

**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**  
**April 9, 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, April 9, 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 Tracy O'Connell were present.

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**Invocation** — The invocation was led by **Father Brett Brannen**

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

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

**Councilmember Ploughe** made a motion to table Item 7 ("Variance: Encroachments into Required Front Setback - 18 Pulaski Street . . .") and City Council Comments and Considerations ("Councilmember Sears: Whether Items which Incorrectly Appear or Remain on an Agenda . . ."). **Councilmember Jackson** seconded the motion. **Motion passed unanimously.**

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

- City Council Regular Meeting Minutes — March 26, 2026
- Appointment of Two (2) Pro Tem Judges to the Tybee Island Municipal Court
- Approval of Professional Services Contract for Memorial Park Master Plan Development with CHA Solutions in the Amount of \$99,300.00
- Approval of Agreement with the National Safety Council to Designate the City of Tybee Island as a Training Center for Internal Defensive Driving Instruction



## Citizens to be Heard

- Deborah Heddendorf, American Red Cross

Deborah Heddendorf, American Red Cross Donor Recruitment Manager, thanked the City of Tybee Island for hosting blood drives and saving lives as a result. In 2025, 184 units of blood were collected from the Tybee Community blood drives. She announced an upcoming blood drive, while thanking Jenny Rutherford and her organization for sponsoring the events.

## Public Comments

- Father Brett Brannen spoke in support of Tybee Island Maritime Academy and St. Michael's willingness to extend their lease, provided construction of a new facility is underway.

## Consideration of Appointments

- Appointment of Twelve (12) Members to the Tybee Island Memorial Park Master Plan Advisory Committee

**Dawn Shay, Jay Burke, Sara Bacon, Colleen Bozzard, Deb Barrerio, Mary Gilker, Sarah Beason, Sue Jackson, Anthony Orsini, Andrew Carleton, Molly Jordan, and Renee LaSalle** were appointed to the Tybee Island Memorial Park Master Plan Advisory Committee.

	Brian West	Nick Sears	Kathryn Williams	Spec Hosti	Cam Jackson	Tony Plough	Nick Hale	TOTAL
Dawn Shay		1	1	1	1	1	1	6
Jay Burke		1	1	1	1		1	5
Sara Bacon			1	1	1	1	1	5
Colleen Bozzard		1	1		1	1		4
Deb Barreiro		1	1	1		1		4
Mary Gilker			1	1	1		1	4
Sarah Beason				1	1	1	1	4
Sue Jackson				1	1	1	1	4
Tony Orsini				1	1	1	1	4
Andrew Carleton	1			1		1	1	4
Molly Jordan	1				1	1	1	4
Renee LaSalle	1			1		1	1	4
Paul Wolff		1	1			1		3
Bryan Robertson					1		1	2
Cara Cole					1	1		2
Elizabeth Johnson		1	1					2
Jan Roberts		1	1					2
Jeanne Hutton		1	1					2
Melissa Johnson		1		1				2
Tim Mescon		1	1					2
Anthony Turpin			1					1
Ben Petit					1			1
Cheri Iyer				1				1
Diane Lightsey		1						1
Ginny Genco		1						1
Heather Pack							1	1
Bob Matkowski								0
Marty Harrell								0
Ronald Edwards								0
	3	12	12	12	12	12	12	

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

**Councilmember Jackson** made a motion to approve the consent agenda. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

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## **Public Hearings**

- Minor Subdivision: Property Line Adjustment – 909/911 Lovell Avenue - R-2 - 40006 08012 - Joseph & Cindy Whitaker - 40006 08011 - Julian McKenzie

Community Development Director Patricia Sinel provided an overview of the minor subdivision request. The applicants are requesting to adjust the lot lines by taking a 3.33-foot-wide strip (approximately 240 square feet) from the northern side of lot 43A and transferring it to lot 44A. The Planning Commission unanimously recommended approval along with staff.

### Public Comments

**Wes Rahn**, representing the property owners, explained their desire to adjust the property line to the location of an existing fence, which they had always assumed was the boundary.

