

**MAYOR**  
Brian West

**CITY COUNCIL**  
Nick Hale  
Cam Jackson  
Tony Ploughe  
Nick Sears  
Kathryn Williams



**CITY MANAGER**  
Bret Bell

**ASST CITY MANAGER**  
Michelle Owens

**MAYOR PRO TEM**  
Spec Hosti

**CITY CLERK**  
Fabian Mann

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

## **CITY OF TYBEE ISLAND**

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

### **Meeting Minutes**

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**Call to Order** — The City of Tybee Island City Council held a regular city council meeting on Thursday, February 12, 2026, at 78 Van Horne Avenue, Tybee Island, GA 31328. The meeting was called to order by Mayor Brian West at approximately 6:30 PM. Councilmember Nick Hale, Mayor Pro Tem Michael "Spec" Hosti, Councilmember Cam Jackson, Councilmember Tony Ploughe, Councilmember Nick Sears, and Councilmember Kathryn Williams were also present.

**Administrative Staff Attendance** — City Manager Bret Bell, Assistant City Manager Michelle Owens, City Clerk Fabian Mann, City Attorney Edward Hughes, and City Attorney Robert Williams were present.

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**Invocation** — The invocation was led by **Father John Lyons**

**Pledge of Allegiance** — The pledge of allegiance was led by **Mayor West**.

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

**Councilmember Sears** made a motion to table Item 4 on the amended agenda until the meeting after next (March 12, 2026). **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

**Councilmember Sears** made a motion to table Item 5, 6, and 7 on the amended agenda until the next city council workshop (February 26, 2026). **Councilmember Williams** seconded the motion. **Councilmember Sears** voted in favor of the motion. **Councilmember Jackson, Hosti, Williams, Ploughe, and Hale** voted against the motion. **Motion failed 5-1.**

**Councilmember Ploughe** made a motion to table Item 3 indefinitely on the amended agenda. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

**Councilmember Williams** made a motion to approve the remaining items on the agenda. **Councilmember Jackson** seconded the motion. **Motion passed unanimously.**



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

- City Council Regular Meeting Minutes — January 8, 2026
  - Agreement with the Georgia Forestry Commission to Conduct a Prescribed Burn on Accreted Land off Van Horn Avenue
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## **Citizens to be Heard**

- Sarah Alley, Manomet Conservation Sciences — Shorebird Festival  
Beth Palmer, Tybee Island Marine Science Center

Sarah Alley and Beth Palmer presented information about the Shorebird Festival on February 19 -21, 2026.

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## **Public Comments**

- Roger Huff started speaking about the local historic district designation and was asked to return to the podium during the public hearing section of the meeting.
  - Dave Lake spoke about the Forestry Commission agreement, particularly concerning the rightful landowner of the property.
  - Dee Matkowski inquired about the origin of the ethics ordinance listed on the agenda for discussion.
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## **Consideration of Approval of Consent Agenda**

**Councilmember Hosti** made a motion to approve the consent agenda. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

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## **Public Hearings**

- Comprehensive Plan Process — Kick-Off for the 2026-2031 Tybee Island Comprehensive Plan. Coastal Regional Commission. (GA Comp. R. & Regs. R. 110-3-2)

Community Development Director Patricia Sinel introduced the comprehensive plan process and explained the plan's update. Chelsie Fernald, planning manager for the Coastal Regional Commission, explained how the Commission would assist the City of Tybee with its comprehensive plan update.

### Mayor and Council Considerations

**Councilmember Hosti** made a motion to approve the comprehensive plan process. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

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- 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)

City Manager Bret Bell explained staff's recommendation for the city council to continue the conveyance request until a later meeting and instead consider the abandonment of the right of way.

Public Comments

**Holly Grell-Lawe**, Tybee Island Historic Preservation Commission Chairperson, inquired if the conveyance would impact discussions concerning a potential Lazaretto memorial in the area.

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- Designation of a Local Historic District: Designation by Ordinance of the Fort Screven and North Campbell Neighborhood Local Historic District

Public Comments

**Roger Huff** recommended considering an alternative of incentivizing citizens to preserve history instead of the local historic district ordinance.

