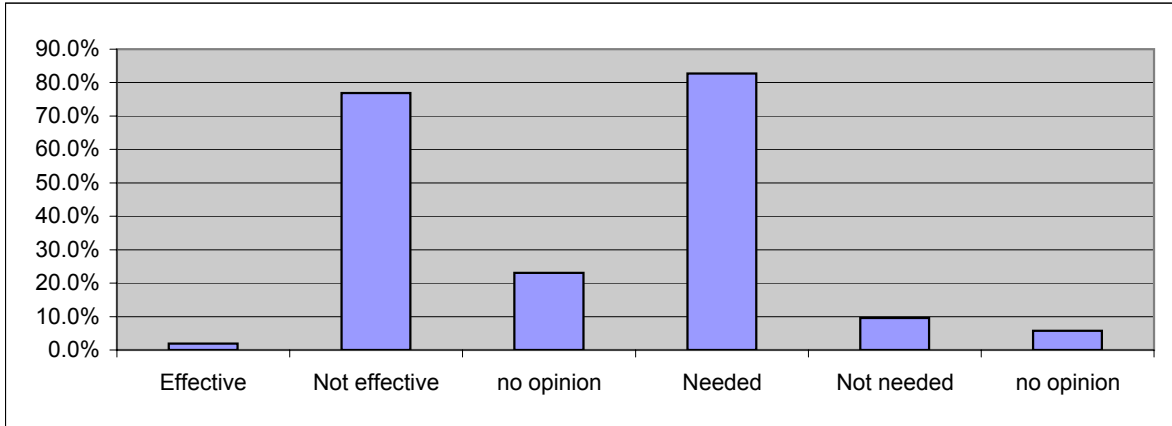


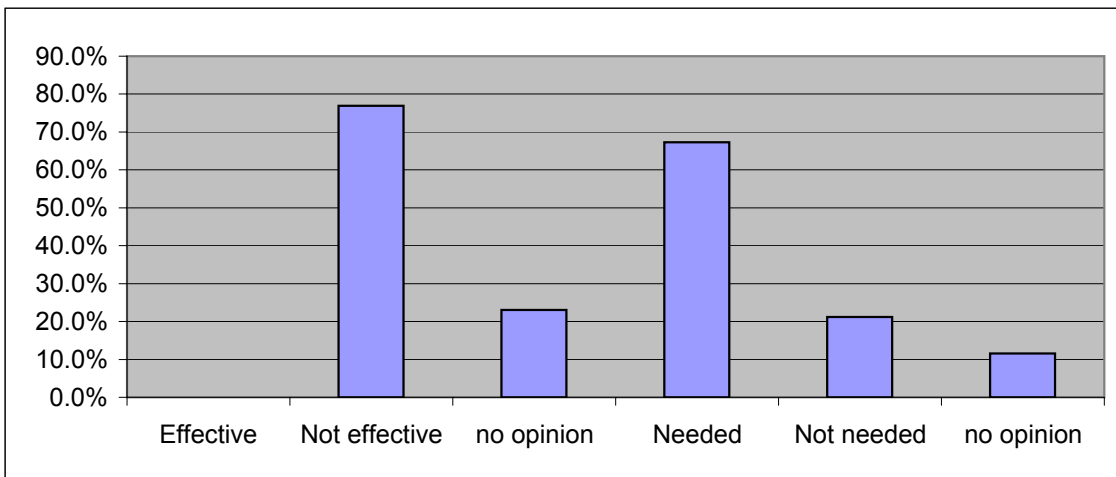
5...Business and community leaders to encourage the renovation of sound single-family housing on the island

Effective	Not effective	no opinion	Needed	Not needed	no opinion
1.9%	76.9%	23.1%	82.7%	9.6%	5.8%



