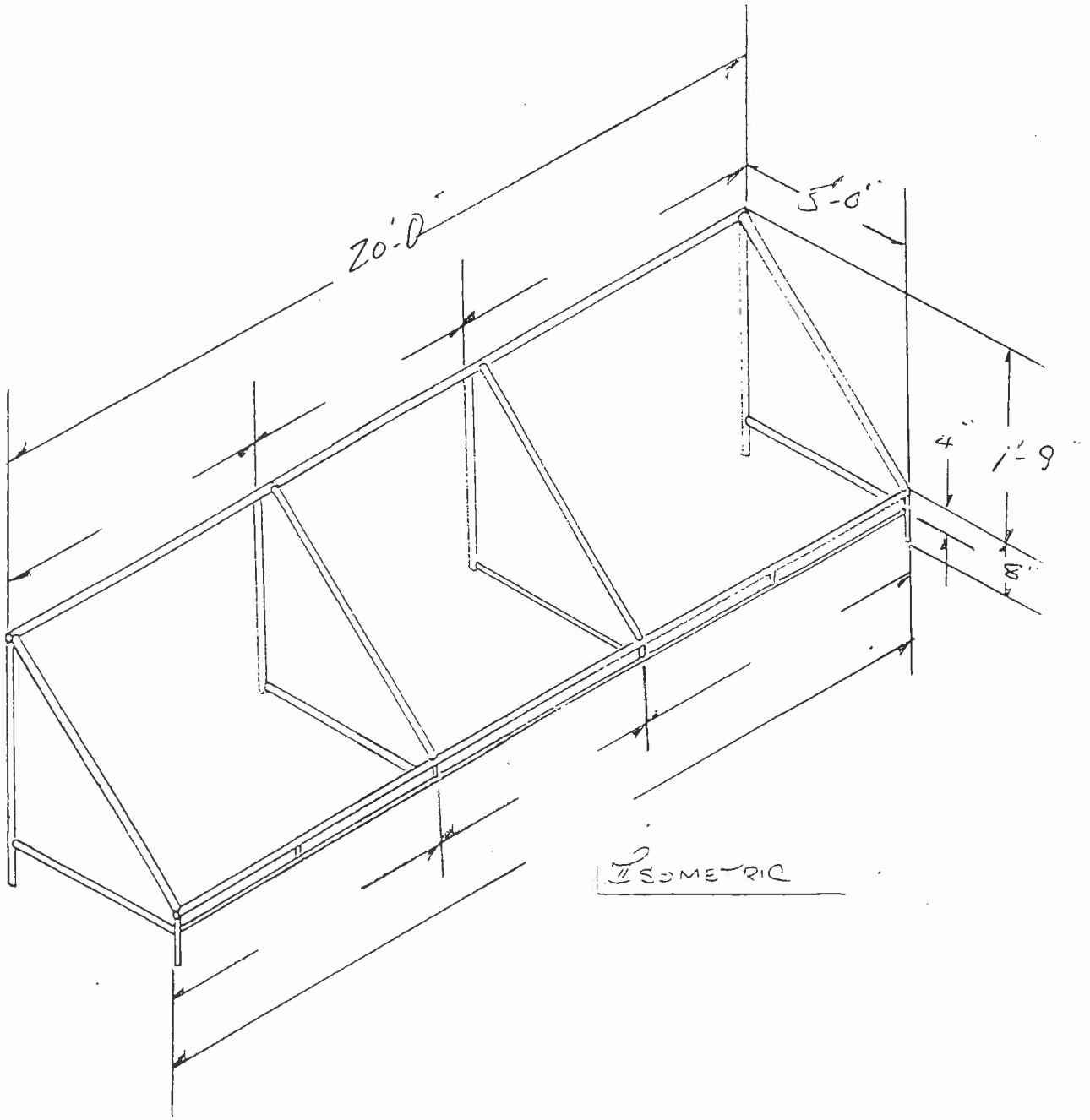
The Applicant certifies that he/she has read the requirements for Site Plan Approval and has provided the required information to the best of his/her ability in a truthful and honest manner.

