

PLANNING COMMISSION

Anna Butler
Beau Livingston
Robert J. Matkowski
Elaine McGruder
Michelle Nooney
David Roberts
Marie Rodriguez-Beebe



CITY MANAGER

Bret Bell

**COMMUNITY
DEVELOPMENT DIRECTOR**

Patricia Sinel

CITY ATTORNEY

Edward M. Hughes/ Tracy O'Connell

**Planning Commission Meeting
MINUTES
November 18, 2024**

Chair Elaine McGruder called the meeting to order at 6:30PM, November 18, 2024. Planning Commission members in attendance were **Anna Butler, Marie Rodriguez-Beebe, Beau Livingston, Robert Matkowski, Michelle Nooney** and **David Roberts**. Staff in attendance were **Patricia Sinel** and **Lisa Schaaf**.

Opening Ceremonies. Pledge of Allegiance

Consideration of Minutes for October 21, 2024, meeting minutes. **Marie Rodriguez-Beebe** made a motion to approve. **Robert Matkowski** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business.

SITE PLAN APPROVAL: requesting to install fence around perimeter of vacant property -1002 US HWY 80 – 40026 11002 -Zone C-2 –Southern Belle, LLC (Walter Freeman).

Patricia Sinel approached the Planning Commission and stated this item is a continuation from the October 21, 2024, Planning Commission meeting for the installation of brick lattice and aluminum fencing around the perimeter of the vacant lot. The applicant has not provided a new plan to staff since the last meeting. **Patricia Sinel** communicated conversations with the applicant. There was some confusion regarding the varied right-of-way (ROW) of US Highway 80, and the unimproved section of Polk Street, about 576 feet that the City owns. Staff reiterated that the applicant's property is adjacent to ROW, not a driveway, at the corner. Staff provided information to the applicant regarding the rights-of-way adjacent to his property, including diagrams of what a sight triangle is and what it would look like on his property. **Staff** recommends approval with conditions. The applicant was not present. **Anna Butler** made a motion to continue. **Beau Livingston** seconded the motion. Voting in favor of the motion were **Anna Butler, Michelle Nooney, Beau Livingston,** and **David Roberts**. Voting against the motion were **Marie Rodriguez-Beebe** and **Robert Matkowski**. The vote was 4 to 2 in favor of the motion to continue.

New Business

SITE PLAN APPROVAL-AMENDED: requesting an addition of an 11-seat bar to existing deck – 33 Meddin Dr. -4001 13008 -Zone R-1/NEC -North Beach Bar & Grill (George Spriggs).

Patricia Sinel approached the planning commission and stated this is for the North Beach Bar and Grill. They came to the Planning Commission earlier this year for a Site Plan to add a roof to the existing deck, which was approved by the City Council in May 2024. This deck has been there for a while and used for extra seating for patrons. The applicant came to us a month ago to extend the operations to have an eleven-seat bar on this existing deck. The City of Tybee does own this property, and the applicant is a lessee of the City of Tybee. This site is adjacent to public

parking and this site property has always used the North Beach parking lot. **Staff** recommends approval. **George Spriggs**, who lives at 3110A Shell Road approached the Planning Commission and stated he has added the roof to the deck, and it has made a world of difference. It is still an unenclosed structure. He stated the seating areas are existing and the double doors are an exit off the deck towards the lighthouse. The addition of this bar removes some of the seating. We feel like the bar will offer the customers something better and different by utilizing this small bar. **Michelle Nooney** made a motion to approve. **Marie Rodriguez-Beebe** seconded the motion. The motion to approve was unanimous.

SITE PLAN APPROVAL WITH VARIANCE/SPECIAL REVIEW: requesting to redevelop existing structure into a take-out restaurant and a private club – 407 First St. -40003-14015 -Zone C-2 -RNR Real Estate Investments, LLC (Rickey Greer).

Patricia Sinel approached the Planning Commission and stated this is an existing structure and is a long narrow lot which is about 110 feet by twenty (20) feet. The building is thirteen feet by ninety feet. It is a unique lot and structure most recently used as an ice cream shop. Before that it was a laundromat. The left side of the building will be used as a takeout restaurant where there is no internal seating. Then on the right side will be a private event club. The Land Development Code calls it a structure used for special events and the International Building Code classifies it as a Banquet Hall. It will be just over 500 square feet and will be seating for over thirty people. This property has two parking spaces and that is why the applicant is asking for a variance for the parking deficiency. This property is adjacent to on-street parking but has no parking lot within 1,000 feet. The site is deficient eleven (11) parking spaces. **Staff** recommends denial based on the amount of parking requiring a variance. **Ricky Greer**, who lives at 2 Whitfield Court, Savannah, Georgia approached the Planning Commission and stated the private club idea will be for groups that want to rent a place for the whole group to go and be together. It is something that Tybee does not have. The customer will rent the space online. **Robert Matkowski** made a motion to deny. **David Roberts** seconded the motion. The motion to deny was unanimous.

Adjournment: 7:30 pm

Lisa L. Schaaf