

**MAYOR**  
Brian West

**CITY COUNCIL**  
Bill Garbett  
Spec Hosti  
Tony Ploughe  
Nick Sears  
Kathryn Williams



**CITY MANAGER**  
Bret Bell

**ASST CITY MANAGER**  
Michelle Owens

**CITY CLERK**  
Fabian Mann

**CITY ATTORNEYS**  
Edward M. Hughes  
Tracy O'Connell

## **CITY OF TYBEE ISLAND**

### **City Council Regular Meeting December 11, 2025 | 6:30 PM**

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

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## **AGENDA**

### **Opening Ceremonies**

Call to Order

Invocation

Pledge of Allegiance

### **Approval of Agenda**

### **Announcements**

### **Proclamations**

1. Proclamation — "Tybee Island Optimist Club Appreciation Day"

### **Consideration of Items for Consent Agenda**

### **Consideration of Approval of Meeting Minutes**

2. City Council Regular Meeting Minutes — November 13, 2025

### **City Manager Discussion**

Action Item List Update

### **Citizens to be Heard**

Marianne Bramble — "Parking Ordinance Amendment"

### **Public Comments**

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



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

### **Consideration of Approval of Consent Agenda**

#### **Public Hearings**

3. Subdivision of Land (minor): dividing one lot into two - 6 Dogwood Avenue -40001-10013 -R-1 - Barbara Miller
4. Subdivision of Land (minor): subdividing and combining lots - 144 S Campbell Avenue -40016 02005A - R-2 -William C. Fleetwood, Jr.
5. Special Review: Home Occupation - 1201 Butler Avenue -40007 07012 -R-2 -Norman Chavez Zapien
6. Map Amendment: Rezone from C-1 Conditional (SE Overlay) to C-1 (SE Overlay) - 20 14th Street - 40007-06001 -Shiloh & Amber Hutton
7. Text Amendment: Update to Section 3-250. - Private Parking Lots. (Second Reading)

### **Consideration of Local Requests and Applications**

8. Approval of Alcohol License Renewal Requests for 2026 Calendar Year
9. Approval of Entertainment License Applications for 2026 Calendar Year, effective January 1, 2026 through December 31, 2026

### **Consideration of Agreements**

10. Agreement with Greenline Architecture, Inc. for Design Services related to the Tybee Island Marine Science Center Restroom Project
11. 2026 State Legislative Agenda

### **Consideration of Resolutions**

12. Reimbursement Resolution 2025-20 for Construction and Equipping of a New Fire Station Complex
13. Councilmember Sears: Proposed Amendment to Resolution 2025-09 to Amend the Rules of Council

### **Executive Session**

Discuss Litigation, Personnel, and Real Estate

### **Potential 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](http://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."*