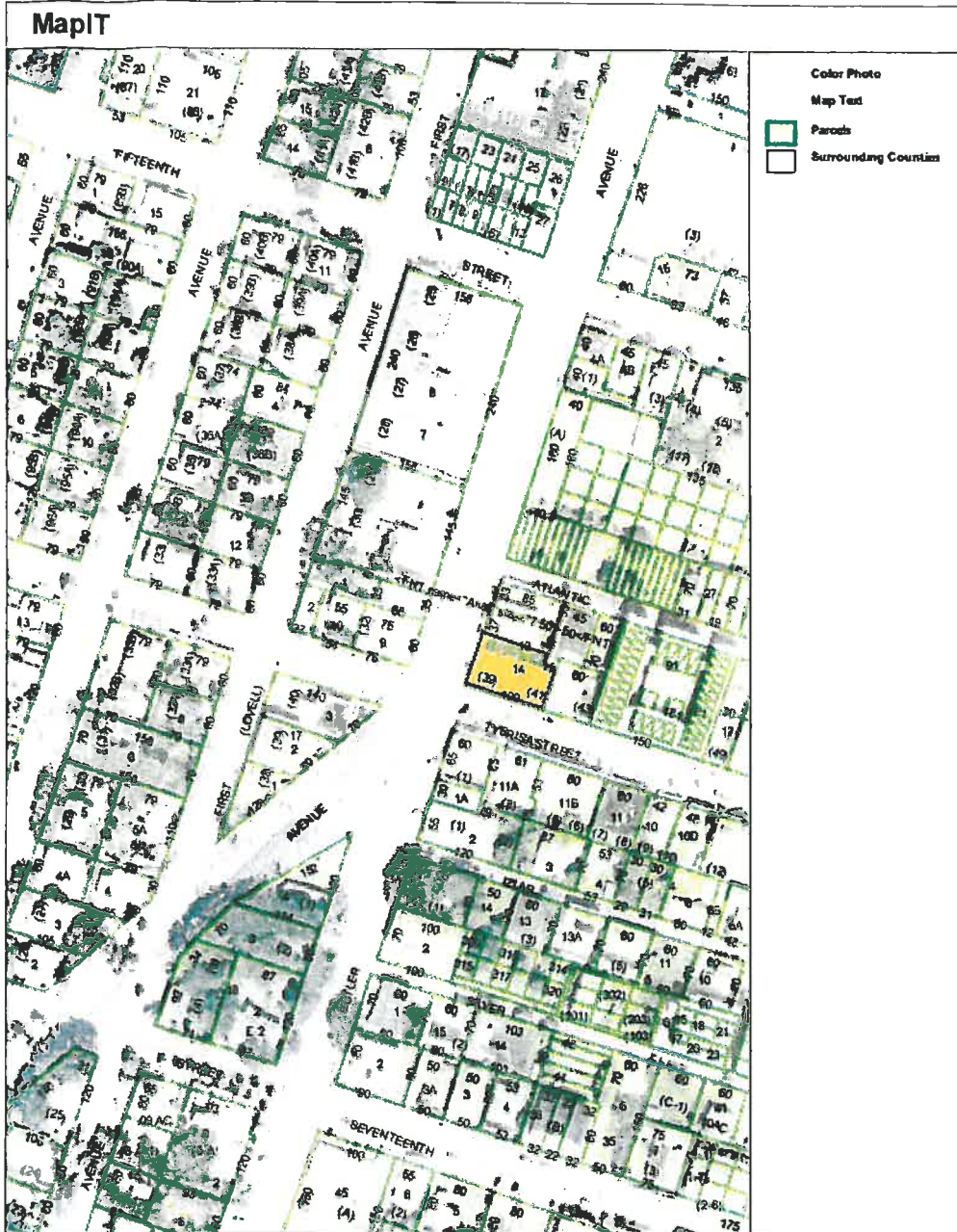


Signature of Applicant



Date





22 Tybrisa

Created by MapIt on 5/6/2010 10:43:13 AM using ArcIMS 4.0.1. © Copyright 2002-2003 BinaryBus, Ltd.

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Item cannot be found in the collection corresponding to the requested name or ordinal.

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Parcel ID:	4-0008 -03-014
Owner Name:	NKIBEACHLLC



gelato
ICE CREAMS
HOT & Iced Coffees

**TYBEE'S
BEST
COFFEEHOUSE**

**FAST
BREAKFASTS
EXCELLENT
COFFEE**

Smoothies
Internet

**All
Pointers
Cafe**