

**PLANNING COMMISSION**

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



**ACTING CITY MANAGER**

Michelle Owens

**ACTING COMMUNITY  
DEVELOPMENT DIRECTOR**

Michelle Owens

**CITY ATTORNEY**

Edward M. Hughes/ Tracy O'Connell

## **Planning Commission Meeting MINUTES**

### **May 20, 2024**

**Chair Elaine McGruder** called the May 20, 2024, Tybee Island Planning Commission meeting to order. Commissioners present were **Anna Butler**, **Marie Rodriguez**, **Beau Livingston**, **Robert Matkowski** and **Vice Chair Michelle Nooney**. **David Roberts** was absent.

#### **Consideration of Minutes:**

**Chair Elaine McGruder** asked for consideration of the April 15, 2024, meeting minutes. **Beau Livingston** made a motion to approve. **Marie Rodriguez** seconded. The vote to approve was unanimous.

#### **Disclosures/Recusals:**

**Chair Elaine McGruder** asked if there were any Disclosures or Recusals. There were none.

#### **Old Business:**

**Chair Elaine McGruder** asked if there was any old business. There was none.

#### **Text Amendment: for further definition of recreational vehicles used on a temporary basis for dwelling purposes - City of Tybee.**

**Michelle Owens** stated this is an amendment for text amendment sec. 3-110 to allow owners to live in recreational vehicles on properties that are involved in the FEMA sponsored Hazard Mitigation Grant. **Marie Rodriguez** asked is a year a sufficient time limit. **Michelle Owens** stated yes, so far it has. **Beau Livingston** asked if there is a way to add a renewal process if they were to go over the year. **Michelle Owens** stated yes, on a case-by-case basis, or you can add something to this. **Bob Matkowski** asked is there any definition to the size of the recreational vehicle. **Vice Chair Michelle Nooney** stated that is not indicated in this ordinance. **Robert Matkowski** stated that can we put that in also, to allow the size that is consistent with the Federal Government size. **Marianne Bramble**, who lives at 215 Lovell Avenue, approached the Planning Commission, and stated there should be a size in this amendment. **Marie Rodriguez** made a motion to approve with the two text amendments added. **Beau Livingston** seconded. The motion to approve was unanimous.

#### **Special Review: requesting to live in recreational vehicle on site while house is lifted – 118 Lewis Avenue – 40004 14002 – Zone R-1-B – Deanne & Jeff Cooper.**

**Michelle Owens** stated this applicant has requested to reside in a camper on site during the house lifting process. Request has been granted once or twice before by Council. **Deanne Cooper**, who lives at 118 Lewis Avenue, approached the Planning Commission, and stated that they have sold their home on Wilmington Island and would like to live in the camper while the house is being lifted. **Anna Butler** asked where on the property you will be placing the camper. **Deanne Cooper** stated we will be placing the camper on the back side of the property. **Michelle Nooney** indicated that it appears the camper has already been placed in the back of the property. **Keith Gay**, who lives at 117 Catalina Drive, approached the Planning Commission, and stated that he encourages a vote for approval for these applicants. **Beau Livingston** made a motion to approve. **Robert Matkowski** seconded. The motion to approve was unanimous.

**Map Amendment: requesting to rezone from R-2 to C-1 – 301 Butler Avenue – 40004 19001A – Zone R-2 – Alicia Barrow.**

**Michelle Owens** stated this applicant is seeking to rezone from R-2 to C-1. It is in the commercial gateway. The rezoning would be consistent with the character area map and master plan. Staff recommends approval. **Robert Matkowski** asked was there any reason for the request to go from R-2 to C-1, by the applicant. **Michelle Owens** stated there was no reason just that they wanted to rezone. **Anna Butler** stated she does not think the application is complete when you look at the requirements in the Land Development codes. First, they don't identify whether the adjacent C-1 properties are C-1(A), (B), (C). that define the setbacks and the allowable use of those properties. They need to discuss whether the proposed change will be detrimental to the value or improvement of development of the nearby properties. Sec 5040(E)a, requires them to submit a map prepared by a state licensed surveyor of the land that is affected by the requested rezoning. **Robert McCorkle** who lives at 514 Moon River Court and is the agent on behalf of the applicant, approached the Planning Commission and stated that the applicant has lived at this residence for over thirty years and has been having problems with going up and down the stairs. They are attempting to sell the property and the reason for the change to C-1 is to allow the buyer to continue using the home as a short-term rental. **Beau Livingston** asked why not request R-T. **Robert McCorkle** stated they requested C-1 because of the surrounding properties being zoned C-1. **Robert McCorkle** also stated the uses that were mentioned about (A) (B) and (C) to my knowledge those are not zoning districts. There is no such thing or a requirement that a property be rezoned to C-1(A), (B) or (C) to my knowledge. Those are types of uses that are permitted inside of the C-1 zone. We will not be changing the use, which is a residential home as it currently stands and will continue to be a residential use. There is no intent in the immediate future to change the use. We believe the application is complete. Everything was submitted that was required for this zone change. **Robert McCorkle** also stated that every buyer that comes to acquire the property asks about having the ability to acquire a short-term rental. **Marie Rodriguez** asked what hardship in our planning and zoning are they going by. **Robert McCorkle** stated we are not asking for a variance tonight, so I don't believe that hardships are necessarily a requirement for zoning. This application is more focused on the criteria, not the hardship. **Robert McCorkle** also stated that the one good thing about the commercial uses that do exist in C-1 is that they require site plans. If someone bought this property some years from now and decided to turn it into a beach store like the property that is next door already, they would have to go through a site plan process that would come before both the Planning Commission and City Council. The only process that does not require a site plan and a new survey and total review is a use of an existing structure that does not change the use or structure. **Marianne Bramble**, who lives at 215 Lovell Avenue, approached the Planning Commission, and stated that she lives one block behind this home and thinks if this person gets to change to C-1 then the neighbors around the property should also be able to be changed. She is against the change for this property. **Keith Gay**, who lives at 117 Catalina Drive, approached the Planning Commission, and stated that he is in favor of this zoning request. **Vice Chair Michelle Nooney** made a motion to deny. **Robert Matkowski** seconded. The motion to deny was unanimous.

**Discussions:** Consider time limits for public speaking.

**Vice Chair Michelle Nooney** stated this came up in our last meeting. We anticipated a lot of people speaking and we had not set time limits in the past. (Note: In a subsequent meeting, Elaine McGruder indicated that time limits have been set in past meetings.) The City Council puts a time limit on the agenda. So, I wanted to know if we should do that as well. **Beau Livingston** stated he thinks this would be good to add to the agenda. **Chair Elaine McGruder** stated she thinks it needs to be said if there's anyone to speak about a particular item, so they don't all speak at once about different items. **Marie Rodriguez** stated we could add "*when that item is presented.*"

**Adjournment: 7:30pm**  
**Lisa L. Schaaf**