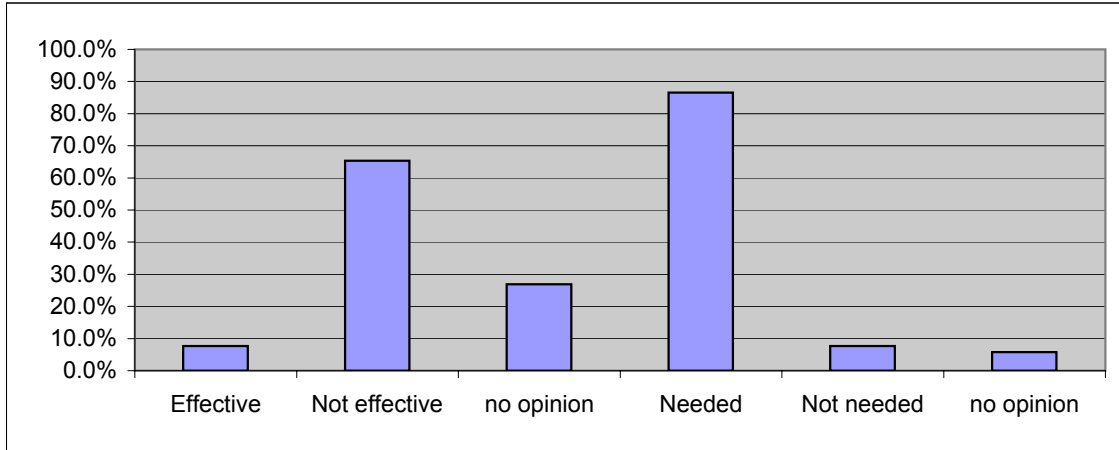
6...Civic organizations to seek private support for first time home owners and senior citizen renovation efforts on the island

Effective	Not effective	no opinion	Needed	Not needed	no opinion
0.0%	76.9%	23.1%	67.3%	21.2%	11.5%



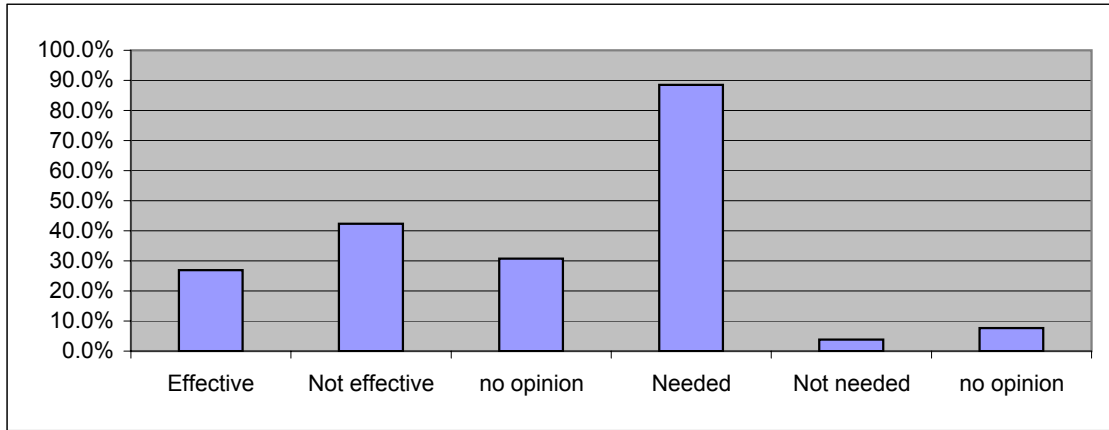
7....The planning commission will form a special committee to study zoning, building and enforcement codes- Comprised of commissioners and volunteers as well as experts.

Effective	Not effective	no opinion	Needed	Not needed	no opinion
7.7%	65.4%	26.9%	86.5%	7.7%	5.8%



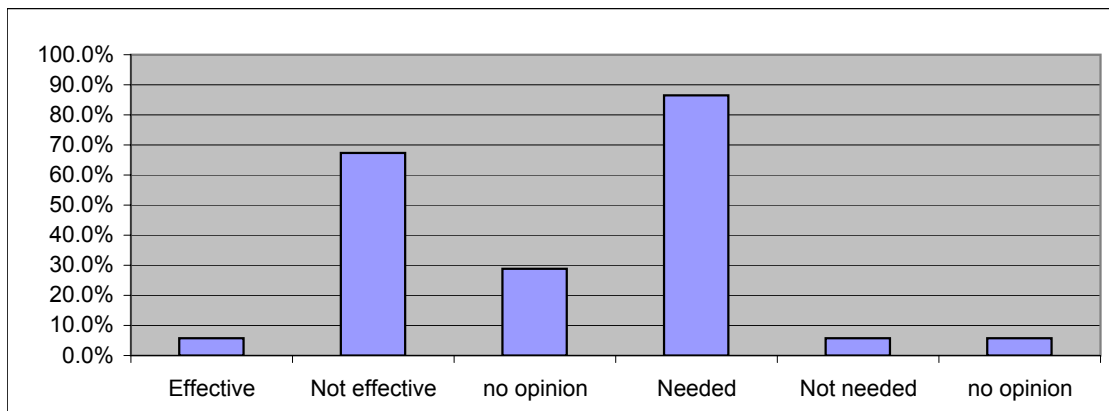
8....Make recommendations for changes to codes

