

Mayor West called the meeting to order at 6:30PM, May 30, 2024. Those in attendance were, Nick Sears, Monty Parks, Kathryn Williams, Tony Ploughe, Spec Hosti, and Bill Garbett. Also attending were Michelle Owens, Interim City Manager; Bubba Hughes, City Attorney; Tracy O'Connell, City Attorney; and Jan LeViner, Clerk of Council.

Opening Ceremonies

Call to Order

Invocation: Rev Sue Jackson, Trinity Methodist Church

Pledge of Allegiance

Public Hearing

Site Plan Approval, North Beach Bar and Grill, for additional of a roof structure over an existing wood deck on the south side of the building. Mayor West explained the agenda item and asked if anyone would like to comment. Ms. Owens explained that North Beach Bar and Grill is located in the Fort Screven area and their zoning is R-1. The petitioner is asking for site plan approval to add a roof on the south-end of the building. The roof is a pole barn type construction and consistent with the existing roof. The Planning Commission approved with a 4-1 vote. Mr. Ploughe stated the Tybee Island Fire Department inspected the distance between the bathrooms next door and are happy with the location. **Monty Parks** made a motion to approve. **Spec Hosti** seconded. Vote was unanimous to approve, 6-0.

First Reading: 2024-08 to Amend the Code of Ordinances so as to address the Expiration of Short-Term Rental Permits in Connection with Transfers of Ownership Interests. Tony Ploughe recused. Ms. Owens stated the proposed text amendment before them tonight is to address STR Permits in connection with transfers of ownership. This was heard by the Planning Commission and was approved with the vote 3-1 with one abstention. The following individuals approached Mayor and Council to speak:

- **Dee Matkowski** approached Mayor and Council and stated she is in favor of the amendment. Mayor West thanked Ms. Matkowski for her comments. (presentation attached)
- **Dawn Shay** approached Mayor and Council and spoke in support of the proposed ordinance. She asked Mayor and Council to vote in favor of the proposed ordinance. Mayor West thanked Ms. Shay for her comments. (presentation attached)
- **Dale Williams** approached Mayor and Council. Mr. Williams stated he supports the legislation that is before Mayor and Council. Mayor West thanked Mr. Williams.
- **Roger Huff** approached Mayor and Council. Mr. Huff stated he opposes the proposed amendment to the Code. He asked Mayor and Council not to pass the amendment. Mayor West thanked Mr. Huff.
- **Ginny Willet** approached Mayor and Council. She spoke to personal property rights and asked Mayor and Council not to approve the proposed ordinance. Mayor West thanked Ms. Willet for her comments. (presentation attached)
- **Shirley Wright** approached Mayor and Council. Ms. Wright spoke in support of the proposed STR ordinance. She showed a short video of the STR's on the Island and asked Mayor and Council to vote to approve. Mayor West thanked Ms. Wright (presentation attached)
- **Tanya Huff** approached Mayor and Council. Ms. Huff read a letter that she had previously sent to Mayor and Council. She encouraged Mayor and Council to consider the long-term implications and to seek a balanced approach that addresses the concerns about undermining the economic benefits that STR's provide to our community. She

asked Mayor and Council not to approve the proposed ordinance. Mayor West thanked Ms. Huff. (presentation attached)

