Tybee Island
HISTORIC PRESERVATION COMMISSION
Minutes of the Special Meeting

Date & Time: February 2, 2026, 11:00 AM
Present: Holly Grell-Lawe (Chair), Jacilyn Ledford, Mike Goldberg, Cara Cole, and Maggie Wright
Observers: Dawn Shaye (Forever Tybee)
Location: Burke Day Public Safety Building, Conference Room, 78 Van Horne Avenue

Call to Order

The special meeting of the Historic Preservation Commission was called to order by Chair Holly Grell-Lawe at 11:00 AM. A quorum was present.

Purpose of Special Called Meeting

Holly stated that the purpose of the special meeting was to consider and vote on an HPC Resolution recommending the designation of a Local Historic District for the Fort Screven and North Campbell Neighborhood for consideration by the City Council.

Review of Requirements and Resolution:

Holly reviewed the required research and documentation related to the proposed Local Historic District as set forth in the City's Historic Preservation Ordinance and the Georgia Historic Preservation Act. She stated that the Commission has met all applicable research and documentation requirements and is now considering a resolution to forward to the City Council.

Holly read the proposed resolution aloud.

It is as follows:

CITY OF TYBEE ISLAND
HPC RESOLUTION 2026-01

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF TYBEE ISLAND, GEORGIA, TO SUPPORT HISTORIC PRESERVATION BY RECOMMENDING THE DESIGNATION OF A LOCAL HISTORIC DISTRICT FOR THE FORT SCREVEN AND NORTH CAMPBELL NEIGHBORHOOD

WHEREAS, the historical, architectural, and character-defining features of the City of Tybee Island are among the most valued and important assets and that the preservation of these features is essential to the promotion of health, prosperity and general welfare of the community; and,

WHEREAS, protection and preservation of historic sites, buildings, and landscapes provides educational, environmental, and economic benefits for our community; and,

WHEREAS, historic preservation contributes to the economy of Tybee Island through heritage and family tourism, and historic rehabilitations for contemporary needs; and,

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, maintaining community character, and fostering local pride while enhancing livability and quality of life for citizens and businesses; and,

WHEREAS, the City of Tybee Island's vision as set forth in its Comprehensive Plan Update states, in part, "As concerned citizens of the City of Tybee Island, we will be conscientious stewards of our unique historic and cultural heritage, strong neighborhood ties, environmental resources and diverse community of passionate residents. We will ensure our growth does not exceed the Island's carrying capacity;" and,

WHEREAS, the City of Tybee Island's goals as set forth in its Comprehensive Plan Update include guiding development patterns to protect community character and enhance the distinctive nature of Tybee Island; invest in sustainable practices and policies to protect the Island's natural and historic features, and improve quality of life; nurture a diverse, vibrant and innovative business community; foster a livable and vibrant community in which people are proud to live, visit and do business; and,

WHEREAS, designation supports the City's long-term preservation goals and continued accreditation as a Certified Local Government by the Georgia Department of Community Affairs; and,

WHEREAS, the Fort Screven and North Campbell Neighborhood Historic District contains a significant concentration of historic buildings, structures, landscapes, and sites that reflect Tybee Island's military, architectural, transportation, and community planning and development history; and

WHEREAS, Fort Screven is significant for its collection of Army Corps of Engineers designed buildings, historic landscape planning, integrated transportation systems, communications history, including the Tybee Island Light Station, and archaeological potential; and,

WHEREAS, the North Campbell neighborhood is locally significant for its early subdivision planning and development associated with the Central of Georgia rail line and Fort Screven; and,

WHEREAS, District boundaries were developed using a combination of street rights-of-way and legal parcel boundaries based on Planning and Zoning parcel mapping; and,

WHEREAS, over the past 18 months the Historic Preservation Commission has developed design guidelines for the Local Historic District and provided multiple opportunities for public engagement through a wide variety of outreach efforts, public workshops, and public presentations; and,

WHEREAS, the Historic Preservation Commission reviewed the completed documentation and voted to recommend adoption of the Local Historic District as described herein at the February 2, 2026, special meeting of the Commission.

BE IT THEREFORE RESOLVED by the Historic Preservation Commission of the City of Tybee Island duly assembled that:

The Fort Screven and North Campbell Neighborhood is hereby recommended for designation as a Local Historic District within the City of Tybee Island.

I hereby certify that the foregoing Resolution was adopted by the Commission at its special meeting on February 2, 2026.
SO RESOLVED, this _____ day of _____, 2026.

The resolution formally recommends the designation of the Fort Screven and North Campbell Neighborhood as a Local Historic District within the City of Tybee Island**.**

Public Outreach and District Scope

Holly reviewed the extensive public notification and outreach efforts, including City Council meetings, Planning Commission meetings, three public meetings, including workshops and visioning sessions, flyers, yard signs, and social media.

It was noted that the proposed Local Historic District is more modest in scale than the Fort Screven National Register Historic District, and that the boundaries have been reduced twice in response to public feedback.

Discussion clarified that there is currently no federal, state or local protection for historic structures on Tybee Island, with the exception of three properties which have varying levels of protection: the Light Station, which is subject to National Park Service requirements and the nonprofit Tybee Island Historical Society; the Post Theater, which is protected as long as its nonprofit owner continues protection; and, 708 Butler Avenue, which is protected by a facade easement held by the Historic Savannah Foundation.

It was noted that National Historic Districts do not provide any protection for historic structures, nor does listing on the National Register of Historic Places. The proposed Local Historic District would protect the historic integrity and remaining historic resources associated with Fort Screven and the North Campbell neighborhood, which have been identified as worthy of preservation.

Motion and Vote

Holly opened the floor for a motion to approve the resolution.

A motion to approve HPC Resolution 2026-01 A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF TYBEE ISLAND, GEORGIA, TO SUPPORT HISTORIC PRESERVATION BY RECOMMENDING THE DESIGNATION OF A LOCAL HISTORIC DISTRICT FOR THE FORT SCREVEN AND NORTH CAMPBELL NEIGHBORHOOD was made by Cara Cole and seconded by

Jacilyn Ledford.

Upon a vote, the motion passed unanimously, 4-0.

Next Steps

The resolution was formally adopted. As HPC Chair, Holly will sign the resolution. Maggie Wright will scan and provide the signed resolution to Patricia Sinel for placement within the packet for the regular meeting of City Council scheduled for February 12, 2026.

The resolution will be considered at the February 12, 2026, City Council meeting which includes a public hearing on the proposed designation of the Fort Screven and North Campbell Neighborhood Local Historic District.

Additional Discussion

Jacilyn Ledford asked whether the resolution was intended to also address misinformation about the Local Historic District circulating on social media. Holly Grell-Lawe stated that the resolution is required by the City's Historic Preservation Ordinance, Article 14 (Historic Preservation) of the Land Development Code. She noted that she has permission to share the Local Historic District project website link on social media to provide accurate information.

It was noted that Savannah's historic preservation framework was established before the Georgia Historic Preservation Act was passed in 1980 so Savannah's districts do not have to operate as set forth in the State Act. Comparisons between Savannah's local historic districts and the proposed Fort Screven and North Campbell Neighborhood Local Historic District are inappropriate.

Adjournment

There being no further business, the meeting was adjourned at 11:16 AM upon a motion by Cara Cole and a second by Mike Goldberg. The motion passed unanimously.