



**AGENDA**  
**PLANNING COMMISSION**  
**February 22, 2021 at 7:00 PM**

Call to Order

Consideration of Minutes

1. PC JANUARY 2021 MINUTES

Disclosures and Recusals

Old Business

New Business

Adjournment

Standing Items

Adjournment

**PLANNING COMMISSION**

Demery Bishop  
 Ron Bossick  
 Charles Matlock  
 Elaine T. McGruder  
 David McNaughton  
 J. Whitley Reynolds  
 Alan Robertson



**CITY MANAGER**  
 Shawn Gillen

**COMMUNITY DEVELOPMENT DIRECTOR**  
 George Shaw

**CITY ATTORNEY**  
 Edward M. Hughes

**Planning Commission Meeting  
 MINUTES  
 January 25, 2021**

**Chair Demery Bishop** called the January 25, 2021 Tybee Island Planning Commission meeting to order. Commissioners present were **Charles Matlock, Elaine T. McGruder, J. Whitley Reynolds, Vice Chair Ron Bossick** and **David McNaughton**. **Alan Robertson** was absent.

**Consideration of Minutes:**

**Chair Bishop** asked for consideration of the December 21, 2020 minutes. **Vice Chair Ron Bossick** made a motion to approve. **Commissioner Elaine McGruder** seconded. The vote to approve was unanimous.

**Chair Bishop** stated he would like to thank Alan Robertson and Charles Matlock for their service on the Planning Commission for the last couple years.

**Disclosures/Recusals:**

**Chair Bishop** asked if there were any Disclosures or Recusals. There were none.

**Old Business:**

**Chair Bishop** asked if there was any old Business. There was none.

**New Business:**

**Site Plan: approval for a gazebo/water craft rental on the north side of the Hwy 80 Bridge – 2101 Hwy 80 – 40024 02001 – Zone M-D – Patrick Mathews.**

**George Shaw** stated the applicant owns approximately seven acres of land on lazaretto creek facing both sides of the highway. He would like to put the Gazebo on the Savannah River side which is the north side of Highway 80 and the parking would be on the south side of Highway 80. He showed a plan of the structure on a power point presentation. He stated the applicant would like to rent kayaks and other water crafts. **George Shaw** also stated this type of structure requires very little parking, which he will have plenty on the south side of highway 80. He will also have portable restrooms at the site which is acceptable with Chatham county codes. He also stated the City Engineer is good with the site not needing a drainage plan. **Commissioner McGruder** asked how high the structure will be. **George Shaw** stated that is not on the plan but he cannot go higher than 35 foot. **Commissioner Matlock** asked if there was going to be power at the structure. **George Shaw** stated he has not stated weather he needs power at the site. **Commissioner McNaughton** asked if there was adequate room on the north side to park. **George Shaw** stated there will only be a handicap space on the north side. **Commissioner McNaughton** asked if there would be adequate signage so people will not cross highway 80. **George Shaw** stated signage is not required for site plan review, but this is a reasonable request. **Commissioner Matlock** asked if there was any fencing. **George Shaw** stated not at this time. **Patricia Leiby**

who lives at 812 Butler Avenue, Tybee Island approached the Planning Commission and stated she had knowledge there was a cistern on this property that was historic. She stated she was able to find out where it was located in relation to this site proposal. The cistern will not be anywhere near this proposal. **Dottie Kluttz** who lives at 1 Officers row, Tybee Island approached the Planning Commission and stated she would like to make sure this structure does not go any higher than 35 feet. And is there any future plans for more on the site. **Patrick Mathews** who owns the property approached the Planning Commission and stated he is only wanting to rent kayaks, Paddle boards and a sitting deck like Gazebo. He stated he will do everything to code and he will have adequate signage. **Commissioner Reynolds** thanked Patrick Mathews the applicant for providing another area near the water for the public to visit. **Commissioner McNaughton** asked if the lift shown on the site plan was for the kayaks. **Patrick Mathews** stated that is for the handicap parking space. **Commissioner McNaughton** stated then you will need power and power is not shown on these plans. **Patrick Mathews** stated yes I would need power to that lift, there is no power there now. **George Shaw** stated that should be shown on the plans. He stated he thought it was just going to be a ramp. **Susan Hill** who lives at 137 Lewis Avenue approached the Planning Commission and asked how many kayaks will be kept there and how would he be keeping them from floating away. **Patrick Mathews** stated he would have around six and he will make sure they are strapped down or moved to a different area of his property. **Commissioner Reynolds** made a motion to approve. **Commissioner McGruder** seconded. **Commissioner McNaughton** asked if a condition can be added for the signage and electrical to be on the site plan and brought back to Planning Commission in February. **Chair Bishop** asked Commissioner Reynolds if he would like to amend his motion with Commissioner David McNaughton's comments. **Commissioner Reynolds** stated those are not necessary for a site plan review and usually are addressed in the field. He stated he would not change his motion. **Chair Bishop** asked **Commissioner McNaughton** if the change can be done on the site plan before it goes to City Council February 11, 2021 instead of it coming back to Planning Commission. **Commissioner McNaughton** stated he would be satisfied with that. **Commissioner Reynolds** stated he doesn't like it but would agree. **Commissioner McGruder** stated she would be ok with the change also on her second motion. "Amended Motion to approve would read to include signage for parking and any and all required electrical would be included prior to City Council meeting February 11, 2021." Motion to approve was unanimous.

**Adjournment: 8:00pm**

*Lisa L. Schaaf*

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