**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**
**June 11, 2026 — 6:30 PM**

**Meeting Minutes**

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**Call to Order** — The City of Tybee Island City Council held a regular city council meeting on Thursday, June 11, 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, City Attorney Edward Hughes, and City Attorney Tracy O'Connell were present.

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**Invocation —** The invocation was led by **Sue Bentley.**

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

**Consideration of Approval of Agenda**

Councilmember Sears expressed his opposition to the inclusion of Item 3 ("Site Plan and Variance: Mixed Use Structure - 103 Byers Street . . .) on the agenda. He cited the City's code that prohibits the acceptance of the same variance application within six months following a denial.

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

**Consideration of Items for Consent Agenda**

- City Council Regular Meeting Minutes — May 28, 2026
- North End Sanitary Sewer Closeout Contract Modification
- Marine Science Center Restroom Project
- Resolution 2026-09, Ratifying the Approval of a Revenue Refunding Bond Issued by the Tybee Island Building & Public Facilities Authority to Refinance the City's Water and Sewer Revenue Bond, Series 2024
- Resolution 2026-10, Authorizing Extension Agreements with Storm Debris Removal Contractors

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**Consideration of Commission Appointments**

- Appointment of One (1) Commissioner to the City of Tybee Island's Ethics Commission

| | Ben Goggins | Nadine Neville-Turpin | Charles Powell | Marie Rodriguez-Beebe |
|---|---|---|---|---|
| Hosti | | | X | |
| Hale | X | | | |
| Jackson | | | X | |
| Ploughe | X | | | |
| Sears | X | | | |
| Williams | | | X | |
| West | | | X | |

Charles Powell was appointed to fill the Ethics Commission vacancy, expiring February 2028.

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**Citizens to be Heard**

- Shirley Wright — "Residents and Tourism"

  Shirley Wright, Chair of Forever Tybee, introduced a new program funded by Forever Tybee aimed at creating a compensation fund for residents affected by nuisances caused by short-term rentals. Mrs. Wright emphasized the importance of community support and the need for a structured approach to address short-term rental challenges.

- Marie Rodriguez-Beebe — "Tybee Prom"

  Marie Rodrigues-Beebe spoke about the Tybee Prom, a fundraising event for the Humane Society for Greater Savannah. The event is scheduled for July 18 at the American Legion with a "Great Catsby" theme.

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**Public Comments**

- **Julia Pearce** addressed the Mayor and City Council regarding the Lazaretto Healing Monument, commemorating the history of enslaved people who were brought to Tybee Island.

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**Consideration of Approval of Consent Agenda**

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

**Public Hearings**

- Site Plan and Variance: Mixed Use Structure - 103 Byers Street (Vacant)-40026 01005-C-2–You & Me Investments, LLC (Regina & Twila Bryan)

  Community Development Director Patricia Sinel introduced the request and provided an overview. The applicants seek site plan approval for the mixed-use structure to be used for retail, business, and multi-family housing units with a variance for parking. The applicant is no longer requesting to use the city's right of way for golf cart parking to serve these uses. Instead, the applicant proposes to purchase five City of Tybee parking passes annually to closely support minimum parking requirements. This submittal reflects an updated parking plan for the variance requested, as part of an updated site plan. The location of the 30' live oak was verified to be located west of the previously determined location. The Planning Commission recommended approval 4-1.

  Public Comments

  **Twila Bryan**, site plan and variance request applicant, emphasized the project's focus on job creation and sustainability. Bryan noted that the proposed improvements would address parking concerns and improve accessibility for patrons.

  **Mark Boswell**, project engineer, explained the golf cart parking plan.

  Mayor and Council Considerations

  **Councilmember Hosti** made a motion to approve the site plan and variance request. **Councilmember Hale** seconded the motion. Councilmember Williams stated for the record that her vote was based on the petition, not whether or not the petition should be on the agenda. **Councilmember Hosti, Hale, Jackson, Williams**, and **Ploughe** voted in favor of the motion. **Councilmember Sears** voted against the motion. **Motion passed 5-1.**

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- Site Plan With Variance: Site Improvements - 1315 Chatham Ave (AJ's Restaurant) – 40011 09010-1315 Chatham LLC (Bob Turner) (Andy Lynch, AIA)

  *Councilmember Hale recused himself from the discussion and consideration due to a financial conflict of interest.

  Community Development Director Patricia Sinel introduced the request and provided an overview. The applicant seeks a site plan approval for the expansion of an existing restaurant. The applicant is also requesting a variance for a front yard setback encroachment for a covered open entrance (entry pavilion and loggia). The Planning Commission voted to recommend approval of the new site plan by a vote of 5-0 and for a modified variance of 10' encroachment into the front yard setback by a vote of 3-2.

Public Comments

**Andy Lynch,** project architect, explained the owner's intent to enhance the restaurant's facilities to ensure code compliance, ADA accessibility, and overall safety. He also discussed the importance of separating pedestrian access from vehicle traffic, proposing a walkway to improve safety and accessibility for patrons.

**Bob Turner**, restaurant owner, noted that the project would not increase the restaurant's seating capacity beyond the existing occupancy of 184.

**Michael Bodine** expressed support for the project, citing its social value.

Mayor and Council Considerations

**Councilmember Hosti** made a motion to approve the site plan and variance request. **Councilmember Jackson** seconded the motion.
**Councilmember Williams** made a motion to amend the motion, separating the site plan and variance request considerations. **Councilmember Sears** seconded the motion. **Councilmember Williams, Sears, and Ploughe** voted in favor to amend the motion.
**Councilmember Williams** made a motion to approve the site plan. **Councilmember Hosti** seconded the motion. **Motion passed unanimously.**
**Councilmember Williams** made a motion to deny the vertical variance for a front yard encroachment into the setback while allowing the walkway. **Councilmember Sears** seconded the motion.
**Councilmember Williams** and **Sears** voted in favor of the motion. **Councilmember Jackson, Hosti, and Ploughe** voted against the motion. **Motion failed 3-2**.
**Councilmember Ploughe** made a motion to approve the variance with a 10-foot setback.
**Councilmember Hosti** seconded the motion. **Councilmember Ploughe, Hosti, Jackson,** and **Sears** voted in favor of the motion. **Councilmember Williams** voted against the motion. **Motion passed 4-1.**

*Councilmember Hale returned to the dais.

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## Consideration of Agreements and Expenditures

- Nonprofit Grant Program Funding Awards

**Councilmember Williams** made a motion to approve the funding awards as presented.
**Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

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## Consideration of Ordinances and Resolutions

- Ordinance 2026-02 (Second Reading and Approval), City of Tybee Island, Georgia Annual Operating Budget for Fiscal Year 2027

**Councilmember Hosti** made a motion to approve the second reading of Ordinance 2026-02. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

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**Executive Session**

**Councilmember Hosti** made a motion to move into executive session regarding real estate and personnel. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

**Councilmember Hosti** made a motion to return to the regular meeting from an executive session. **Councilmember Ploughe** seconded the motion**. Motion passed unanimously.**

A motion was made to increase the city manager's salary to $185,000.00. **Motion passed unanimously.**

**Adjournment**

**Councilmember Hosti** 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**