



# Tybee Island Land Development Code (LDC) Update Review Committee Meeting Summary

Tybee Island Public Safety Complex – 78 Van Horne Avenue  
January 23, 2024

## Attendees:

LDC Committee Members – Lauren Mescon, Holly Lawe, Keith Gay, Cody Gay, Chuck Powell, Ron Bossick  
City of Tybee – George Shaw, Planning Director  
Consultant team – Denise Grabowski, Symbioscity

George Shaw opened the meeting with an overview of the Land Development Code (LDC) update. The City conducted a comprehensive code update several years ago, but the LDC was not included at that time. For this review and update, we will not spend much time on ordinance governed by state and/or federal law, such as stormwater, flood protection, and building codes. Areas already identified by staff for review include the tree ordinance, sign ordinance, and Article 3.

Each of the LDC committee members present provided a brief introduction:

- Lauren Mescon, originally from Savannah, former attorney for the City of Roswell (outside of Atlanta)
- Holly Lawe – background in sustainability management systems with the military, interest in historic preservation
- Keith Gay – real estate broker, owns a vacation rental management company, frequent experience appearing before the Planning Commission, 25+ year resident
- Code Gay – Keith’s son, also has a young son, so vested in the island’s future
- Chuck Powell – Former chair of the Planning Commission
- Ron Bostick – Tybee resident since 1990, engineer by profession, former Planning Commissioner

George mentioned that there are several LDC committee members who were unable to attend, including several former planning commissioners.

All members of the LDC will receive a city email address to use for correspondence. All correspondence is considered public and subject to open records requests.

Denise provided a brief overview of the LDC, the anticipated process, and draft schedule. LDC members were asked to provide their feedback on areas of concern and/or known issues with the code.

Comments and discussion points are provided below:

- There are areas of city that are not zoned consistent with the use – for example, the 9-unit complex that would make more sense as RT zoning. George clarified that this process will not include recommendations for rezoning of property(ies).

- What is the anticipated process for the LDC review? We anticipate reviewing the code primarily section by section, although some areas will overlap. All updates will be presented together for the formal adoption process by City Council.
- City Council will remain informed of suggested changes throughout the process. No changes will be presented to the Planning Commission prior to Council review. Recommendations will be sent to legal for review at the same time as they are sent to Council. Recommendations may or may not be accepted as presented by Council and/or legal.
- Tybee uses the 2018 building code adopted by the Georgia Department of Community Affairs (DCA). No changes are anticipated to the building code through the LDC process.
- The Planning Commission is only advisory, but they play an important role in reviewing and commenting on recommendations.
- LDC Review Committee and public involvement process
  - The City will host open house meetings periodically as shown on the proposed schedule (see following page). Online surveys will also be conducted for the community to provide input.
  - The LDC Review committee will provide input to the consultant team. The consultant team will develop draft recommendations and return the recommendations to the LDC Review Committee by email. The draft recommendations will be presented to the community through the open house meetings (and potentially on the city's website).
  - Community input is an important consideration in the proposed revisions of the LDC. It is one of multiple factors to consider for the revisions. Other factors to consider include best practices, professional expertise, and input from the Planning Commission and City Council.
  - Will non-residents be allowed to provide feedback? Yes, the meetings and surveys will be open to all.
- There's not much land left to develop on Tybee. While this is true, the current ordinance does allow for infill and redevelopment. A previous study looked at what the build-out potential could be in the R-2 zoning districts.
- As we go through the process, technical advisors/city staff will attend the LDC Review Committee meetings as needed.

The next LDC Review Committee meeting will be held on Thursday, February 29, at 9 a.m.

	2024					
	JAN	FEB	MARCH	APRIL	MAY	JUNE
<b>Articles 1 - 2</b>	★					
Introduction						
Definitions						
<b>Districts &amp; Development Regulations</b>		★	○			
Uses (Article 4)						
District Standards (Article 3, Sec. 3-090)						
<b>General Provisions (Article 3)</b>						
Parking						
General Provisions, Nonconforming Buildings and Uses						
<b>Articles 6 - 9</b>			★	○		
Signs						
Landscape						
<b>Articles 10 - 14</b>						
Subdivision Regulations						
Historic Preservation						
Document Organization						
<b>ADOPTION PROCESS</b>					○	
Planning Commission						
City Council						



