MAYOR
Brian West

MAYOR PRO TEM

CITY COUNCIL
Nick Hale
Spec Hosti
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
January 8, 2026 — 6:30 PM

Meeting Synopsis

Call to Order — The City of Tybee Island City Council held a regular city council meeting on Thursday, January 8, 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. Councilmember Nick Hale, Councilmember Michael "Spec" Hosti, 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.

Consideration of Approval of Agenda

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

Consideration of Items for Consent Agenda

- City Council Special Called Meeting Minutes — November 25, 2025
- City Council Regular Meeting Minutes — December 11, 2025
- Approval of Alcohol License Renewal Requests for Calendar Year 2026
- Approval of Entertainment License Renewal Requests for Calendar Year 2026
- Countywide Canal Maintenance Program Intergovernmental Agreement

Consideration of Approval of Consent Agenda

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

Consideration of Appointments

- **Councilmember Williams** made a motion to appoint Councilmember Ploughe as mayor pro tem. **Councilmember Sears** seconded the motion. Councilmember Ploughe declined the appointment. **Motion died.**

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Councilmember Jackson made a motion to appoint Councilmember Hosti as mayor pro tem. **Councilmember Hale** seconded the motion. **Councilmember Jackson, Hale, Hosti, and Ploughe** voted in favor of the motion. **Councilmember Williams and Sears** voted against the motion. **Motion passed by a vote of 4-2**.

- **Elaine McGruder, Lynn Moody, Mack Kitchens, Marie Beebe-Rodriguez, and Theodore Franks** were appointed to the Planning Commission.

- **Jim Harrah, Ron Rimawi, Dee Matkowski, Alan Robertson, Tim Butler, Anna Butler, Cara Cole, Jack Long, Elaine McGruder, and Victor Genco** were appointed to the Comprehensive Plan Stakeholder Committee.

Public Hearings

- Private Parking Lot Annual Renewals

Councilmember Ploughe made a motion to approve the six private parking lot licenses for 65 days as defined in the memorandum, including special events, holidays, and weekends from St. Patrick's Day to Labor Day. **Councilmember Hosti** seconded the motion. **Motion passed unanimously**.

- Variance: Setback Encroachments - 8 Driftwood Court - 40002 24025 -PUD -John & Kelly Meier

Councilmember Williams made a motion to approve the side yard setback conditional on the mechanicals being moved west, completely out of the toe of the dune. **Councilmember Sears** seconded the motion. **Motion passed unanimously.**

Councilmember Hosti made a motion to approve the front variance with an eight-and-a-half-foot front setback. **Councilmember Jackson** seconded the motion. **Motion passed unanimously.**

Councilmember Hosti made a motion to approve a variance up to the shore protection act jurisdiction line. No second to the motion was offered. **Motion died.**

Councilmember Williams made a motion to deny the variance for the toe of dune setback. **Councilmember Sears** seconded the motion**. Councilmember Williams, Sears, and Jackson** voted in favor of the motion. **Councilmember Hale, Ploughe, and Hosti** voted against the motion. **Mayor West** also voted against the motion. **Motion failed by a vote of 4-3.**

Councilmember Hosti made a motion to approve a variance up to the shore protection act jurisdiction line. **Councilmember Hale** seconded the motion. **Councilmember Hosti and Hale** voted in favor of the motion. **Councilmember Ploughe, Williams, Jackson, and Sears** voted against the motion. **Motion failed by a vote of 4-2.**

Councilmember Ploughe made a motion to allow use up to five feet, half of Tybee's ten-foot setback use, of the rear property line. **Councilmember Hosti** seconded the motion. **Councilmember Ploughe, Hosti, Hale, Jackson, and Sears** voted in favor of the motion. **Councilmember Williams** voted against the motion. **Motion passed by a vote of 5-1.**

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Consideration of Resolutions

- **Councilmember Ploughe** made a motion to approve Resolution 2026-01 with the addition of the words, "email address," in the third whereas clause before the words, "verified signatures." **Councilmember Hosti** seconded the motion. **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

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