MAYOR
Brian West

MAYOR PRO TEM
Spec Hosti

CITY COUNCIL
Nick Hale
Cam Jackson
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 08, 2026 | 6:30 PM

Tybee Island Public Safety Building
78 Van Horne Avenue
Tybee Island, GA 31328

A G E N D A

Opening Ceremonies

Call to Order

Invocation

Pledge of Allegiance

Approval of Agenda

Announcements

Proclamations

1. Proclamation — "Retired Educators Day"

Consideration of Items for Consent Agenda

Consideration of Approval of Meeting Minutes

2. City Council Regular Meeting — September 10, 2026

City Manager Report

3. Action Item List Update

Consideration of Board Appointments

4. Main Street / Downtown Development Authority Board Member Nominations

Citizens to be Heard

403 Butler Avenue
P.O. Box 2749
Tybee Island, Georgia 31328-2749

Certified City of Ethics

(912) 786-4573 tel
(912) 786-5737 fax
www.cityoftybee.org

5. Jeffrey Burton — "Traffic Safety Improvements"

6. David Roberts — "Conditional Zoning Decisions"

Public Comment

If anyone wishes to speak on any item on the agenda other than the Public Hearings, please approach the podium and limit your comments to three minutes.

Consideration of Approval of Consent Agenda

Public Hearings

7. Special Review: Accessory Dwelling Unit (Guest Cottage) - 1216 Venetian Drive -R-2 -40011 01005 – Jim Bentley (Tony Lord)

8. Variance: Setback Encroachment (Finished New Construction) – 3 Hodges Street - R-2 – 40019 04007– Tom Oxnard (Toxannah Properties)

9. Variance: Swimming Pool in Coastal Marshland Buffer- 5 Alley 3 -R-2 -40010 03015 -Thomas McCarthy

10. Map Amendment and Site Plan Approval: Map Amendment - 0 Butler Avenue – R-2 to C-2 - 40004 02003 – New Fire Station-City of Tybee Island - Site Plan Approval: 103 Butler Avenue/0 Butler Avenue – C-2 - 4000402004/40004 02003 – New Fire Station-City of Tybee Island

Local License Applications

11. 2026 Seafood Fest One-Day Special Event Alcohol License

Consideration of Agreements

12. Verizon Temporary Telecommunications Site Agreement

13. Onsite Ethics Training Services

Consideration of Resolutions

14. Resolution 2026-17 — Comprehensive Plan Update Adoption

Executive Session

Discuss litigation, personnel, real estate, and cybersecurity

Possible Executive Session Vote

Adjournment

Individuals with disabilities who require accommodation in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact Fabian Mann at 912.472.5080 promptly to allow the City to provide reasonable accommodation.

*__PLEASE NOTE:__ Those wishing to speak on items listed on the agenda, other than public hearings, should do so during the citizens to be heard section. Citizens wishing to place items on the council meeting agenda must submit an agenda request form to the City Clerk's office by Thursday at 5:00PM prior to the next meeting scheduled. Agenda request forms are available outside the Clerk's office at City Hall and at www.cityoftybee.org.



THE VISION OF THE CITY OF TYBEE ISLAND

"is to make Tybee Island the premier beach community in which to live, work, and play."



THE MISSION OF THE CITY OF TYBEE ISLAND

"is to provide a safe, secure and sustainable environment by delivering superior services through responsible planning, preservation of our natural and historic resources, and partnership with our community to ensure economic opportunity, a vibrant quality of life, and a thriving future."