Effective	Not effective	no opinion	Needed	Not needed	no opinion
26.9%	42.3%	30.8%	88.5%	3.8%	7.7%



9....Consider incentives for renovation of existing older single family homes, historic buildings, retention of park and green space buffer areas in development, and tree protection and planting

Effective	Not effective	no opinion	Needed	Not needed	no opinion
5.8%	67.3%	28.8%	86.5%	5.8%	5.8%

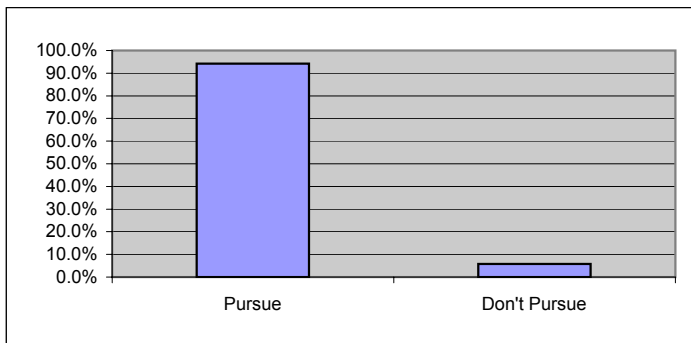


Question 2

Tybee Neighbors will be pursuing a number of issues in hopes of bringing about property tax relief for island homeowners. Please help us select those issues you think can have the greatest impact by selecting the box that corresponds with the letter. You may select as many or as few as you wish.

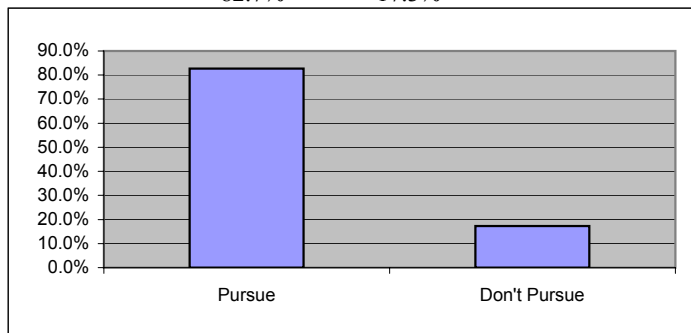
a...support HR 162 to cap property tax assessments at 3% maximum per year

Pursue 94.2% Don't Pursue 5.8%



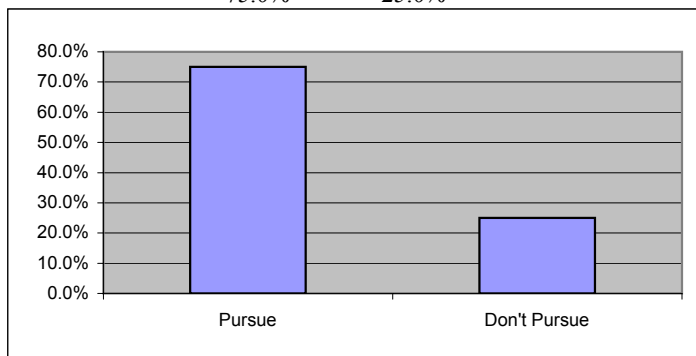
b. support a new sales tax that would allow those who visit our island and enjoy so many of the benefits to assist more in paying for these benefits

