

## PLANNING COMMISSION

Demery Bishop  
Ron Bossick  
Marianne Bramble  
Tina Gann  
Charles Matlock  
David McNaughton  
Alan Robertson



**CITY MANAGER**  
Shawn Gillen

**COMMUNITY DEVELOPMENT DIRECTOR**  
George Shaw

**CITY ATTORNEY**  
Edward M. Hughes

### Planning Commission Meeting MINUTES March 11, 2019

**Chair Bishop** called the March 11, 2019, Tybee Island Planning Commission meeting to order. Commissioners present were **Marianne Bramble, Ron Bossick, David McNaughton** and **Charles Matlock**. Commissioners **Alan Robertson** and **Tina Gann** were absent.

#### **Consideration of Minutes:**

**Chair Bishop** asked for consideration of the February 11, 2019, meeting minutes. **Vice Chair Bossick** made a motion to approve. **Commissioner Bramble** seconded. The vote to approve was unanimous.

#### **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. **Chair Bishop** asked to read a card that was given to the Planning Commission. "Thanks, casino boat gone. Thank you so much for all of your volunteer time, effort, hard work and due diligence in preparation acceptance for denial of the 'Jacks or Better' casino application. We appreciate your continued dedication of our vision for Tybee. Sincerely Kent and Laura Messenger." **Chair Bishop** stated thank you very much and the Planning Commission appreciates this message.

#### **New Business:**

##### **Text Amendment: Sec. 5-090. Variances. (B) Height – text addition/change.**

**George Shaw** stated when the definition of height was refined on how high an elevator could go earlier this year he was not aware that there was also a definition of height in the variance section. He has brought this area in front of the Planning Commission tonight. The wording in this section will just refer to the definition in the other section. **Vice Chair Bossick** asked if the discussion of the term "similar appurtenances" in the definition was resolved or does it need to be looked at again. **George Shaw** stated it is still in the ordinance and he will discuss it with the City Attorney to see if it needs to be redefined. **Vice Chair Bossick** made a motion to approve. **Commissioner Bramble** seconded. The vote to approve was unanimous.

#### **Discussion and Presentation:**

##### **Carrying Capacity Study Implementation Coastal Incentive Grant – Goodwyn Mills Cawood Ecological Planning Group – Courtney Reich**

**Courtney Reich** approached the Planning Commission and stated she is here to present some of the findings of the carrying capacity study implementation grant. In the R-2 district the recommendation is to increase the minimum size from 6,750 to 9,000 for single family homes, 9,000 to 13,500 for

duplexes or two single family homes, 13,500 to 18,000 for one single family and one two family, then 18,000 for two duplexes. This will limit future density. Another recommendation is to revise code to reduce greenspace requirements. The third is to revise the code on minimum lot size area, buildable area. **Chair Bishop** asked to read a letter from a Tybee Island resident Karen Gilbert *“With respect to Courtney’s presentation on the carrying capacity study I am definitely in favor of the minimum lot size changes in the R-2 district, additionally I support the changes to the code with respect to buildable area and determination of lot size. This seems to be a no brainer; I have no strong feelings either way with respect to alternative to greenspace requirements.”* **Chair Bishop** also stated that he has heard from other concerned residents. Also concerned with water and infrastructure. **Commissioner McNaughton** asked if this change would affect our water needs. **Courtney Reich** stated that it would be a start, and maybe looking at a higher limit for duplex development. **Anna Butler** who lives at 1212 Fifth Avenue approached the Planning Commission and asked if short-term rentals in our code now are limited to the number of people for each rental. **George Shaw** stated there are no limits on long term or short term. **Anna Butler** also stated that the new pools being put in do not abide by the greenspace rule. **Brian Gilbert** who lives at 113 Jones Avenue approached the Planning Commission and stated he supports all of the suggestions that Courtney addressed. All Planning Commissioners recommended George Shaw ask City Council about Planning Commission having a workshop sometime in April to discuss these recommendations. **George Shaw** stated he would ask City Council and give Planning Commission an answer the following week.

**Sec. 4-050 -Zoning districts (G) changes to the NM district to potentially limit uses.**

**George Shaw** approached the Planning Commission and stated City Council members would like suggestions from Planning Commission on changing this code language to refrain from having another casino boat coming to this area. **Chair Bishop** asked George Shaw if this should be the M district not the NM. **George Shaw** stated yes this should be the M district not NM. **Vice Chair Bossick** recommended eliminating (I. passenger cruise line) under (L) Maritime district (1).

**Sec. 3-090 –Schedule of development regulations (A) (1) Interpretation of the 200’ rule.**

**George Shaw** approached the Planning Commission and stated this rule started because of older homes that were built closer to the road prior to there being setbacks. **George Shaw** stated he interprets this as meaning if you were building something new on an empty lot you could average the homes on either side of you to get closer to the road. He also stated his interpretation of the rule did not apply to existing structures for adding into the front setback. Members of City Council informed him that it does apply to existing homes. His problem with that is homes can keep adding until every house is closer to the street. He stated City Council has asked for Planning Commissions thoughts on how this should be interpreted. **Vice Chair Bossick** stated he sees no value to this being in our ordinances because on empty lots there are setback requirements. **George Shaw** stated other cities use this rule for esthetics generally because if one house is close and the others have a twenty-foot setback the street looks odd. **Commissioner McNaughton** asked how many times this has been used here on Tybee. **George Shaw** stated only once since I have been here. Planning Commission members recommended deleting the paragraph (1) in Sec. 3-090 as it is in conflict with the existing 65% greenspace requirements and impervious coverage as presented by GMC.

**Adjournment: Vice Chair Bossick** made a motion to adjourn. **Commissioner Matlock** seconded. The motion to adjourn was unanimous.

9:00pm

*Lisa L. Schaaf*