PLANNING COMMISSION
Anna Butler
Beau Livingston
Robert J. Matkowski
Elaine McGruder
Ron Rimawi
David Roberts
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
May 19, 2025 – 6:30 pm
Minutes of Meeting

Chair Elaine McGruder called the meeting to order at 6:30pm, May 19, 2025. Planning Commission members in attendance were **Anna Butler, Beau Livingston, Robert Matkowski, Ron Rimawi, Marie Rodriguez-Beebe** and **David Roberts**. Staff in attendance were **Patricia Sinel** and **Lisa Schaaf**.

Opening Ceremonies. Pledge of Allegiance

Consideration of Minutes for April 21, 2025**, Marie Rodriguez-Beebe** made a motion to approve. **Anna Butler** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business. There was none.

New Business:
Variance: encroachment into front setback – 1711 Butler Avenue – Zone C-1 – 40009 02002 – Anthony Sapone.
Patricia Sinel stated the applicant is requesting a variance for a front setback encroachment. The majority of this non-conforming structure is in a required setback. The applicant has removed an overhang, about 45 square feet, from the city right-of-way. The applicant is proposing a deck along the top of the front second floor flat roofs, crossing over where the stairs were located, an additional encroachment into the front setback. Staff recommends denial. The applicant, **Anthony Sapone,** who lives at 112 Sea Lane, stated that when they took off the part of the overhang in the city right-of-way, they discovered original flat roof decks inside of the peak roofs. The front stairs were non-conforming, not to code, and could not be saved. The applicant stated they will keep the flat roofs and requested to add a deck going across the second floor front to provide emergency access from the second floor and in keeping with the historic look of the house.

David Roberts made a motion to approve conditioned on the addition of an approved method of egress from front deck. **Marie Rodriguez-Beebe** seconded. Voting against were **Anna Butler, Ron Rimawi** and **Bob Matkowski**. Voting in favor were **Beau Livingston**, **Marie Rodriguez-Beebe,** and **Elaine McGruder**. The motion to approve passed 4 to 3.

Map Amendment: zoning change from R-2 to R-T – 1800 Block of Butler Avenue, specifically:

a. **1803 Butler Avenue – Pelican Landing of Tybee LLC – 40009 08008**
b. **1804 Butler Avenue – Ginny and Joey Murphy – 40009 06010**
c. **1806 Butler Avenue – Scott Center – 40009 06026**
d. **1807 Butler Avenue – TB1807 LLC – 40009 08006**
e. **1809 Butler Avenue – Michael Manucy – 40009 08005**
f. **1810 Butler Avenue – DFC Real Estate LLC – 40009 07004**
g. **1812 Chatham Avenue – Willie and Shelly Fields – 40009 08004A**
h. **1813 Butler Avenue – Barney Portman – 40009 08004B**

Patricia Sinel stated this is the 1800 block of Butler Avenue. There are 15 properties that front on this portion of Butler Avenue. This map amendment is for eight of those properties to rezone from R-2 to R-T. This request could negatively impact the seven adjacent properties on this block who did not request this change. The result would be a non-continuous two-zone mix of R-2/R-t. Staff recommendation denial. The applicant and attorney representing the property owners and himself, **Willie Lamar fields**, who lives at 1812 Chatham Avenue, approached the Planning Commission. By rezoning to R-T, the existing short terms rentals could be passed down to families. He stated his purpose is to pass this property onto his kids and afford to pay the property taxes and insurance on the property. He stated there were some property owners he could not get a hold of but the majority of the properties on this portion of Butler Avenue are in favor of this change. **Dawn Shay**, who lives at 4 Billfish Lane, approached the Planning Commission. She stated this would not be a good idea and she is against it. **Tim Brady**, who lives at 1807 Butler Avenue, approached the Planning Commission. He stated that they need this change and hope the Planning Commission approves. **Anna Butler** made a motion to deny. **Bob Matkowski** seconded. Motion to deny was unanimous.

Director's report:

Adjournment: 8:00 pm

Lisa L. Schaaf