

**MAYOR**  
Brian West

**MAYOR PRO TEM**  
Monty Parks

**CITY COUNCIL**  
Bill Garbett  
Spec Hosti  
Tony Ploughe  
Nick Sears  
Kathryn Williams



**CITY MANAGER**  
Bret Bell

**CITY CLERK**  
Fabian Mann

**ASST CITY MANAGER**  
Michelle Owens

**CITY ATTORNEYS**  
Edward M. Hughes  
Tracy O'Connell

## **CITY OF TYBEE ISLAND**

**City Council Regular Meeting  
October 9, 2025 — 6:30 PM**

### **Minutes of Meeting**

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**Call to Order** — The City of Tybee Island City Council held a regular city council meeting on Thursday, October 9, 2025, at 78 Van Horne Avenue, Tybee Island, GA 31328. The meeting was called to order by Mayor Brian West at approximately 6:30 PM. Mayor Pro Tem Monty Parks, Councilmember Bill Garbett, Councilmember Michael "Spec" Hosti, Councilmember Tony Ploughe, Councilmember Nick Sears, and Councilmember Kathryn Williams were also present.

**Administrative Staff Attendance** — City Manager Bret Bell, 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 **Sue Jackson**.

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

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

**Councilmember Parks** made a motion to approve the agenda. **Councilmember Sears** seconded the motion. **Motion passed unanimously.**

### **Announcements**

- Pirate Fest | October 10 – 12, 2025 | South End Strand Parking Lot
- Red Fish Tournament | October 11, 2025
- OneTybee City Council Candidate Forum | October 14, 2025 | 6:30 PM | Tybee Post Theater
- Forever Tybee City Council Meet and Greet | October 19, 2025 | 3:00 PM | Hotel Tybee
- 2025 General Municipal Election Day | November 4, 2025 | 7:00 AM – 7:00 PM

### **Proclamations**

- Proclamation — "Retired Educators Day"

Mayor West presented Dr. Brenda Roberts from ChathamREA (Retired Educators Association) with a proclamation honoring retired educators. All retired educators in attendance were recognized.

**403 Butler Avenue  
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## **Consideration of Items for Consent Agenda**

- City Council Regular Meeting Minutes — September 25, 2025
- Alcohol License Request (Beer, Wine, Liquor, and Sunday Sales) for S. Cromer LLC DBA Wind Rose Bar & Grill
- Contract for Professional Planning Services with the Coastal Regional Commission to Provide Planning Services Related to the Development of the 2026-2031 Comprehensive Plan for the City of Tybee Island
- Resolution 2025-16 Regarding the Possible Abandonment of a Portion of the Right-of-Way Property on Highway 80

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

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

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## **Public Hearings**

- Special Review: Dune Crossover–3 Oceanview Court–40003 10008–Daniel Iyer

Community Development Director Patricia Sinel provided an overview of the special review for a replacement extension of a dune crossover. Existing conditions of the property include a single-family home under construction; the original structure and dune crossover were demolished in 2023. The proposed crossover is 60 feet shorter than the original proposal. Per the Land Development Code, a dune crossover is an elevated structure for pedestrian and bicycle access across an area of sand dunes. Construction of a dune crossover requires a special review. The Planning Commission recommended approval (5-1) of the dune crossover with staff recommendations. Staff recommendations include the execution of a maintenance agreement for the dune crossover and a revocable permit/indemnity agreement between the property owner and the City of Tybee Island.

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## **Council Discussion**

- Councilmember Williams clarified that the current application is considered a new permit, despite the property having a dune crossover previously.
- Councilmember Ploughe requested clarity concerning the recommended revocable permit agreement. Director Sinel explained that the agreement was not consistently enforced in the past, so the agreement is being emphasized currently.

## **Public Comments**

- The project's engineer, Alec Metzger, stated that the applicant is agreeable to all requested conditions.

**Councilmember Williams** made a motion to approve the special review application. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

- Variance: Front Setback Encroachment-704 Lovell Avenue-40005 19007- Thomas & Sandra Bigwood

The item was tabled.

