PLANNING COMMISSION
Ted Franks
Mack Kitchens
Robert J. Matkowski
Elaine McGruder
Lynn Moody
Ron Rimawi
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
February 23, 2026 – 6:30 pm
Minutes of Meeting

Chair Elaine McGruder called the meeting to order at 6:30pm, February 23, 2026. Planning Commission members in attendance were **Ted Franks, Mack Kitchens, Robert Matkowski, Lynn Moody, Ron Rimawi,** and **Marie Rodriguez-Beebe**. Staff members in attendance were **Patricia Sinel**, **Lisa L. Schaaf,** and **Fabian Mann**.

Opening Ceremonies: Pledge of Allegiance

Planning Commission Oath:
Administered by Fabian Mann, City of Tybee Island Clerk of Council

- Mack Kitchens: one-year term ending January 31, 2027.
- Ted Franks: two-year term ending January 31, 2028.
- Lynn Moody: two-year term ending January 31, 2028.
- Elaine McGruder: two-year term ending January 31, 2028.
- Marie Rodriguez-Beebe: two-year term ending January 31, 2028.

Elections:
Patricia Sinel asked Planning Commissioner to nominate a Chair for a one-year term. **Lynn Moody** nominated **Elaine McGruder. Mack Kitchens** seconded. The vote for **Elaine McGruder** for Chair was unanimous. **Patricia Sinel** requested the Planning Commissioners to nominate a Vice Chair for a one-year term. Lynn Moody nominated **Bob Matkowski. Bob Matkowski** declined the nomination. **Elaine McGruder** nominated **Ron Rimawi** for Vice Chair. **Lynn Moody** seconded. The vote for **Ron Rimawi** as Vice Chair was unanimous.

Consideration of Minutes for January 26, 2026. **Ron Rimawi** made a motion to approve. **Bob Matkowski** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business. There was none.

New Business:

Variance: Encroachment into required front setback - 1415 6th Avenue - 40011 07006 - R-2 – Linda R. Ainsworth/Virginia Addicott. (Applicant has requested to table to 3/23/2026).

Patricia Sinel stated that the applicants are not in town and asked to be continued until March 23, 2026, Planning Commission meeting. **Marie Rodriguez-Beebe** made a motion to continue till the March 23, 2026, Planning Commission meeting. **Bob Matkowski** seconded. The motion to continue was unanimous.

Special Review: Extension and rebuild of dune crossover – 11th Terrace HOA – R-2 - Elizabeth Hamrick (HOA Representative).

Patricia Sinel stated this is for the replacement and extension of a dune crossover. The applicants have an existing crossover in the R-2 zoning district. The use is not permitted by right as crossovers and expansions to crossovers require a special review approval. The existing crossover ends in the dunes. The proposed crossover adds about ninety feet and takes it past the dune system and ends just before the beach, which is consistent with most of the dune crossovers in this area. **Elizabeth Shan Hamrick**, who lives at 1 11th terrace, and is the project liaison for the 11th Terrace HOA. She stated she appreciates the planning commissions consideration. **Jason Ball,** who lives at 4 Cedar view Court, Savannah, and he is with Ball Maritime Group. He stated the side stairs will be put back in same place and same footprint. **Brian Shields**, who lives at 5 11th Terrace, stated he is with the 11th Terrace HOA and is concerned about how the work will affect the flooding that sometimes happens on that street and he is against the new crossover. **Mack Kitchens** made a motion to approve with staff conditions. **Ted Franks** seconded. The motion to approve was unanimous.

Map Amendment: rezone from R-T to C-1 - 2 Second Street - 40004 03011 – R-T – David E. Lane (Owner)/Left Lane Development (Developer).

Patricia Sinel stated this is a Restaurant/Private beach club that will be for members only. The C-1 zone will allow this restaurant use. This property is also in the Comprehensive Plan Character Area of Commercial Gateway. **Staff** recommends approval with conditions. **Derrick Le**, address is 700 Drayton Street, Savannah stated this development will give land value. He stated they will also hire local employees and partner with local business for events for their guests. **Robert Matkowski** made a motion to deny. **Mack Kitchens** seconded. Voting against the motion to deny were **Ted Franks, Marie Rodriguez-Beebe** and **Lynn Moody.** Voting for the motion to deny were **Mack Kitchens, Robert Matkowski,** and **Ron Rimawi. Elaine McGruder** voted against the motion to deny. The motion failed. **Lynn Moody** made a motion to approve. **Ted Franks** seconded. Voting against the motion to approve were **Mack Kitchens, Robert Matkowski,** and **Ron Rimawi.** Voting for the motion to approve were, **Ted Franks, Marie Rodriguez-Beebe** and **Lynn Moody. Elaine McGruder** voted for the motion to approve**.** The Motion to approve passed 4 to 3.

Variance: Relief from parking standards - 2 Second Street - 40004 03011 – R-T – David E. Lane (Owner)/Left Lane Development (Developer).

Lynn Moody made a motion to approve. Ted Franks seconded. Voting against the motion to approve were **Mack Kitchens** and **Robert Matkowski.** Voting for the motion to approve were **Ted Franks, Marie Rodriguez-Beebe, Lynn Moody** and **Ron Rimawi.** The motion to approve passed 4 to 2.

Site Plan: Commercial development for a private restaurant – 2 Second Street -40004 03011 – R-T – David E. Lane (Owner)/Left Lane Development (Developer).
Staff recommends approval. **Lynn Moody** made a motion to approve. **Ted Franks** seconded. Voting against the motion to approve were **Mack Kitchens, Ron Rimawi** and **Robert Matkowski.** Voting for the motion to approve were **Ted Franks, Marie Rodriguez-Beebe, Lynn Moody** and **Elaine McGruder.** The motion to approve passed 4 to 3.

Conveyance: Request by the Tybee Post Theater to acquire an approximately 700-square foot section of the Solomon Avenue right of way - 10 Van Horn – 40003 09006 – R-T – City of Tybee Island.
Patricia Sinel stated the theater is requesting this roughly 700 square feet to eventually tie into an extended parking area. Any future development/redevelopment of this site will require site plan approval. This property itself is undevelopable and does not meet any site minimum requirements. The city has no future plans for this property. **Evan Getts**, who lives at 116 Hope Lane, stated they want to use this area eventually for parking. **Robert Matkowski** made a motion to deny. There was no second, motion to deny failed. **Lynn Moody** made a motion to approve. **Marie Rodriguez-Beebe** seconded. The motion to approve was unanimous.

Director's Report:
Patricia Sinel stated the map amendment for the 36 acres accredited section of unplatted property has been withdrawn from the agenda. The conveyance for the Lazaretto creek project will be tied into the abandonment documentation which will be addressed at a later City Council meeting. The text amendments for the Land Development Code second reading will go to City Council on March 12, 2026, with the map and text amendments for the local historic district going March 12, 2026, for the first reading(text amendment).

Adjournment: 8:30 pm

Lisa L. Schaaf