

MAYOR
Brian West

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



CITY MANAGER
Bret Bell

ASST CITY MANAGER
Michelle Owens

CITY CLERK
Fabian Mann

CITY ATTORNEYS
Edward M. Hughes
Tracy O'Connell

CITY OF TYBEE ISLAND

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

Meeting Synopsis

Call to Order — The City of Tybee Island City Council held a regular city council meeting on Thursday, March 12, 2026, at 78 Van Horne Avenue, Tybee Island, GA 31328. The meeting was called to order by Mayor Brian West at approximately 6:33 PM. Mayor Pro Tem Spec Hosti, Councilmember Nick Hale, 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.

Consideration of Approval of Agenda

Councilmember Hale made a motion to approve the agenda with the removal of Item 2 ("Short-Term Rental Permit Appeal — 1401 Chatham Avenue") from the amended agenda. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes — February 26, 2026
- Award of the Buried Debris Removal from Polk/Solomon Property to Blueline Environmental, D.B.A. Blueline Development Group in the Amount of \$148,506.00

Consideration of Approval of Consent Agenda

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

Appeal Hearings

*Councilmember Ploughe recused himself from the discussion and ultimate consideration.

Councilmember Hosti made a motion to overturn the short-term rental permit denial and return the permit to the new owner. **Councilmember Hale** seconded the motion. **Councilmember Hosti** and **Hale** voted in favor of the motion. **Councilmember Sears, Jackson, and Williams** voted against the motion. **Motion failed 3-2.**

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Public Hearings

- Special Review: Extension and Rebuild of Dune Crossover – 11th Terrace HOA – R-2 - Elizabeth Hamrick (HOA Representative)

Councilmember Hale made a motion to approve the special review request for the dune crossover extension and rebuilding. **Councilmember Jackson** seconded the motion. **Motion passed unanimously.**

- Map Amendment: Rezone from R-T to C-1 - 2 Second Street - 40004 03011 – R-T – David E. Lane (Owner)/Left Lane Development (Developer)

Councilmember Ploughe made a motion to deny the map amendment. **Councilmember Williams** seconded the motion. **Councilmember Ploughe, Williams, Sears, Jackson, and Hale** voted in favor of the motion. **Councilmember Hosti** voted against the motion. **Motion passed 5-1.**

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

Councilmember Williams made a motion to approve the Fort Screven and North Campbell Neighborhood Local Historic District designation. **Councilmember Sears** seconded the motion. **Councilmember Williams and Sears** voted in favor of the motion. **Councilmember Jackson, Hosti, Ploughe, and Hale** voted against the motion. **Motion failed 4-2.**

- Text Amendment: Updates to Article 1 — Introduction of the Land Development Code (Second Reading)

Councilmember Hosti made a motion to approve Article 1 text amendment. **Councilmember Jackson** seconded the motion. **Motion passed unanimously.**

- Text Amendment: Updates to Article 2 — Definitions of the Land Development Code (Second Reading)

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

Councilmember Sears made a motion to amend the motion to approve Article 2 text amendment with his recommended revisions. **Councilmember Williams** seconded the motion. **Councilmember Sears and Williams** voted in favor of the motion. **Councilmember Jackson, Ploughe, Hosti, and Hale** voted against the motion. **Motion failed 4-2.**

- Text Amendment: Updates to Article 3 — General Provisions of the Land Development Code (Second Reading)

Councilmember Hosti made a motion to approve Article 3 text amendment. **Councilmember Jackson** seconded the motion. **Councilmember Hosti, Jackson, Ploughe, and Hale** voted in favor of the motion. **Councilmember Sears and Williams** voted against the motion. **Motion passed 4-2.**

- Text Amendment: Updates to Article 4 — Zoning Districts of the Land Development Code (Second Reading)

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

- Text Amendment: Updates to Article 5 — Procedures for Administration and Enforcement of the Land Development Code (Second Reading)

Councilmember Hosti made a motion to approve Article 5 text amendment. **Councilmember Jackson** seconded the motion. **Motion passed unanimously.**

- Text Amendment: Updates to Article 6 — Sign Regulations of the Land Development Code (Second Reading)

Councilmember Hosti made a motion to approve Article 6 text amendment. **Councilmember Williams** seconded the motion. **Councilmember Hosti, Williams, Jackson, Ploughe,** and **Hale** voted in favor of the motion. **Councilmember Sears** voted against the motion. **Motion passed 5-1.**

- Text Amendment: Updates to Article 7 — Tree Removal Regulations of the Land Development Code (Second Reading)

Councilmember Hosti made a motion to approve Article 7 text amendment. **Councilmember Hale** seconded the motion. **Councilmember Hosti, Hale, Williams, Ploughe,** and **Jackson** voted in favor of the motion. **Councilmember Sears** voted against the motion. **Motion passed 5-1.**

Adjournment

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

City of Tybee Island

Brian West, Mayor

Attest:

Fabian Mann, Jr., City Clerk

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