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
August 27, 2026 — 6:30 PM

Meeting Minutes

Call to Order — The City of Tybee Island City Council held a regular city council meeting on Thursday, August 27, 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.

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

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 Jackson** seconded the motion. **Motion passed unanimously.**

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes — August 13, 2026
- Special Event Alcohol License: Pirates Fest 2026
- Skidaway Institute Beach and Dune Monitoring Contract Renewal
- Resolution 2026-15 — Interagency Council on Homelessness

Consideration of Approval of Consent Agenda

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

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Certified City of Ethics

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Public Comment

- Consultants from **CHA Consulting, Inc.** provided an update regarding the placement of Tybee Island Maritime Academy in Memorial Park as part of the Park's master plan process.
- **Pat Leiby, Ginny Genco, Beth Reed, Jan Will, Dawn Shay, Suzanne Heck, Anita Schrimsher, Marianne Bramble, Bob Matkowski, Dee Matkowski, Anna Butler,** and **David Roberts** spoke in opposition of Resolution 2026-16 (Tybee Island Maritime Academy Site Plan), citing Memorial Park access restrictions for residents and offering alternative layouts and sites.
- **Jim Harrah, Roger Huff, Mike Lynch, Sue Jackson, Ashlee Hill,** and **Nancy DeVetter** spoke in favor of Resolution 2026-16 (Tybee Island Maritime Academy Site Plan).

Public Hearings

- Text Amendment: Update to Article 4 -Zoning Districts, Section 4-051 – Short Term Rentals – City of Tybee Island (Second Reading)

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

  Community Development Director Patricia Sinel provided an overview of the proposed short-term rental ordinance changes and the history of the ordinance's development.

  Public Comments

  Jim Harrah, Becky West, Tony Vasquez, Roger Huff, Tanya Huff, Mike Lynch, Ashley Suttle, Sue Jackson, James Hall, Marianne Bramble, Corey Kessler, Bill Anderson, Ginny Willett, Paula Crow, Keith Gay, and **John Byrne** expressed support for the text amendment and its passage.

  Dawn Shay, Doug McKay, Anita Schrimsher, Kathy Cheek, Dee Matkowski, Bob Matkowski, and **Anna Butler** spoke in opposition to elements of the proposed text amendment.

  Mayor and City Council Considerations

  Councilmember Hale made a motion to approve the ordinance as presented with the changes in green and yellow. **Councilmember Hosti** seconded the motion. **Councilmember Hale, Hosti,** and **Jackson** voted in favor of the motion. **Councilmember Williams** and **Sears** voted against the motion. **Motion passed 3-2.**

  Councilmember Williams made a motion to amend the ordinance to include a "window or at least another means of egress" in the definition of a bedroom. **Motion withdrawn.**

  Councilmember Williams made a motion to amend the sectors in the ordinance to include the east side of Lovell Avenue in sector two. **Councilmember Sears** seconded the motion. **Councilmember Williams and Sears** voted in favor of the motion. **Councilmember Jackson, Hosti, and Hale** voted against the motion. **Motion failed 3-2.**

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Councilmember Williams made a motion to amend the sign requirements to require only the non-emergency police number on the short-term rental signs. **Councilmember Sears** seconded the motion. **Councilmember Williams and Sears** voted in favor of the motion. **Councilmember Jackson, Hosti, and Hale** voted against the motion. **Motion failed 3-2.**

Councilmember Williams made a motion to amend the caps for sectors one and two to 25% and sectors three and four to 40%. **Councilmember Sears** seconded the motion. **Councilmember Williams and Sears** voted in favor of the motion. **Councilmember Jackson, Hosti, and Hale** voted against the motion. **Motion failed 3-2.**

Councilmember Hale made a motion to set the effective date of the ordinance as January 1, 2027. **Councilmember Hosti** seconded the motion. **Councilmember Hosti, Jackson, Sears, and Hale** voted in favor of the motion. **Councilmember Williams** voted against the motion. **Motion passed 4-1.**

Consideration of Local License Requests and Applications

*Councilmember Ploughe returned to the dais.

- Entertainment License: Carbo House, LLC

  Councilmember Williams made a motion to approve the entertainment license with the condition that radio or recorded music would be allowed beginning at 7:00 AM, but live music and all other forms of entertainment would not begin until 10:00 AM. **Councilmember Jackson** seconded the motion. **Motion passed unanimously.**

Consideration of Agreements

- Takeoff Drone as First Responder (DFR) Program Agreement

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

Consideration of Ordinances and Resolutions

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

- Second Reading and Adoption of Ordinance 2026-04 — Amending Code Section 43-1, "Administrative Civil Penalties"

  Councilmember Hosti made a motion to approve Ordinance 2026-04. **Councilmember Williams** seconded the motion. **Motion passed unanimously.**

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

  Councilmember Hosti made a motion to approve the first reading of Ordinance 2026-05. **Councilmember Sears** 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 table Resolution 2026-16 until the September 10, 2026, council meeting; request city staff to arrange and hold an additional Memorial Park Master Planning Committee meeting by September 3, 2026, to discuss and submit recommendations to council to be included in the packet for the September 10, 2026, council meeting; and hold a workshop discussion prior to the September 10, 2026, council meeting for an open discussion as a group regarding Council's interests and expectations on the placement of Tybee Island Maritime Academy in Memorial Park. **Councilmember Jackson** seconded the motion. **Councilmember Ploughe, Jackson, Sears, Hale, and Williams** voted in favor of the motion. **Councilmember Hosti** voted against the motion. **Motion passed 5-1.**

Executive Session

Councilmember Hosti made a motion to move into executive session regarding real estate. **Councilmember Ploughe** 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.**

Adjournment

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

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Brian West, Mayor

Attest:

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Fabian Mann, Jr., City Clerk

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