Pursue 82.1% Don't Pursue 17.3%



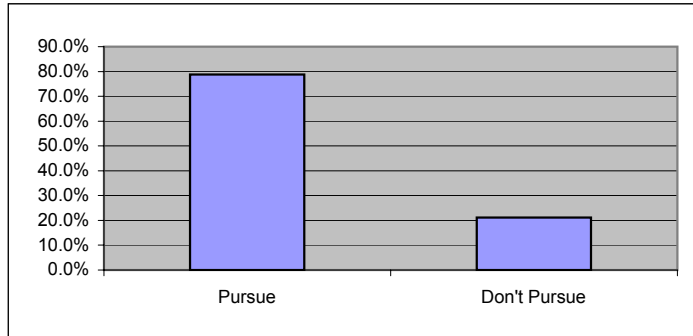
c. establish exemptions from school tax for Senior citizens

Pursue 75.0% Don't Pursue 25.0%



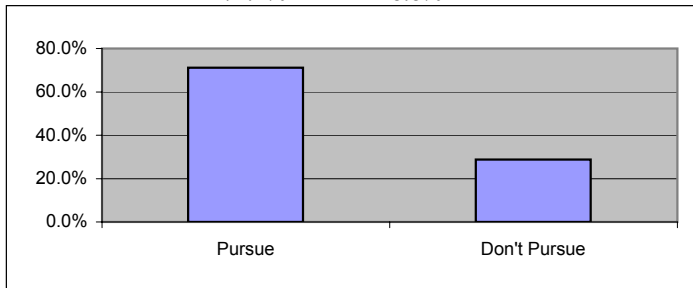
d. seek to reduce the percentage of Tybee tax dollars going to Chatham County

Pursue	Don't Pursue
78.8%	21.2%



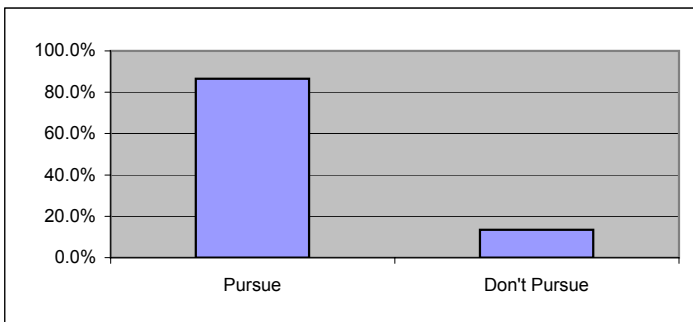
e. establish special tax districts for commercial areas so that Tybee property taxes can be used to improve the commercial

Pursue	Don't Pursue
71.2%	28.8%



f. consider ways to reduce the impact of new development on our property taxes. At our August 3rd Town Hall meeting Chatham County's Chief County Appraiser, told us that when one property owner person chooses to sell his property for a high price so that a developer can build new condos, then your property automatically goes up in value, regardless of whether or not you wish to sell.

Pursue	Don't Pursue
86.5%	13.5%



Comments from Mini-Survey #6

Regarding the Master Plan, it is my firm conviction that the City needs to employ the services of a full-time professional planner. Updating/restructuring a Master Plan is not something that should be left to amateur "interested" citizens. Citizen input should be sought by Council and relayed to City Manager and then direction supplied to the professional planner. It is argued by some that Tybee does not need a professional planner; that we are too small or have insufficient funds. It is obvious that both "feelings" are without basis in fact. Our businesses need help as do our permanent residents and a bunch of "well-meaning" interested citizens, many of whom have their own agendas, is a recipe for disaster and continued lack of integrity in the island's development.

As far as the tax issues are concerned, "a." is blowing smoke. Our legislators have already said so. "It ain't gonna

As far as the tax issues are concerned, "a." is blowing smoke. Our legislators have already said so. "It ain't gonna

happen." "b." sounds good, but it's just more taxes. It would be better to re-direct a fixed percentage of our current tax expenditures to address "e." There are already exemptions in place for senior citizens, and further realistic expansion of that exemption is again, not realistic. We simply do not have sufficient "clout". "d." sounds good, but what county supplied services do we forgo in exchange? I could think of a few, but I'm sure disagreement would be rampant.

Our current method (dictated by state law, I gather) is clearly inequitable. Taxing home owners on unrealized capital gains is not something even IRS stoops to do. Houses, (absent significant improvement, e.g., equal to 25% of the property's value), should be taxed based on the purchase price. Any increase in value will be the burden of the buyer when the property is sold.