- **Marianne Bramble** approached Mayor and Council. Ms. Bramble asked Mayor and Council how she would be affected with the proposed ordinance. She asked Mayor and Council to consider her as a long-term resident. Mayor West thanked Ms. Bramble.
- **Anastasia Phillips** approached Mayor and Council. Ms. Phillips spoke in support of STR's and asked if an Economic Impact Study has been done. It is her understanding that one has not been done and asked Mayor and Council to consider one prior to approving the proposed ordinance. Mayor West thanked Ms. Phillips. (presentation attached)
- **Sherry Oxendine** approached Mayor and Council. Ms. Oxendine asked Mayor and Council to vote no on the proposed ordinance. She does not feel the time has been put in to understand the impact it will have over the next several years. Ms. Oxendine asked Mayor and Council not to vote for the proposed ordinance. Mayor West thanked Ms. Oxendine.
- **Carol Nathan** approached Mayor and Council. Ms. Nathan stated she wants her neighbors and neighborhood back. She asked Mayor and Council to vote for the ordinance. Mayor West thanked Ms. Nathan.
- **Erik Puljung** approached Mayor and Council. He read a letter from his daughter, Clementine, where she asked Mayor and Council to let them continue to rent their house when they inherit it. Mayor West thanked them.
- **Andy Hughes** approached Mayor and Council. Mr. Hughes remarked that STR's always look nice and add to the Island. Mayor West thanked Mr. Hughes.
- **Gerard Swenson** approached Mayor and Council. Mr. Swenson asked if there is an Impact Study on the website. He stated there needs to be some sort of compromise and he feels there will be many lawsuits if this ordinance passes. He recommended tabling this ordinance, do an Impact Study, and then move forward. Mayor West thanked Mr. Swenson.
- **Diane Kessler** approached Mayor and Council. Ms. Kessler stated she has a license and when she got it, she expected it to stay in place. She asked Mayor and Council to consider those STR owners that do not have a vote. Mr. West thanked Ms. Kessler.
- **Keith Gay** approached Mayor and Council. Mr. Gay shared his feelings regarding the community and would like to see a real effort to mediate a common ground that serves the resident who has legitimate concerns and the people that own homes who also have legitimate concerns and have STR's. This has not happened and he is disappointed. He would like Mayor and Council to take the time to do an Economic Impact Study and to find common ground. Mayor West thanked Mr. Gay.
- **Jenny Rutherford** approached Mayor and Council. Ms. Rutherford shared her concerns not only with the proposed ordinance but also with the community if the proposed ordinance passes. She asked Mayor and Council to consider the broader implications of this ordinance. Mayor West thanked Ms. Rutherford. (presentation attached)
- **James Hall** approached Mayor and Council. Mr. Hall stated he is speaking in opposition of the proposed ordinance. He recommended Mayor and Council focus on the individual and how it affects an individual property owner. Mayor West thanked Mr. Hall for his comments.
- **Robert Matkowski** approached Mayor and Council. Mr. Matkowski stated this ordinance is gradual in its implementation and there is no immediate impact. Mayor West thanked Mr. Matkowski.
- **Larry Phillips** approached Mayor and Council. Mr. Phillips stated the community is growing in a good way and there are solutions to the issues of STR's. He has concerns about owners maintaining their STR's if there is no revenue coming in. He asked Mayor

and Council to move forward with an open mind and consider options that might be less aggressive and more measured in terms of how to change the issue. Mayor West thanked Mr. Phillips. (attached)

- **Jennifer Dean** approached Mayor and Council. Ms. Dean stated she is not a resident of the Island. She asked Mayor and Council not to approve the proposed ordinance. Mayor West thanked Ms. Dean.

Mayor West stated he agrees with the comments regarding zoning and feels the ordinance is punishing residents like him who enjoy where they live even though STR's surround them. Ms. Williams stated for those who have not been around for a while, who are asking for compromises or trying to come to middle ground, this has been done. It is her contingent that every effort to compromise was met with pushback. When the City starting cracking down on rentals that is when people were willing to talk about compromise. Too much time has passed and we have heard tonight from the advocates for rentals are about money, the financial impact, how it is going to affect your pocketbook and the City's pocketbook. She continued, the point she wants to make is that it is not all about money. It is about the zoning and it is about the property rights of people who bought in residential neighborhoods because they did not want to live on the Strand where everything was happening. Ms. Williams made reference to communities all over this country and all over the world that are dealing with the over saturation that has come about because of allowing STR's in residential neighborhoods. She stated she is aware not everyone agrees with her and she feels it is important to clarify that in the past there were attempts to compromise and were rebuffed. Mr. Hosti disagreed. **Kathryn Williams** made a motion to approve. **Nick Sears** seconded. Voting in favor were Nick Sears, Monty Parks, Kathryn Williams and Bill Garbett. Voting against was Spec Hosti. Vote was 4-1 to approve. Tony Ploughe recused.

Tony Ploughe returned to the meeting.

Kathryn Williams made a motion to adjourn to executive session to discuss real estate. **Monty Parks** seconded. The vote was unanimous to approve, 6-0.

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

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

Meeting adjourned at 9:00PM.

Jan LeViner, MMC
City Clerk