**Maureen Moss** expressed her disapproval of the local historic district designation.

**Holly Grell-Lawe** presented a slideshow presentation providing information to counter misinformation of the local historic district designation circulating on social media.

**Dottie Klutz** urged the mayor and city council to not shut the door on historic preservation.

**Jenny Rutherford** suggested that the city council should pause the local historic district proposal and focus on existing problems in the city.

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- Text Amendment: Updates to Article 1 — Introduction of the Land Development Code

Community Development Director Patricia Sinel explained the request is to amend the Land Development Code (LDC) to modify Article 1-Introduction, Article 2- Definitions, Article 3 -General Provisions, Article 4- Zoning Districts, and Article 5 – Procedures for Administration and Enforcement to improve clarity, remove irrelevant or outdated information, include best planning practices, update definitions, and provide minor updates to certain standards.

Minor changes to Article 1 include updates to the zoning map and LDC locations, formats, and responsible parties. Planning Commission unanimously recommended approval of the changes to Article 1.

### Mayor and Council Considerations

**Councilmember Hosti** made a motion to approve the first reading of the text amendment to modify Article 1 of the Land Development Code. **Councilmember Sears** seconded the motion. **Motion passed unanimously.**

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### Text Amendment: Updates to Article 2 — Definitions of the Land Development Code

Definitions within Article 2 were reviewed for clarity, consistency, best practice, and ease of interpretation. Obsolete definitions or those not pertinent to Tybee Island are recommended for removal. Recommended additions are to address noted deficiencies in the code. Updates reflect best planning practices, changes in practice and/or policy, updates necessary to meet current state and federal requirements, and updates to be in line with state and federal definitions. Planning Commission recommended approval of the definition changes by a 4-1 vote.

### Mayor and Council Considerations

**Councilmember Williams** made a motion to approve the first reading of the text amendment to modify Article 2 of the Land Development Code. **Councilmember Hosti** seconded the motion. **Councilmember Williams, Hosti, Jackson, Ploughe, and Hale** voted in favor of the motion. **Councilmember Sears** voted against the motion. **Motion passed by a 5-1 vote.**

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### Text Amendment: Updates to Article 3 — General Provisions of the Land Development Code

Recommended changes of Article 3 provide clarifying modifications to nonconformities, accessory structures, home occupations, and home business offices. There are now recommended options for off-street parking requirements. Additional recommendations include setback and language consistency in tables and text. Planning Commission recommended approval with conditions by a 4-1 vote.

The conditions include:

- o Reject the height reduction from eight feet to six feet on masonry walls/fences in Sec 3-160 (C)(1)(a).
- o Replace "elevators" with "elevators/lifts" in Sec 3-090(A)(2)(b).
- o Leave the 200' average (block face) rule unchanged in Sec. 3-090 (A)(1).

### Public Comments

**Anna Butler** expressed her concern on the proposed height reduction for buffers between commercial and residential uses.

Mayor and Council Considerations

**Councilmember Hosti** made a motion to approve the first reading of the text amendment to modify Article 3 of the Land Development Code with the Planning Commission's conditions. **Councilmember Jackson** seconded the motion. **Councilmember Hosti, Jackson, Williams, Ploughe, and Hale** voted in favor of the motion. **Councilmember Sears** voted against the motion. **Motion passed by a 5-1 vote.**

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Text Amendment: Updates to Article 4 — Zoning Districts of the Land Development Code

Proposed changes to Article 4 include the removal of conflicting language. Planning Commission recommended unanimously recommended approval.

Mayor and Council Considerations

**Councilmember Williams** made a motion to approve the first reading of the text amendment to modify Article 4 of the Land Development Code. **Councilmember Hosti** seconded the motion. **Councilmember Williams, Hosti, Jackson, Ploughe, and Hale** voted in favor of the motion. **Councilmember Sears** voted against the motion. **Motion passed by a 5-1 vote.**

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Text Amendment: Updates to Article 5 — Procedures for Administration and Enforcement of the Land Development Code

Recommended changes within the Article include updates to language to reflect current department and staff responsibility. Planning Commission unanimously recommended approval.