### Mayor and Council Considerations

**Councilmember Hosti** made a motion to approve the minor subdivision request. **Councilmember Jackson** seconded the motion. **Councilmember Hosti, Jackson, Ploughe,** and **Hale** voted in favor of the motion. **Councilmember Williams** and **Sears** voted against the motion. **Motion passed 4-2.**

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- Variance: Encroachments into Required Front Setback - 1415 6th Avenue - 40011 07006 - R-2 – Linda R. Ainsworth/Virginia Addicott

Community Development Director Patricia Sinel provided an overview of the variance request. The applicant seeks a variance for encroachments into the front yard setback to enclose a screen porch to a conditioned space, to enclose the open, covered entryway into conditioned space, and to install a cover over the relocated front entryway. The Planning Commission voted 5-1 to approve the request. The variance request does not meet the hardship definition or constitutes unique physical circumstances, conditions, and/or considerations beyond that of surrounding properties, as known to staff.

### Public Comments

**Virginia Addicott**, representing Linda Ainsworth, explained their desire to enclose an area in their home to make the interior space more usable and safer as they age in place. She assured the city council that the aesthetics will be pleasing to the neighborhood.

**Robert Matkowski** spoke in opposition of all three variance requests on the agenda, citing Section 3.020 of the land development code.

**David Roberts** expressed concern about the definition of “further encroachment,” which the code defines as horizontal dimension.

#### Mayor and Council Considerations

**Councilmember Hale** made a motion to approve the variance request. **Councilmember Hosti** seconded the motion. **Councilmember Hale** and **Hosti** voted in favor of the motion. **Councilmember Sears, Jackson, Williams,** and **Ploughe** voted against the motion. **Motion failed 4-2.**

- Variance: Encroachments into Required Front Setback - 18 Pulaski Street -40001 09003 -R-1 – The Tybee Trust (Jenny Rutherford)

Item tabled until next city council meeting (04/23/26).

#### Public Comments

**Carmela Aliffi** expressed concerns about the project at 18 Pulaski, stating that it has exceeded its original approval. She mentioned feeling harassed by the property owner after voicing her opinion at a planning commission meeting and requested that the project be completed without further expansion.

- Variance: Encroachments into Required Front and Side Setbacks - 1801 Butler Avenue - 40009 08009 - R-2 - William Trout, Jr.

Community Development Director Patricia Sinel provided an overview of the variance request. The applicant seeks a variance for additional encroachments into the front yard setback (Butler Avenue) to build a roof and screen over the existing uncovered entry porch. The applicant also requests to extend the structure further into the front setback and the side yard setback (18th Street side) as part of the proposed addition of a third floor. The Planning Commission recommended denial of the variance by a 4-3 vote. The variance request does not meet the hardship definition or constitutes unique physical circumstances, conditions, and/or considerations beyond that of surrounding properties, as known to staff.

#### Public Comments

The applicant, **William Trout**, clarified that there are four units on the lower level and two on the second level. He further stated that he is seeking to provide long-term housing instead of short-term rentals. Mr. Trout also explained that he sought guidance from the city’s community development department but received no response, stressing the desire for flexibility.

**Walt Freeman** suggested exploring a deed restriction for long-term rentals in exchange for the variance.

**Dee Matkowski** stated that the request does not meet the definition of a hardship per the code.

**William Trout** further clarified that he primarily seeks approval for the stairway from the kitchen into the new space.

### Mayor and Council Considerations

**Councilmember Sears** made a motion to approve the variance for stairs in the kitchen to the third floor with the following conditions:

- Stairs will not be constructed until the third floor has received a permit.
- Stairs and any other structures in the city’s right-of-way be removed.
- Fire escape of some substance be provided to the third floor.

**Councilmember Hosti** seconded the motion. **Councilmember Sears, Hosti, Jackson, and Hale** voted in favor of the motion. **Councilmember Williams and Ploughe** voted against the motion. **Motion passed 4-2.**

- Site Plan with Variance (Parking): Mixed Use Structure - 103 Byers Street - 40026 01005 - C-2 – You & Me Investments, LLC (Regina & Twila Bryan)

Community Development Director Patricia Sinel provided an overview of the site plan with variance request. The applicants seek site plan approval for the mixed-use structure to be used for retail, business, and multi-family housing units with a variance for parking. The applicant is also requesting to use the city’s right of way for golf cart parking to serve these uses. The Planning Commission voted 5-1 to recommend approval.

