

PLANNING COMMISSION

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



ACTING CITY MANAGER

Michelle Owens

COMMUNITY DEVELOPMENT DIRECTOR

George Shaw

CITY ATTORNEY

Edward M. Hughes
Tracy O'Connell

**Planning Commission Meeting
MINUTES
February 12, 2024**

Mayor Brian West called the February 12, 2024, Tybee Island Planning Commission meeting to order. Commissioners present were **Anna Butler, Marie Rodriguez, Elaine McGruder, Beau Livingston, David Roberts, Robert Matkowski** and **Michelle Nooney**.

Planning Commission Oath administered by Mayor Brian West (2-year terms end January 31, 2026): (Per City Councils decision February 22, 2024, meeting Minutes).

Mayor Brian West stated the first order of business would be the installation of our newly appointed members, which are **Anna Butler, Marie Rodriguez, Elaine McGruder, Beau Livingston, and David Roberts**. **Mayor Brian West** asked the newly appointed members to stand and raise their right hand and repeat the oath. **Mayor Brian West** then congratulated and thanked the new members.

Elections:

George Shaw asked if there were any nominations for chair and vice chair of the Planning Commission. **Robert Matkowski** made a motion to nominate **Elaine McGruder** for chair. **Marie Rodriguez** seconded. **Elaine McGruder** made a motion to nominate **Michelle Nooney** for vice chair. **Anna Butler** seconded. The votes were unanimous for both chair and vice chair. **George Shaw** then handed the meeting over to **Chair Elaine McGruder**.

Chair Elaine McGruder called the February 12, 2024, Tybee Island Planning Commission meeting to order. Commissioners present were **Anna Butler, Robert Matkowski, Marie Rodriguez, Beau Livingston, David Roberts, and Michelle Nooney**.

Consideration of Minutes:

Chair Elaine McGruder asked for consideration of the December 18, 2023, meeting minutes. **Marie Rodriguez** made a motion to approve. **Michelle Nooney** 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.

SITE PLAN: requesting to develop City parking/curbing/sidewalks and landscaping – corner of Inlet and 17th Street-40008 18001 – Zone C-1 – Walt Freeman.

George Shaw stated that Mr. Walt Freeman would like to formally develop the right of way area around this property. Adding a paver sidewalk and create five parking spaces with pavers curbs and landscaping. The city manager, public works and Parking departments are in favor of this project. Staff recommends approval. Anna Butler asked how long will the parking places that are blocked off be blocked. **George Shaw** stated Mr. Freeman asked for permission to block those spaces and was approved. **Christine McCarthy** who lives at 1603 Butler Avenue asked what is going to be developed on this land. George Shaw stated the site plan for the property was approved in 2023 for four townhomes. **Walt Freeman** who lives at 1801 Chatham Avenue stated his goal is to make this corner a show piece. **Marie Rodriguez** asked what the plan for the house that is raised right now. Stated that will be one of the townhomes. **David Roberts** made a motion to approve. **Michelle Nooney** seconded. The vote to approve was unanimous.

SPECIAL REVIEW: requesting to operate a residential Bed and Breakfast – 1206 Venetian Drive – 40011 01016 – Zone R-2 – Judith A. Compton.

George Shaw stated the applicant Ms. Compton would like to make this a residential bed and breakfast. This property was a bed and breakfast with the previous owner. This meets all the requirements for a residential bed and breakfast. Staff recommends approval. **Robert Matkowski** stated that it does not appear to have a six-foot buffer on sides and rear. And there is no handicap access. **George Shaw** stated there is an empty lot to the right and the rear and sides is a fence. She also has letters of support. As far the handicap access is an upstairs apartment, it is not required. **Beau Livingston** asked what the definition of sleeping and sanitary accommodations means. Does it mean that it could have a kitchen. **George Shaw** stated it does not make a difference. **Robert Matkowski** stated he would like to follow up on the definition of sleeping and sanitary accommodations at the next meeting. **Judith A. Compton**, who lives at 1206 Venetian Drive, stated this apartment does not have a full kitchen, just a refrigerator. **Marie Rodriguez** made a motion to approve. **David Roberts** seconded. **Anna Butler, Marie Rodriguez David Roberts, Robert Matkowski** and **Michelle Nooney** voted for the approval. **Beau Livingston** voted against the approval. The vote was 5 to 1. The vote was approved.

Adjournment: 8:00pm

Lisa L. Schaaf