

MAYOR
Brian West

MAYOR PRO TEM
Spec Hosti

CITY COUNCIL
Nick Hale
Cam Jackson
Tony Plouge
Nick Sears
Kathryn Williams



CITY MANAGER
Bret Bell

CITY CLERK
Fabian Mann

ASST CITY MANAGER
Michelle Owens

CITY ATTORNEYS
Edward M. Hughes
Tracy O'Connell

CITY OF TYBEE ISLAND

City Council Regular Meeting February 12, 2026 | 6:30 PM

**Tybee Island Public Safety Building
78 Van Horne Avenue
Tybee Island, GA 31328**

AMENDED AGENDA

Opening Ceremonies

Call to Order

Invocation

Pledge of Allegiance

Approval of Agenda

Announcements

Consideration of Items for Consent Agenda

Consideration of Approval of Meeting Minutes

1. City Council Regular Meeting Minutes — January 8, 2026

Citizens to be Heard

Sarah Alley, Manomet Conservation Sciences — Shorebird Festival

Beth Palmer, Tybee Island Marine Science Center

Public Comments

If anyone wishes to speak on any item on the agenda other than the Public Hearings, please approach the podium and limit your comments to three minutes.

Consideration of Approval of Consent Agenda

**403 Butler Avenue
P.O. Box 2749
Tybee Island, Georgia 31328-2749**



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Public Hearings

2. Comprehensive Plan Process — Kick-Off for the 2026-2031 Tybee Island Comprehensive Plan. Coastal Regional Commission. (GA Comp. R. & Regs. R. 110-3-2)
3. Conveyance — Request by the Savannah Pilots Association to Acquire an 8,549 Square Foot Strip of the Parcel Legally Described as The 317.5 X 150 Portion of Abandoned Right of Way GA - 3 Old US Highway 80 - PIN 40024 01006 - Zoned M-D - City of Tybee Island (Owner)
4. Designation of a Local Historic District: Designation by Ordinance of the Fort Screven and North Campbell Neighborhood Local Historic District
 - A. Text Amendment: Update to Article 14 - Historic Preservation and Sec. 4-050. - Zoning districts of the Land Development Code to Create the Fort Screven and North Campbell Subdivision Local Historic District
 - B. Map Amendment: Addition of the Fort Screven and North Campbell Subdivision Local Historic District Overlay to Official Zoning Map
5. Text Amendment: Updates to Article 1 — Introduction of the Land Development Code
Text Amendment: Updates to Article 2 — Definitions of the Land Development Code
Text Amendment: Updates to Article 3 — General Provisions of the Land Development Code
Text Amendment: Updates to Article 4 — Zoning Districts of the Land Development Code
Text Amendment: Updates to Article 5 — Procedures for Administration and Enforcement of the Land Development Code
6. Text Amendment: Updates to Article 6 — Sign Regulations of the Land Development Code
7. Text Amendment: Updates to Article 7 — Tree Removal Regulations of the Land Development Code

Consideration of Agreements

8. Agreement with the Georgia Forestry Commission to Conduct a Prescribed Burn on Accreted Land off Van Horn Avenue
9. Amendment of Professional Services Agreement with Thomas & Hutton

Consideration of Ordinances and Resolutions

10. Approval of Resolution 2026-02, Committing Local Resources and Submittal of the 2026 Certified Local Government Grant Application
11. Approval of Resolution 2026-04, Authorizing the Initiation of Abandonment Proceedings for a 30-Foot-Wide Portion of Right-of-Way of Old Georgia Highway 26
12. Mayor West: Ordinance 2026-01, Updating and Consolidating the Various Provisions in the Code of Ordinances Related to Ethics — Discussion Only



Executive Session

Discuss Litigation, Personnel, and Real Estate

Possible Executive Session Vote

Adjournment

Individuals with disabilities who require accommodation in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact Fabian Mann at 912.472.5080 promptly to allow the City to provide reasonable accommodation.

***PLEASE NOTE:** Those wishing to speak on items listed on the agenda, other than public hearings, should do so during the citizens to be heard section. Citizens wishing to place items on the council meeting agenda must submit an agenda request form to the City Clerk's office by Thursday at 5:00PM prior to the next meeting scheduled. Agenda request forms are available outside the Clerk's office at City Hall and at www.cityoftybee.org.



THE VISION OF THE CITY OF TYBEE ISLAND

"is to make Tybee Island the premier beach community in which to live, work, and play."



THE MISSION OF THE CITY OF TYBEE ISLAND

"is to provide a safe, secure and sustainable environment by delivering superior services through responsible planning, preservation of our natural and historic resources, and partnership with our community to ensure economic opportunity, a vibrant quality of life, and a thriving future."