Mayor and Council Considerations

**Councilmember Hosti** made a motion to approve the first reading of the text amendment to modify Article 5 of the Land Development Code. **Councilmember Jackson** seconded the motion. **Motion passed unanimously.**

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Text Amendment: Updates to Article 6 — Sign Regulations of the Land Development Code

Community Development Patricia Sinel explained the request to amend the Land Development Code to modify Article 6 – Sign Regulations to include best planning practices, improve clarity, remove irrelevant or outdated information, include graphic depictions of signs, update definitions, and provide updates to certain standards. Planning Commission unanimously recommended approval with the condition of adding "wind movement" to the definition of animated signs.

Public Comments

**Marianne Bramble** inquired if she is permitted to use a yard sign on the weekends to guide people to her parking lot.

### Mayor and Council Considerations

**Councilmember Hosti** made a motion to approve the first reading of the text amendment to modify Article 6 of the Land Development Code. **Councilmember Jackson** seconded the motion. **Councilmember Hosti, Jackson, Williams, and Ploughe** voted in favor of the motion. **Councilmember Sears** and **Hale** voted against the motion. **Motion passed by a 4-2 vote.**

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### Text Amendment: Updates to Article 7 — Tree Removal Regulations of the Land Development Code

Community Development Director Patricia Sinel explained the request to amend the Land Development Code to modify Article 7 – Tree Removal Regulations to include best planning and tree preservation practices, improve clarity, remove irrelevant or outdated information, include lists of significant and recommended trees, update definitions, and provide updates to certain standards. Planning Commission unanimously recommended approval with the following conditions:

- o Change the language of fine levelled for illegal removal/damage of trees from "\$1,000 per tree per day" to "up to \$1,000 per tree per day" in Sec.7-090 (A).
- o Refine the language in 7-060(F) to make it more readable.

### Public Comments

**Dee Matkowski** asked for clarification on tree planting requirements and expressed disagreement with the proposed fine.

### Mayor and Council Considerations

**Councilmember Williams** made a motion to approve the first reading of the text amendment to modify Article 7 of the Land Development Code with the recommended conditions from Planning Commission. **Councilmember Hosti** seconded the motion. **Councilmember Hosti, Jackson, Williams, and Ploughe** voted in favor of the motion. **Councilmember Sears** and **Hale** voted against the motion. **Motion passed by a 4-2 vote.**

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### Consideration of Agreements

- Amendment of Professional Services Agreement with Thomas & Hutton

Councilmember Williams recused herself from the discussion and subsequent vote due to the project's involvement with her personal property.

**Councilmember Hosti** made a motion to approve the Professional Services Agreement. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

Councilmember Williams returned to the dais.

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### **Consideration of Ordinances and Resolutions**

- Approval of Resolution 2026-02, Committing Local Resources and Submittal of the 2026 Certified Local Government Grant Application

**Councilmember Hosti** made a motion to approve Resolution 2026-02. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

- 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

**Councilmember Williams** made a motion to approve Resolution 2026-04. **Councilmember Sears** seconded the motion. **Motion passed unanimously.**

- Mayor West: Ordinance 2026-01, Updating and Consolidating the Various Provisions in the Code of Ordinances Related to Ethics — Discussion Only

**Councilmember Hosti** made a motion to send the proposed Ordinance 2026-01 to the Ethics Commission for review. **Councilmember Jackson** seconded the motion. **Councilmember Hosti, Jackson, Sears, Ploughe,** and **Hale** voted in favor of the motion. **Councilmember Williams** voted against the motion. **Motion passed by a 5-1 vote.**

### **Executive Session**

**Councilmember Hosti** made a motion to move into executive session regarding real estate, litigation, and personnel. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

**Councilmember Hosti** made a motion to return to the regular meeting from an executive session. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

### **Adjournment**

**Councilmember Hosti** made a motion to adjourn the meeting. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

**City of Tybee Island**

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**Brian West, Mayor**

**Attest:**

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**Fabian Mann, Jr., City Clerk**

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