

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 _____



CITY OF TYBEE ISLAND

CONFLICT OF INTEREST IN ZONING ACTIONS

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

YES _____ NO _____

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

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

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

Signature _____

Printed Name _____

Date _____

Sec. 5-080. Site plan approval.

The site plan approval process is intended to provide the general public, planning commission, and mayor and council with information pertinent to how a new development will affect the surrounding area and the city as a whole. Where no variance is necessary for the intended project, or development, there is no evaluation process or set of regulations other than what is required to be shown on the site plan and listed upon the application. Where no variance is requested, site plan requirements are intended as a tool for public information. Where a variance and/or zoning action is requested in connection with a site plan, the standards applicable to the variance and/or zoning action applied for shall apply.

(A) *Process.* Upon submittal of the site plan, the zoning administrator will review the site plan for noticeable discrepancies and determine if there is a need to apply for other zoning actions. The site plan is then forwarded to the Chatham County Engineer. Once the engineer has submitted comments to the zoning administrator, a public hearing shall be scheduled. The public hearing shall be held regardless of whether the site plan meets the requirements of this Land Development Code. Until the applicant addresses all of the engineer's comments and the site plan is satisfactory, the mayor and council will not approve the plan. However, once the first public hearing is held, site plan approval may commence at any scheduled meeting of the mayor and council.

(B) *Other zoning actions.* Because special review, variances and map amendments require site plans, site plan review may be the first step in the permitting process, however, the site plan should identify any other zoning actions necessary in order for the intended development to be constructed so that a public hearing can be held on all such zoning actions simultaneously with the public hearing on the site plan. Site plan approval should encompass approval of all other zoning actions necessary to accomplish the development, however, if the intended development is to be altered from an approved site plan, additional public hearing and review is necessary if an additional special review, variance or map amendment is necessitated by the proposed alteration.

(C) *Site plan longevity.* After a site plan has been approved by the mayor and council it shall be valid for a period of 18 months from the date of approval. If a building permit is not issued within said 18 months, an extension of up to 90 days may be issued with the approval of the building and zoning department. In the absence of an extension or at the end of an extension, if a building permit has not been obtained, the site plan approval shall be void and a new application must be submitted for site plan approval.

For site plans approval prior to the effective date of this amendment, such plans shall be valid for 18 months from the effective date hereof and if no building permit is issued during that 18 months or a 90 day extension obtained, a new application for site plan approval must be submitted and the prior site plan approval shall be void.

(Ord. No. 2005-14, § 1, 5-26-2005)

Sec. 7-070. Tree protection during development.

On each lot or tract where construction is ongoing pursuant to a validly issued building permit, protective barricades shall be placed around trees at the tree drip line which are to be retained, and shall remain in place throughout construction. The areas within the protective barricades shall remain free of all building materials, construction debris, vehicles, and development activities. Penalties for violation of this section shall be the same as found in section 7-090.

Sec. 3-080. Off-street parking requirements.

(A) *Residential off-street vehicle parking requirements.* Off-street parking facilities shall be provided and maintained on site or within 400 feet of the site for all buildings, structures or premises being used in whole or in part for residential purposes, or for any other use permitted in residential districts.

(1) *Residential dwelling units.* For every dwelling unit there shall be provided at least two off-street parking spaces.

(2) *Nursing homes, hospitals.* One parking space for each five patient beds plus one space for each staff doctor, plus one space for each employee on the largest shift.

(3) *Theaters, auditoriums, gymnasiums and other places of assembly.* One parking space for each four seats provided in the main auditorium or for each 50 square feet of floor area available for the accommodation of movable seats in the largest assembly room or area.

(4) *Public and private elementary and secondary schools (except assembly halls, auditoriums and gymnasium used in conjunction therewith).* One parking space for each 200 square feet of gross floor area devoted to such use.

(B) *Control of access to residential uses.* In order to promote the safety of motorists and pedestrians, the following regulations shall apply:

- (1) A driveway opening which connects a residential lot with a public street shall not be greater than 25 feet in width.
- (2) There shall be no more than two driveway openings on any residential lot of any width. Lots of less than 100 feet in width shall have no more than one driveway opening.
- (3) Two driveway openings shall not be closer than 50 feet from each other on the same lot.
- (4) No driveway opening shall be constructed within 25 feet from any street intersection.
- (5) No curb on any city street or right-of-way shall be cut or otherwise altered without prior written approval of the zoning administrator.
- (6) All newly constructed driveways shall be constructed of pervious materials, including, but not limited to, gravel, crushed coral, oyster shells, pervious concrete, and the like.

(C) *Commercial off-street parking.* Off-street parking facilities shall be provided and maintained for all buildings or premises being occupied or used in whole or in part for commercial activity as follows:

- (1) One parking space per each 200 square feet of retail or commercial gross floor area.
- (2) Restaurants, nightclubs, beer parlors and similar establishments shall provide one parking space for each four seats based on a maximum seating capacity of 15 square feet per person plus one space for each two employees. Maximum seating capacity is calculated on the entire seating square footage including outdoor seating area.
- (3) Hotels, motels: one parking space for each room to be rented.
- (4) Maritime district:
 - (1) Parking shall be in conformance with required dimensions of the C-1 zoning district.
 - (2) Handicapped parking shall be available and accessible.
 - (3) Dock operators must provide one parking space for every 20 linear feet of dock (one side) designated for recreational boaters. Docks leased to commercial boats must allow for one space per boat, plus one space per crew and one space per each four seats for charter passengers.

(D) *Off-street parking dimensions.*

TABLE INSET:

Off-Street Parking Dimensions			
<i>Stall Depth</i>	<i>Aisle Width</i>	<i>Parking Angle</i>	<i>Traffic Direction</i>
9× 18 feet	12 feet	30 degrees	one-way
9× 18 feet	13 feet	45 degrees	one-way
9× 18 feet	18 feet	60 degrees	one-way
9× 18 feet	24 feet	90 degrees	two-way

(E) *Exemptions from off-street parking requirements.*

1. Existing structures with 2,000 square feet or less of floor area that exist in a C-010 zoning district may expand the floor area up to 4,000 square feet without having to meet the off-street parking requirements as long as the structure is completely located within 1,000 feet of a municipal parking lot.
2. All churches or places of religious worship shall be exempt from all off-street parking requirements.