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
September 10, 2026 — 6:30 PM

Meeting Minutes

Call to Order — The City of Tybee Island City Council held a regular city council meeting on Thursday, September 10, 2026, 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 Michael "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, and City Attorney Tracy O'Connell were present.

Invocation — The invocation was led by **Mayor West.**

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

Consideration of Approval of Agenda

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

Recognitions

- Pam Helton, Georgia Municipal Association — Harold F. Holtz Training Institute Certificate Presentation

  Councilmember Williams was presented with the Certificate of Recognition for completing 42 training hours. Mayor West was presented with the Certificate of Recognition for completing 72 training hours.

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes — August 27, 2026
- Fire Rescue Knox Box Program Agreement
- Wholesale Account Agreement for Electrolyte Drink Mix
- Project Cooperation Agreement with U.S. Army Corps of Engineers
- Purchase Authorization of Technology Infrastructure

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Certified City of Ethics

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Consideration of Resolutions

- Resolution 2026-14 — Supporting Protections for the Blake Plateau

  Councilmember Williams a motion to approve Resolution 2026-14. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

City Manager Report

City Manager Bret Bell provided high-level updates about the Memorial Park master plan process, beach renourishment status, wayfinding signage system, new fire station development, and short-term rental ordinance implementation.

Consideration of Approval of Consent Agenda

Councilmember Hosti made a motion to approve the consent agenda. **Councilmember Jackson** seconded the motion. **Motion passed unanimously.**

Public Comment

- **Patricia Leiby, Dee Matkowski, Nancy DeVetter, Renee LaSelle, Dawn Shay**, and **Mariah Goforth** expressed support for elements of the revised Tybee Island Maritime Academy conceptual site plan resolution, commending the city council for acknowledging the Memorial Park Master Plan Committee's recommendations.
- **Anita Schrimsher** and **Jan Will** spoke in opposition to the Tybee Island Maritime Academy conceptual site plan resolution.

Public Hearings

- Special Review: Dune Bulkhead - 2 8TH Lane - R-2 - 40006 03010– Michael Bono (Mack Howell)

  Community Development Director Patricia Sinel provided an overview of the special review request. The applicant is requesting special review approval to construct a bulkhead (retaining wall) at the toe of the dunes to prevent further dun encroachment. The 115 linear foot retaining wall would match one approved and constructed at the adjoining property at 3 8th Place in 2023. The area landward of the proposed retaining wall will be planted with native grasses and irrigated. Total impacts to the toe of dune setback include 225 square feet of retaining wall. The Planning Commission voted unanimously to recommend approval with the condition that piles will be deconflicted/shortened as necessary as to not impact the sanitary sewer main that runs along the rear of the property.

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Public Comments

Danny Bostwik, a neighboring property owner, requested that the applicant be legally required to haul away all excavated sand from the new project rather than stockpiling it and causing drainage issues.

Mayor and City Council Considerations

Councilmember Hosti made a motion to approve the special review request with the following conditions:

- The property owner must remove the stockpiled sand from the prior project and restore the lot to its original grade and elevation.
- The placement of the bulkhead must be staggered to ensure it does not interfere with the sanitary sewer line running through the dune system.
- A comprehensive drainage plan must be submitted to the city prior to the permit issuance.

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

- Special Review: Home Occupation - 6 6TH Avenue - 40003 08006 - R-1-B - Dana Danielson

  Community Development Director Patricia Sinel provided an overview of the special review request. The applicant is requesting special review approval for "Healing Arts Client Sessions" in her home studio. The applicant is a licensed massage therapist with an active license in the State of Georgia. The applicant intends to see one client at a time, expecting three to four clients a week for sessions 60-90 minutes in duration. The Planning Commission recommended approval with a 5-1 vote. Staff also recommends approval for the home occupation with the conditions that the clientele is limited to no more than one client on premises at a time, all home occupation parking is on-site, and therapy operations are no more than 12 hours a week, provided all other requirements of Section 3-170 Home occupations and home business offices are met.

  Public Comment

  Neighboring property owner, **Renee LaSelle**, spoke in support of the home occupation.

  Mayor and City Council Considerations

  Councilmember Hosti made a motion to approve the special review request with staff conditions, except for the 12-hour weekly limit. **Motion died for lack of a second.**

  Councilmember Ploughe made a motion to approve the special review request with all staff conditions. **Councilmember Sears** seconded the motion. **Motion passed unanimously.**

- Variance: Front Yard Encroachment - 17 Shirley Road - R-2 - 40006 06008 - Gerald & Melanie Padilla

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Community Development Director Patricia Sinel provided an overview of the variance requests. The applicant seeks a variance for encroachments into the front yard setback in order to increase indoor living space 190 square feet by enclosing in a screen porch and adding 98 square feet of open deck. The applicant states the reason for the variance is the entry door does not have enough clearance to open all the way and space is not large enough for assisted devices. The addition of a pervious paver walkway in the front will reduce the required green space in the setbacks by 0.5%. The Planning Commission recommended approval by a 4-3 vote.

Mayor and City Council Considerations

Councilmember Williams made a motion to deny the variance requests. **Councilmember Sears** seconded the motion. **Councilmember Williams, Jackson,** and **Sears** voted in favor of the motion. **Councilmember Hosti** and **Hale** voted against the motion. **Councilmember Ploughe** abstained. **Motion passed 4-2.**

- Major Subdivision with Variances – 104 17th Street- 40008 18001 - C-1 – Southern Belle Rentals, LLC (Walt Freeman)

  At the request of the applicant, this public hearing item was tabled until the October 8, 2026, city council meeting.

Consideration of Ordinances and Resolutions

- Second Reading and Adoption of Ordinance 2026-05 — Amending Code Section 58-179, "Regulatory Fees"

  *Councilmember Ploughe recused himself from this discussion and consideration related to short-term rentals due to a potential conflict of interest.

  Councilmember Sears made a motion to approve Ordinance 2026-05. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

  *Councilmember Ploughe returned to the dais.

- Resolution 2026-16 — Tybee Island Maritime Academy Conceptual Site Plan

  Councilmember Ploughe made a motion to approve Resolution 2026-16, as revised and provided during the council meeting. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**

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Executive Session

No executive session was taken.

Adjournment

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

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City of Tybee Island

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Brian West, Mayor

Attest:

_____

Fabian Mann, Jr., City Clerk