**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
## May 11, 2026 – 6:30 pm
## Minutes of Meeting

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**Chair Elaine McGruder** called the meeting to order at 6:30pm, May 11, 2026. Planning Commission members in attendance were **Ted Franks, Mack Kitchens, Lynn Moody, Ron Rimawi,** and **Marie Rodriguez-Beebe**. Commission member **Robert Matkowski** was absent. Staff members in attendance were **Patricia Sinel**, **Lisa L. Schaaf** and **Walter Hattrich.**

**Opening Ceremonies:** Pledge of Allegiance

**Consideration of Minutes** for April 20, 2026. **Marie Rodriguez-Beebe** made a motion to approve. **Ron Rimawi** seconded. The vote to approve was unanimous.

**Disclosures/Recusals:** none

**Old Business:** none

**New Business:**
**Site Plan and Variance: Mixed use structure - 103 Byers Street (vacant)-40026 01005-C-2–You & Me Investments, LLC (Regina & Twila Bryan).**
**Patricia Sinel** stated this will be a three-story structure, two stories will be office and retail with the third story as residential. The site plan is a new submittal, with site changes, with more parking. **Marie Rodriguez-Beebe** made a motion to approve. **Lynn Moody** seconded. Voting for the motion to approve were **Ted Franks, Lynn Moody, Ron Rimawi,** and **Marie Rodriguez-Beebe.** Voting against the motion to approve was **Mack Kitchens. Motion to approve the site plan and variance passed 4 to 1.**

**Site Plan with Variance: Site Improvements - 1315 Chatham Ave (AJ's Restaurant) – 40011 09010-Bob Turner (Andy Lynch, AIA).**
**Patricia Sinel** stated this project is for remodeling and updating the existing restaurant with a variance for a covered entrance in the front setback.

**Rodriguez-Beebe** made a motion to continue both the site plan and the variance. **Mack Kitchens** seconded. Voting for the motion to continue were **Marie Rodriguez-Beebe** and **Mack Kitchens.** Voting against the motion to continue was **Ron Rimawi, Lynn Moody** and **Ted Franks. Motion failed 3 to 2.**

**Ron Rimawi** made a motion to approve the Site Plan. **Ted Franks** seconded. The vote to approve was unanimous.

**Lynn Moody** made a motion to approve the variance, **Ted Franks** seconded. Voting for the motion to approve were **Lynn Moody** and **Ted Franks**. Voting against the motion to approve was **Ron Rimawi, Marie Rodriguez-Beebe** and **Mack Kitchens. Motion failed 3 to 2.**

**Ron Rimawi** made a motion to deny the variance. There was no second. **Motion failed**.

**Ted Franks** made a motion to approve the Variance with the condition to reduce setback encroachment to 10' in front yard. **Marie Rodriguez-Beebe** seconded. Voting for the motion was **Marie Rodriguez-Beebe, Lynn Moody** and **Ted Franks.** Voting against were **Ron Rimawi** and **Mack Kitchens. Motion passed 3 to 2.**

**Text Amendment: Update to Article 4-Zoning Districts, Section 4-051- Short Term Rentals**

**Patricia Sinel** stated this is a request to amend the Land Development Code, repeals Section 4.051 in its entirety, and will replace Sec 4-051 wholly by the proposed text amendment. City Marshal and Code Compliance Director **Walter Hattrick** introduced the proposed enforcement requirements for this STR text amendment.

**Bill Hussy**, of Mississippi stated he is for this text amendment.
**Marian Bramble**, of 215 Lovell Avenue is for this text amendment.
**Jeanne Hutton**, 1306 Venetian, was against this text amendment.
**David Roberts**, 603 6th Street, is against this text amendment.
**Jon Byrn**, 303 3rd Street, is for this text amendment.
**Ron Bosick**, 1017 Bay Street, is against this text amendment.
**Don Hicks**, 707 Jones Avenue spoke for **Collen Bozard**, 139 Lewis Avenue, who is against this text amendment.
**Valerie Rome**, 301 Lovell Avenue, is against this text amendment.
**Anita Schrimsher** is against this text amendment.

**Lynn Moody** made a motion to approve the text amendment. There was no second, **motion failed**.

**Marie Rodriguez-Beebe** made a motion to continue till the June 22 Planning Commission meeting, with a workshop in between. **Mack Kitchens** seconded. Voting for the motion was **Marie Rodriguez-Beebe, Ted Franks, Ron Rimawi and Mack Kitchens.** Lynn Moody abstained. The vote to continue was unanimous.

**Adjourned: 9:50 pm**

***Lisa L. Schaaf***