=====

As to Question 1 - I feel that I don't have enough knowledge about what has actually been happening in terms of code changes and enforcement to answer the "Has the goal been effectively addressed" part of the question, but I do think that all of these areas are important to pursue or maintain, as the case may be. I am very much in favor of anything that will encourage preservation and renovation of the old Tybee cottages, homes and other buildings (like the Carbo House and the Post Theater).

On Question 2 - I don't think a sales tax is the answer since it would also affect Tybee residents and sales taxes are inherently regressive. An increased tax on rentals would be better and even better yet a property tax based (in part at least) on density rather than on assessed value alone, which may have some bearing on how option f might be implemented.

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I agree that we have an obligation to support Savannah thru Chatham County as that protects our area, but just what, specifically do we (Tybee) receive from our taxes' going to Chatham County. We have our own support/service systems. We keep up our own parks, etc.

re "e" - I would hope this would apply to year round businesses and not fly-by night operations which would disappear in winter-time. Perhaps it could be prorated and applied retroactively after a period of time longer than a year.

One last thought- regarding building codes and permits, building permits should only be valid for a limited period of time and building should have to be completed within a specific period of time.

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The city has failed miserably on number 1. You keep allowing condos that are not low-density or affordable and do nothing but strain the already inadequate infrastructure of Tybee-eg water,sewer, parking, etc. Our waterways has a sulfur smell, the lines are made of clay in the Ft. Screven area and criss-cross neighbor's property.

I also think an ordinance needs to be passed banning privacy fences (over 4-5 ft tall) and requiring the upkeep of those that are already up. The fences detract from the beauty of the island, stop the natural ocean breeze from reaching neighboring properties and eventually become an eyesore and hazard when they are not kept in repair. They can also serve to hide criminal activity , such as break-ins from neighbors and passersby. BAN THESE FENCES!!

People who have second homes on the island or are part time residents are discriminated against when it comes to getting parking decals. There should be a way to issue decals based on your tax bill and not your car registration. Someone with 5 teenagers can get 5 decals if the cars are registered to a Tybee address whether they are owners or renters, but an owner cannot get even one without registering their car. I tried to register my auto to my Tybee address and the address is not in the tag oddie data base.

Also, I cannot even get gravel on my street, and it is not, a private street, not my trash picked up at my house because we live on a small unpaved lane, 10 Meddin Drive. Numerous calls to waste management have not helped and I am also tired of paying for recycling when I can't/don't use it because of having to carry the bin to the nearest paved street to get it picked up.

=====

Hello,

First I would like to say Thank you to those of you who put in many hours on all of our behalfs.

Second, I think increasing the sales tax to tax visitors is a great idea. Many who visit Tybee would not even notice or care, as they are only vacationing, or visiting.

Third, exempting seniors from the school tax sounds fair to me. However if property taxes were more "in control" this would not be necessary. I believe the School district, and County Commissioners see Tybee's property taxes as a great way to fund school projects on the backs of Tybee owners. And as we all know, Tybee does not have that many children in the school system. Many are like my wife and I who own but do not live on Tybee, as of yet. WE do plan on living there once we get our kids into college. Point being those who are not residents of Tybee should not be seen as a dollar boom to the school district. I agree that we do have to pay school taxes, but why is Tybee the place that has the least children in public school, paying more than the average property owner in Chatham Co.

Last but not most likely the most realistic thing I can hope for is HB 162. I strongly support this bill and will lobby my local State Reps here in Cobb Co. to support it as well. I just hope they don't change the mileage rate in response. But that increase would be fairer, since it would affect all of Chatham Co. If that does not work I support limiting how much of the taxes collected on Tybee go to the co.

The housing Boom on Tybee may become a Housing Bust if the County and Tybee Officials don't do something to protect

The housing Boom on Tybee may become a Housing Bust if the County and Tybee Officials don't do something to protect those that have invested their hard earned money into the Island.

establish and enforce hours for construction that would cancel weekend and holiday building..enough noise already..fines for renters who use private drives and insult you as they do better trash disposal by landlords who rent out their properties..it sits on the street overflowing the single or occasionally 2 trashcans till trash pick up day. the stench on sun and moon is horrendous

Regarding Homestead Exemption, the general County homestead exemption is \$12,000. I propose establishing a special method for calculating the homestead exemption on Tybee Island, so that the homestead exemption is the greater of \$12,000 or a fixed percentage of the assessed value if the assessed value is greater than \$200,000.