\*Councilmember Ploughe declared that he lives approximately 150 feet away from the development but does not consider this a conflict of interest.

### Public Comments

**Mark Boswell**, the applicants’ engineer, explained that most lots in the area drain towards the street. He further provided that the Department of Transportation had already approved the entrance and drainage plans.

The applicants, **Twila and Regina Bryan**, shared their vision for the development, emphasizing its sustainability focus and connection to their personal story. They acknowledged parking concerns and highlighted the shared parking dynamic of the development. The physical constraints of the property were also noted.

**Walt Freeman** claimed that the City of Savannah’s laws and ordinances are being used to evaluate Tybee Island projects, creating a due process issue.

**Mack Kitchens** requested larger site plans for the Planning Commission members to review.

**Chris Terry** stated that certain topics of discussion were not pertinent to the current request.

### Mayor and Council Considerations

**Councilmember Sears** made a motion to deny the variance. **Councilmember Ploughe** seconded the motion. **Councilmember Sears, Ploughe, Williams, and Jackson** voted in favor of the motion. **Councilmember Hosti** voted against the motion. **Motion passed 4-1.**

- Major Subdivision Minor Revision: Major Subdivision/Development Agreement Update for Final Grade Height Measurement - 1-10 Ocean Drive (Formerly 708 Butler Avenue) - R-2 – Christopher Koncul

Community Development Director Patricia Sinel provided an overview of the subdivision revision request. The applicants are requesting to revise the major subdivision as they seek to establish a base elevation standard derived from the subdivision's final grade, instead of the natural elevation, to serve as the standard for measuring structure height in the Ocean Drive subdivision. The Planning Commission recommended approval by a 4-3 vote with staff's recommendation. Staff recommended the addition of a statement in the development agreement and/or on the final plat (and on all future individual lot plats) as an amendment thereof and to the effect of:

"For the purpose of building height measurements in the Ocean Drive Subdivision, structure height (vertical distance) shall be measured from the average adjacent finished grade of the building site (as determined by the finished grades as indicated on the surveyor signed Building Pad Topo Survey for Lots 1-10 Ocean Drive dated 07/10/2025 and attached hereto as exhibit XX), next to the proposed walls of the structure, and be no greater than 35' as measured from average adjacent finished grade to the extreme high point of the building, exclusive of chimneys, heating units, ventilation ducts, air conditioning units, and similar appurtenances."

#### Public Comments

The applicant, **Chris Koncul**, claimed that the request is merely a technical note missed by the previous administration.

#### Mayor and Council Considerations

**Councilmember Hosti** made a motion to approve the minor revision of the major subdivision with the addition of staff's recommendations. **Councilmember Jackson** seconded the motion. **Councilmember Hosti, Jackson, Williams, and Hale** voted in favor of the motion. **Councilmember Sears and Ploughe** voted against the motion. **Motion passed 4-2.**

- Possible Conveyance – A Request by the Savannah Bar Pilots Association to Acquire an 8,549 Square Foot Strip of Abandoned Right of Way from the Abandoned Right of Way of Old US Highway 80 being a Portion of Right of Way Owned by the City of Tybee Island PIN 40024 01006 – Zoned M-D Will be Considered by the Mayor and Council

Community Development Director Patricia Sinel provided an overview of the possible conveyance. The applicant is requesting to acquire a section of city-owned property in order to maintain the well, to provide approach clearance, and to use as the ingress/egress point from Old US Highway 80 for the Savannah Pilots future facility (still in the planning stage) on Lazaretto Creek.

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

- Approval of Resolution 2026-05, Regarding the Potential Conveyance of a Portion of the North Side of Old Tybee Road and Continued Negotiations for the Possible Conveyance of the Recently Abandoned Portion of Such Right-of-Way

**Councilmember Hale** made a motion to approve Resolution 2026-05. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

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### **Consideration of Agreements**

- Approval of Contract Modifications 1 and 2 with Vertical Earth Inc. for Additional Services Related to the North End Sanitary Sewer Project in the Total Amount of \$365,630.00

**Councilmember Sears** made a motion to approve the contract modifications. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

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### **Executive Session**

No executive session was taken.

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### **Adjournment**

**Councilmember Ploughe** made a motion to adjourn the meeting. **Councilmember Hosti** 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**

DRAFT

