



Land Development Code Review Committee Meeting Summary

The meeting of Land Development Code (LDC) Review Committee started at 1:00 pm on Wednesday, December 4, 2025, at Tybee Island's Public Safety Building.

The following committee members were in attendance: Alan Robertson, Holly Grell-Lawe, Beau Livingston, Lauren Mescon, David Roberts, Ron Bossick, and Daniel Iyer.

The following staff members were present: Patricia Sinel, Lisa Schaaf, and Timeka Shannon.

Denise Grabowski was present as part of the Symbioscity-led consulting team.

Patricia Sinel opened the meeting at 1:00 pm with introductions and a recap of the October 2024 City Council workshop where she presented an overview of the LDC update process and proposed schedule to get the LDC review in motion again. Patricia also recommended the LDC be on an annual update schedule and well as make sure the current round of updates is manageable and understandable for the approval process.

Denise Grabowski informed the committee of the proposed review and adoption schedule, including a Public Open House. Some ideas for the open house include:

- Boards will be available at the January open house with updates and copies of the verbiage provided to the public.
- It will be published on the city website and a commentary period will be provided.

Denise Grabowski the following discussion topics for the committee's consideration.

1. Parking Regulations

- Consider requiring some bicycle parking spaces, instead of bicycling parking being optional for new developments and redevelopment.
- Consider setting parking maximums including additional review for over-parking.
- Consider requiring clearly marked pedestrian walkway from parking to business entrance.
- Consider allowing dedicated low speed vehicle parking in lieu of a small percentage of required automobile parking. The committee recommended language to clearly indicate this is an option, but not mandatory.

2. Sign Regulations



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- Consider updating the Sign Ordinance on a broad scope, new definitions will be added, graphics, sign size, measurements, what types of signs are permitted/prohibited, and murals.
- The committee suggested that sign lighting be regulated to reduce glare and promote driver safety. Include lumens, height, directionality/orientation of lighting, proximity to pedestrian walkway, etc.
- The committee suggested that the sign code reiterate setbacks and/or sight triangles for pedestrian safety and to maintain traffic views.
- The committee recommended that for larger projects, a signage plan be required as part of the site plan review.
- The committee recommended removing Sec. 6-090 Non-conforming Signs regarding the replacement of non-conforming off-premises signs. This section allows a higher protection to damaged off-premises signs and billboards than any other non-conforming use. In general, new free standing off-premises signs/billboards on vacant lots are not permitted while the replacement of such non-conforming signs are permitted under the current ordinance.
- The committee recommended that if murals are addressed in-depth by further updates to the LDC, that murals be reviewed not only by Main Street (C-2 district, the neighborhood grocery store district, and the south end overlay district) and HPC (as applicable) during the review process. In addition, maintenance of murals be required every so many years to ensure longevity and quality.
- The committee recommends adding a definition of murals and requirements when advertisement is included in the mural design.

Previously discussed items:

1. The committee discussed some items under past review that may not be feasible or may adversely affect small lots including an increase of green space requirements and increasing minimum lot size requirements in R-2. The committee indicated these items would take additional review and may be addressed in a future update or as stand-alone changes.
 - Tree preservation. The committee discussed updates outside of minor updates and clarifications would constitute significant updates and will need additional stand-alone updates.



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- Discussion topics include updating the title to Tree Preservation instead of Tree Removal. The committee suggests providing more context in the LDC to clarify the intent of specific codes of the tree ordinance and be sure that the intent refers to the comprehensive plan.
 - The committee recognized that while palm trees define island character, they do not always benefit the environment (water run-off, heat island effect, buffer, etc.). The committee reiterated their strong recommendation for removal of palm trees from the significant tree list.
2. In the discussion with committee, staff and consultant, it was agreed that the goal of the LDC Review is to make a more user-friendly code that removes contradictions, updates and clarifies sections to make them more comprehensive, meaningful, and meets the needs of Tybee Island.