#### Public Comments

- Margaret Lewin spoke in favor of the variance, emphasizing the need to improve the quality of life for someone battling cancer.
- Ron Bossick questioned the necessity of a variance and requested clarification of the language in the city's land development code to avoid confusion and the need for legal interpretation.

#### **Citizens to be Heard**

- Ginny Genco — "Tybee Island Maritime Academy (TIMA)"

Ginny Genco expressed her views concerning Resolution 2025-17. Ms. Genco stated that any change to Memorial Park should be decided by a referendum. She also raised concerns about the lack of a detailed Memorial Park master plan, environmental impact analysis, and water/sewer impact analysis.

- Kelly O'Brien — "Tybee Island Maritime Academy (TIMA)"

Kelly O'Brien spoke in support of Resolution 2025-17. Ms. O'Brien stated that a vote for the resolution is a vote to support keeping TIMA on Tybee Island. She also clarified that a vote for the resolution is not a vote to build but to enable private fundraising.

#### **Public Comments**

- **Pat Leiby, Dawn Shay, Carol Nathan, Bob Matkowski, Jeanne Hutton, Greg Chait, Eric Hutchinson, Russell Grosse, Tammy Grosse, Laurie Gulbranson, Dee Matkowski, and Elizabeth Reed** spoke in opposition to Resolution 2025-17.
- **Cara Cole, Tenley Martin, Robert Morris, Clay Morris, Evan Wathington, Rick Pruden, Perb Fortner, Megan Kilzer, Mark Reed, Ben Petit, Joel Clackum, Cody Gay, Mary Hutton, Lisa Adamson, Keith Gay, Jonathan Anderson, Sue Jackson, and Renee LaSalle** spoke in support of Resolution 2025-17.
- **Shirley Wright** presented visuals created with subject-matter experts displaying the potential size and scope of a school building in Memorial Park.
- **David Roberts** expressed concerns that Ordinance 2025-10 lacks clarity and opens the city to potential litigation.

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## **Considerations of Ordinances and Resolutions**

- First and Second Reading of Ordinance 2025-10, Sec. 34-39.1 of the Code of Ordinances to Create an Appeal Process for the Denial of Business License and Permit Requests Related to Short-Term Rental Properties

\*Councilmember Ploughe recused himself from the discussion and returned once the vote concluded.

**Councilmember Parks** made a motion to approve the first reading of Ordinance 2025-10.  
**Councilmember Sears** seconded the motion. **Motion passed unanimously.**

**Councilmember Parks** made a motion to approve the second reading of Ordinance 2025-10.  
**Councilmember Williams** seconded the motion. **Motion passed unanimously.**

- Resolution 2025-17 to Make a Parcel of Land in Memorial Park Available to Tybee Island Maritime Academy (TIMA) for the Purpose of Building and Maintaining a Permanent School Building

**Councilmember Ploughe** made a motion to approve Resolution 2025-17. **Councilmember Sears** seconded the motion.

### Council Discussion

- Councilmember Sears emphasized that Resolution 2025-17 is not legally binding and does not oblige the city to make land available to TIMA.
- City Attorney Tracy O'Conner further clarified that Resolution 2025-17 is essentially an "agreement to agree" and not a binding contract
- Councilmember Williams requested the city council to postpone Resolution 2025-17 for 60 days to allow TIMA to follow the standard process for major projects.
- Councilmember Garbett shared that rejecting Resolution 2025-17 does not mean TIMA is not wanted on Tybee Island.
- Councilmember Hosti stated that the discussions concerning the school have been ongoing for six years.
- Councilmember Parks passionately expressed his vision of Tybee Island as a strong, vibrant community with children.
- Council Member Ploughe commented that the Comprehensive Plan promotes educational opportunities for all ages and investing in families.

**Councilmember Sears** made a motion to amend the motion to approve Resolution 2025-17 with the modifications as presented in the agenda packet. **Councilmember Parks** seconded the motion.  
**Councilmembers Sears, Parks, Hosti, Ploughe,** and **Garbett** voted in favor of the motion;  
**Councilmember Williams** dissented. **Motion passed 5-1.**

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## **Executive Session**

No executive session was held.

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**Adjournment**

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

