MAYOR
Brian West

MAYOR PRO TEM
Monty Parks

CITY COUNCIL
Bill Garbett
Spec Hosti
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
April 10, 2025 — 6:30 PM

Minutes of Meeting

Call to Order — The City of Tybee Island City Council held a regular city council meeting on Thursday, April 10, 2025, at 78 Van Horne Avenue, Tybee Island, GA 31328. The meeting was called to order by Mayor Brian West at approximately 6:30 PM. Mayor Pro Tem Monty Parks, Councilmember Bill Garbett, Councilmember Tony Ploughe, Councilmember Nick Sears, and Councilmember Kathryn Williams were also present. Councilmember Michael "Spec" Hosti was absent from the meeting.
Administrative Staff Attendance — City Manager Bret Bell, Assistant City Manager Michelle Owens, City Clerk Fabian Mann, City Attorney Tracy O'Connell, and City Attorney Edward Hughes were present.

Invocation — The invocation was led by **Councilmember Williams**.

Pledge of Allegiance — The pledge of allegiance was led by **Mayor West.**

Announcements

- Tybee Arts Association "Tour De Art," April 13, 2025, 12:00 PM – 5:00 PM,
- Resilient Tybee Virtual Event, April 15, 2025, 9:30 AM, CityofTybee.Org
- Tybee Island City Hall early closure on April 18, 2025, in observance of Good Friday
- Easter Sunrise Service, April 20, 2025, 6:30 AM, Tybee Island Pier
- Tybee Island Historic Trolley Tour, May 3, 2025, 9:00 AM – 1:00 PM

Consideration of Items for Consent Agenda

- City Council Regular Meeting Minutes: March 27, 2025
- National Fish and Wildlife Foundation Subawards Grants
- Visit Tybee Island Memorandum of Agreement
- United Site Services Rental Agreement
- American Red Cross Training Service Agreement

Consideration of Approval of Consent Agenda

Councilmember Parks made a motion to approve the consent agenda. **Councilmember Garbett** seconded the motion. **Motion passed unanimously.**

Public Hearings

Special Review: Extension of Dune Crossover - 2 2nd Avenue – Zone R-1-B - 40003 17012 – Mike and Angie Gochenour

Community Development Director Patricia Sinel approached the Mayor and Council and provided an overview of the dune crossover request. Dune crossovers and the extension of dune crossovers require a special review. A dune crossover is an elevated structure for pedestrian and bicycle access across an area of sand dunes. The property's current crossover ends in the dunes and an unimproved path continues to the beach. The applicants proposed two locations for the project. The north facing location is the shortest distance. The south facing location is a longer distance but provides a straight line, however this location crosses city property. The Planning Commission unanimously recommended denial of the dune crossover extension. Similarly, city staff recommend denial of the extension due to the development's impact on upcoming dune restoration projects. City staff also recommend adding conditions to maintain the dune crossover in conjunction with ongoing beach erosion and accretion if the request is granted.

Michael Johnson from Shah Architecture & Interiors spoke on behalf of the applicants. Per Mr. Johnson, the applicant is seeking an extension, because the current crossover drops in the middle of the dune field.

Councilmember Williams made a motion to deny the extension of the dune crossover. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

Site Plan with Variance: Removal of on-street parking for driveway and toe of dune setback encroachment - 2 2nd Avenue – Zone R-1-B - 40003 17012 – Mike and Angie Gochenour

Community Development Director Sinel reapproached the Mayor and Council and provided an overview of the requested variance. The variance request involves encroachment into the toe of dune buffer. According to the city's Land Development Code, any beach, dune, or vegetation disturbance and construction requires a 10-foot setback. A portion of the property falls within the toe of dune setback; therefore, any subsequent construction requires a variance. The applicants are seeking to remove the heated and cooled areas and roofing of the portion of the property which fall within the toe of dune setback to create an open porch on the first and second floors. Overall, all habitable space of the property within the toe of dune buffer are requested to be removed. Regarding the removal of on-street parking, seven total parking spaces currently exist; however, of the seven, one is substandard. The applicants requested to remove two on-street parking spaces to provide secondary driveway access and clear access into the existing driveway. The Planning Commission unanimously recommended approval of the setback encroachment variance and recommended approval (4-1) of the parking reconfiguration with the condition of the removal of only one parking space. Similarly, city staff recommended approval of both items.

Michael Johnson from Shah Architecture & Interiors spoke on behalf of the applicants. After further research, the applicants are agreeable to the Planning Commission's recommendation to remove one substandard parking space. Additionally, Mr. Johnson stated that tree density, tree mitigation, and greenspace requirements would be met upon approval.

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Councilmember Williams made a motion to approve the removal of one nonconforming parking space and approve the rear encroachment variance. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

Site Plan: Change of use - 602 E. Hwy 80 - Zone C-2 - 40003 07003 - James and Carmen Simpson

Community Development Director Sinel reapproached the Mayor and Council and provided an overview of the redevelopment site plan from an office space to a coffee shop. The proposed plan includes creating a secondary entrance. Additionally, the total interior space of the proposed coffee shop is estimated at 800 sq ft. The applicant proposes eight parking spaces which meets the city's Land Development Code requirement. The Planning Commission unanimously recommended approval of the site plan as submitted along with city staff.

Councilmember Parks made a motion to approve the site plan. **Councilmember Sears** seconded the motion. **Motion passed unanimously.**

Council, Officials and City Attorney Considerations and Comments

City Attorney Hughes: Acceptance of Easement Agreement for Utility Lines on Lot 5 of Northwave Subdivision

Councilmember Ploughe made a motion to approve the acceptance of the easement agreement. **Councilmember Parks** seconded the motion. **Motion passed unanimously.**

Executive Session

Councilmember Parks made a motion to move from the regular meeting into an executive session referencing personnel and real estate. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

Councilmember Parks made a motion to return to the regular meeting from an executive session. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

Consideration to take any action needed arising from executive session **– No action taken**

Adjournment

Councilmember Parks made a motion to adjourn the meeting. **Councilmember Ploughe** seconded the motion. **Motion passed unanimously.**

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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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