Suppose you use 6 percent to figure the exemptions of homes valued above \$200,000:

If the assessed value is \$300,000, then the homestead exemption would be \$18,000.

If the assessed value is \$400,000, then the homestead exemption would be \$24,000.

If the assessed value is \$1,000,000, then the homestead exemption would be \$60,000.

The percent could be greater than 6 percent, and indexed to various ranges of assessed value.

EX.

6 percent for assessed value from \$200,000 - \$499,000

7 percent for assessed value from \$500,000 - \$999,999

8 percent for assessed value from \$1,000,000 - \$1,499,999

9 percent for assessed value from \$1,500,000 - \$1,999,999

10 percent for assessed value from \$2,000,000 - upward.

Question 1, Item 4 Include information on the installation of utility sheds, car ports and other small buildings.

Question 2, Issues d & e. The business districts should generate sufficient revenues to fund improvements. It should be self sustaining. Residential property tax revenues should go toward benefitting island residents. Local prices for goods and services do not differentiate between tourists and residents. Another sales tax increases the price for every one and so many of our residents go elsewhere to do their shopping and dining, therefore a special sales tax may be a good thing if properly used.

I support lower density, limit on condo complexes. I do NOT support only single family houses. I think duplexes should be allowed.

Answer F above applies to all areas of city, county and nation; it is how appraisals work. Comparable sales are always a basis for valuation. Granted, it does affect the FMV, thus the taxable amount, but it also affects the amount of EQUITY a property has. You can't have it both ways- many long time residents have been planning on the equity that they have built for later years when they MAY CHOOSE to sell. This is a slippery slope statement, for when you start to head in a direction that undermines property values, or devalues comparable sales, no one wins-whether you are an investor or a full time resident. EVERYONE wants their property to be worth at least what they paid for it, hopefully more, especially if you are faced with having to sell it.

Answer B singles out Tybee visitors paying a special tax-I think it should be statewide, not just on Tybee. Several years ago, RPAC(Realtor Political Action Council)supported the idea of and the potential of charging a statewide "consumer based" tax to assist in funding public schools. Their contention was that Georgia has such a strong tourist based economy that a sales tax to fund schools would be beneficial and could lower the miledge rate. Furthermore, it was estimated that tourist dollars would contribute 40% or more (if I remember % correctly) towards the school funding needed, taking some of the burden off of Georgia residents to fund. This idea is something worth looking into,especially considering the minute percentage of residents with school age children on Tybee; it is a similar situation on the Landings. This is just two examples of local communities that pay the greatest amount of property taxes (i.e. school funding) with the fewest students attending public schools.

This is the type of brainstorming and discussion that needs to take place-not one that may be detrimental to property values and property owners' investments.

Noise at Tybee should be addressed and we are in favor of a toll booth to keep out bad actors as well as gaining more revenue.

Good schools benefit the entire community, not just families with children. If senior citizen,I'm one, who are not living on social security alone should pay their fair share of education taxes.

Chatham county doesn't have the tax mechanisms to deal with the surging property values. The system is set-up for moderate increases, not surging prices.

moderate increases, not surging prices.

We should look at ways of capping the increases to meet the needs of the community. Governmental costs go up and so do budgets, but not at the rates that property taxes are increasing on Tybee. Yes a 3% increase is reasonable, but not 50%. That's the government relying on an outdated tax assessment methodology to steal from Tybee property owners. Our priority should be to cap the increases. Secondly it should be to protect and encourage business owners to open and maintain businesses on the island. More money should be staying on Tybee.

Exemptions and caps should be for the benefit of all. I am opposed to special exemptions for seniors for schools. Universal education is the American way and it should be paid by all equally. Everyone benefits by universal education, so everyone should pay.

If you turn the unfair tax issue into a senior tax issue you will dilute your message and lose support.

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I would like us to exempt retail business (including food service, but not real estate sales/rental offices) from school taxes. As a bedroom community, we will certainly miss our businesses if the county continues to hike their taxes.
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