★ Review Committee Meeting

○ Community Open House

**Resources/Links:**

Tybee Island Land Development Code: [Mini TOC: APPENDIX A - LAND DEVELOPMENT CODE | Code of Ordinances | Tybee Island, GA | Municode Library](#)

([https://library.municode.com/ga/tybee\\_island/codes/code\\_of\\_ordinances](https://library.municode.com/ga/tybee_island/codes/code_of_ordinances) - Appendix A)

[Master Plan | Tybee Island, GA \(cityoftybee.org\)](#)

(<https://www.cityoftybee.org/345/Master-Plan>)

[Tybee-Island-2021-2026-Comprehensive-Plan-Plan-Update \(cityoftybee.org\)](#)

(<https://www.cityoftybee.org/DocumentCenter/View/3320/Tybee-Island-2021-2026-Comprehensive-Plan-Plan-Update>)

[City of Tybee Island Carrying Capacity Study](#)

(<https://www.cityoftybee.org/DocumentCenter/View/709/Carrying-Capacity-Study?bidId=>)



# TYBEE ISLAND LDC UPDATE

LDC Review Committee

January 23, 2024



## **AGENDA**

- I. LDC Update Overview
- II. LDC Review Committee
  - a. Introductions
  - b. Role and Purpose
- III. Overview of the LDC
- IV. Identification of Issues & Opportunities
- V. Schedule



Demery Bishop

Ron Bossick

Cody Gay

Keith Gay

Holly Grell-Lawe

Daniel Iyer

Beau Livingston

Lauren Mescon

David McNaughton

Charles Powell

David Roberts

Alan Robertson



sy**mbi**o**scity**

PEOPLE + PLACE + PLANET

Denise R. Grabowski, AICP, LEED AP  
Project Manager

GMC

Ed DiTommaso, AICP, GISP

Kimley»»Horn

Laura Ballock, PLA



## ROLE OF THE COMMITTEE

- Provide constructive, balanced feedback and guidance
- Present diverse perspectives and listen actively to the perspectives of others
- Serve as ambassadors in the community





# PROJECT OVERVIEW

- Review of Existing Plans
- Land Development Code Review
- City Council and Community Engagement



# WHAT IS THE LDC?

**Zoning  
(Land Use)**

**Subdivision  
Regulations**

**Building  
Regulations**

**Development  
Standards**

**Stormwater  
Management**

**Historic  
Preservation**

**Process &  
Administration**

**General  
Provisions**

**Sign  
Regulations**

**Erosion  
Control**

**Parking  
Standards**

**Tree  
Ordinance**



# WHAT IS THE LDC?

Zoning  
(Land Use)

Subdivision  
Regulations

**Building  
Regulations**

Development  
Standards

**Stormwater  
Management**

Historic  
Preservation

Process &  
Administration


General  
Provisions

Sign  
Regulations

**Erosion  
Control**

Parking  
Standards

Tree  
Ordinance

 State law requirements



# WHAT IS THE LDC?

Zoning  
(Land Use)

Subdivision  
Regulations

Building  
Regulations

Development  
Standards

Stormwater  
Management

Historic  
Preservation

Process &  
Administration

General  
Provisions

Sign  
Regulations

Erosion  
Control

Parking  
Standards

Tree  
Ordinance



State law requirements



State/federal law limitations

A background image showing a sunset over a body of water with a line of trees in the distance. The sun is low on the horizon, casting a warm glow across the sky and water.

YOUR TURN!

WHAT TOPICS OR AREAS OF THE CODE NEED  
THE MOST ATTENTION?

# SCHEDULE

	2024					
	JAN	FEB	MARCH	APRIL	MAY	JUNE
<b>Articles 1 - 2</b>	★					
Introduction						
Definitions						
<b>Districts &amp; Development Regulations</b>		★	○			
Uses (Article 4)						
District Standards (Article 3, Sec. 3-090)						
<b>General Provisions (Article 3)</b>						
Parking						
General Provisions, Nonconforming Buildings and Uses						
<b>Articles 6 - 9</b>			★	○		
Signs						
Landscape						
<b>Articles 10 - 14</b>						
Subdivision Regulations						
Historic Preservation						
Document Organization						
<b>ADOPTION PROCESS</b>						
Planning Commission						
City Council						

- ★ Review Committee Meeting
- Community Open House



**THANK YOU!**

Denise R. Grabowski, AICP, LEED AP

[dgrabowski@symbioscity.com](mailto:dgrabowski@symbioscity.com)

symbiocity

PEOPLE + PLACE + PLANET