PLANNING COMMISSION
Anna Butler
Beau Livingston
Robert J. Matkowski
Elaine McGruder
Michelle Nooney
David Roberts
Marie Rodriguez-Beebe

CITY MANAGER
Bret Bell

COMMUNITY DEVELOPMENT DIRECTOR
Patricia Sinel

CITY ATTORNEY
Edward M. Hughes/ Tracy O'Connell

Planning Commission Meeting
MINUTES
December 16, 2024

Chair Elaine McGruder called the meeting to order at 6:30PM, December 16, 2024. Planning Commission members in attendance were **Anna Butler**, **Marie Rodriguez-Beebe, Beau Livingston, Robert Matkowski, Michelle Nooney** and **David Roberts**. Staff in attendance were **Patricia Sinel** and **Lisa Schaaf**.

Opening Ceremonies. Pledge of Allegiance

Consideration of Minutes for November 18, 2024**,** meeting minutes. **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

PLAN APPROVAL: proposed placement of utility cabinet and related equipment-78 Van Horn Avenue – 40021 05002 – Zone R-1/NEP -Go-Broadband on behalf of Live Oak Fiber, LLC.

Patricia Sinel stated this is a site plan for the placement of a fiber hub distribution utility cabinet, enclosure, and related equipment. The site area is twelve by twenty eighty feet. The project location is at the public safety building property. This site was determined by City Staff, including the Public Works Director, as being the best site for this utility cabinet. The zoning is R-1 which does allow by right public utility structures and facilities. However, being in the north end parks and public overlay district requires any new use or change of use requires site plan review. The comprehensive plan talks about the city being limited in space and Tybee Island should continue to monitor internet speeds and services and continue to promote its broadband accessibility. Live Oak is a broadband, fiberoptic, internet service provider. The contract for broadband throughout the entire Island and fiber optics being located in all the right of ways was approved by City Council in November. This cabinet will be inside what is already the generator enclosure. Staff is recommending approval with conditions. **Staff** approves with recommendations. **Wood Ford**, 5 Marsh Island Lane, and **Tucker Hickey,** 808 Glauchester Street approached the Planning Commission and stated the enclosure is already six feet high and we have looked into eight-foot fencing as well with the razor wire. We are flexible with what the commission recommends for height. **Marie Rodriguez-Beebe** made a motion to approve the staff's six recommended conditions (attached). **Robert Matkowski,** seconded. The motion to approve was unanimous, 6-0.

LLC (Walter Freeman).18001 SITE PLAN APPROVAL WITH VARIANCE: addition of driveway -104 17th Street -40008 -Zone C-1 - Southern Belle,

Patricia Sinel stated this site plan with variance is to modify driveway access on Seventeenth Street for the end unit. This Site Plan was denied by the City Council on November 14, 2024. The determination made was the fourth driveway requires a variance. The applicant has resubmitted this time with a variance for the fourth driveway. The initial plan had driveway from the third unit's driveway. But since then, that was found to be not feasible for access and so the applicant is asking for driveway access from Seventeenth. There are five marked parking spaces along the right-of-way. Prior to construction of this site there were not any marked parking spaces on Inlet or on Seventeenth. This driveway will remove one of the planned parking spaces. For every dwelling unit, the Land Development Code requires at least two off-street parking spaces per unit. For this project, there are eight required parking spaces. This driveway is twenty-five feet from an intersection. **Staff** recommends approval with recommendations (65% greenspace requirement will be met. A curb cut permit will be required. Applicant will need to submit updated civil (drainage) plans.) **Stephanie Avitable**, 209 Bailee Avenue approached the Planning Commission and stated she is here on behalf of Walt Freeman the applicant. **Robert Matkowski** made a motion to Deny. There was no second motion failed. **David Roberts** made a motion to approve with conditions, as recommended by staff (attached). **Marie Rodriguez-Beebe** seconded. Voting in favor were **Marie Rodriguez-Beebe, David Roberts,** and **Michelle Nooney.** Voting against were **Anna Butler, Robert Matkowski** and **Beau Livingston. Chair Elaine McGruder** voted in favor to break the tie. The motion to approve was 4-3.

Adjournment: 8:00 pm

Lisa L. Schaaf