PLANNING COMMISSION
Anna Butler
Beau Livingston
Robert J. Matkowski
Elaine McGruder
Ron Rimawi
David Roberts
Marie Rodriguez-Beebe

CITY MANAGER
Bret Bell

COMMUNITY DEVELOPMENT DIRECTOR
Patricia Sinel

CITY ATTORNEY
Edward M. Hughes/ Tracy O'Connell

CITY OF TYBEE ISLAND
Planning Commission Meeting
September 15, 2025 – 6:30 pm
Minutes of Meeting

Chair Elaine McGruder called the meeting to order at 6:30pm, September 15, 2025. Planning Commission members in attendance were **Anna Butler, Beau Livingston, Robert Matkowski, David Roberts, Ron Rimawi,** and **Marie Rodriguez-Beebe**. Staff in attendance were **Patricia Sinel** and **Lisa L. Schaaf**.

Opening Ceremonies. Pledge of Allegiance

Consideration of Minutes for August 18, 2025**, Beau Livingston** made a motion to approve. **Anna Butler** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business. There were none.

New Business: Special Review: Dune Crossover 3, Oceanside Court
Variance: Front setback encroachment, 704 Lovell Ave

<u>Special Review: Dune Crossover–3 Oceanview Court–40003 10008–Daniel Iyer.</u>
Patricia Sinel stated the applicant has resubmitted a new request for a replacement and extension of a dune crossover. This property is currently a single-family home under construction. The new crossover will be 60 ft shorter than the previous application, will be closer to the home with handicap accessible slopes, and will end in a ramp to eliminate the need for stairs for accessibility. Staff recommends approval with conditions. **Beau Livingston** made a motion to approve with the conditions recommended by staff. **Marie Rodriguez-Beebe** seconded. Voting for the motion were **Anna Butler, Bob Matkowski, Marie Rodriguez-Beebe**, **Beau Livingston and Ron Rimawi**. Voting against t was **David Roberts**. The motion to recommend approval with conditions passed 5 to 1.

Variance: Front setback encroachment- 704 Lovell Ave- 4005 19007- Thomas & Sandra Bigwood.

Patricia Sinel stated the residents would like to add a roof and screen to the existing open porch, already encroaching into the required front yard setback. **Thomas Bigwood**, who lives at 704 Lovell, approached the Planning Commission and stated that his wife is ill and would like to dine outside but cannot because of weather and bugs. He stated they would like an outdoor dining area for additional space when family comes to Tybee to visit. He also stated that he feels like it will improve the property's value. **Ryan Beck**, who lives at 706 Lovell spoke in favor of the variance and had no objection to the variance request by his neighbor. **Dottie Kluttz**, who lives at 1 Officers Row, approached the Planning Commission to voice her concerns about the variance and does not want to set a precedence for the future. She supports the recommendation of staff. **Patricia Sinel** read a letter from neighbors **James and Hope Barton**, who live at 702 Lovell, who have no objection to the proposed renovations. Staff recommends denial. **Robert Matkowski** made a motion to deny. **Anna Butler** seconded. Voting for the motion were **Anna Butler, Bob Matkowski, Marie Rodriguez-Beebe**, **Beau Livingston and Ron Rimawi**. Voting against the motion was **David Roberts**. The motion to recommend denial passed 5 to 1.

Information and Feedback Discussion:

Fort Screven & North Campbell Neighborhood – Local Historic District Grant Update and Visioning (Historic Preservation Commission)

Jacilyn Ledford and Cara Cole, members of the Historic Preservation Commission, gave an update of the proposed Local Historic District. They spoke about boundaries and explained about contributing and noncontributing homes. They discussed design guidelines, ordinances, and the next steps going forward with the grant and the public hearing process.

Director's Report:

Patricia Sinel stated the LDC Tree Amendment went to City Council this week. The one modification from the amendment, as seen by Planning Commission, is that the cabbage palm (Sabal palmetto) is the only significant palm tree. She also stated that there will be five spots up for appointment/reappointment on the Planning Commission for 2026.

Adjournment: 8:00 pm

Lisa L. Schaaf