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
June 22, 2026 – 6:30 pm
Minutes of Meeting

Chair Elaine McGruder called the meeting to order at 6:30pm, June 22, 2026. Planning Commission members in attendance were **Ted Franks, Mack Kitchens, Robert Matkowski, Lynn Moody, Ron Rimawi,** and **Marie Rodriguez-Beebe**. Staff members in attendance were **Patricia Sinel** and **Lisa L. Schaaf.**

Opening Ceremonies: Pledge of Allegiance

Consideration of Minutes for May 11, 2026. **Ted Franks** made a motion to approve. **Lynn Moody** seconded. The vote to approve was unanimous.

Disclosures/Recusals: none

Old Business:
Text Amendment: update to Article 4 -Zoning districts, Section 4-051 – Short Term Rentals.
Patricia Sinel recommended this item be moved last on the agenda. Planning Commission concurred. **Patricia Sinel** stated this is a complete rewrite of Sec. 4-051-Short Term Rentals and presented an overview of the proposed text amendment. **Patricia Sinel** reminded Planning Commission that they had a workshop regarding the proposed changes on June 4, 2026, and she also offered, at the workshop, to conduct another workshop or small group sessions before tonight's meeting for those commissioners interested but received no response from any Commissioners. P**atricia Sinel** asked if Planning Commission wanted to go over each section individually for comment and recommendation.

Robert Matkowski asked staff if the STR ordinance version tonight was the same version presented at the June 4, 2026 workshop. **Patricia Sinel** stated the version before Planning Commission tonight had some minor grammatical changes for

clarity, two paragraphs moved in the document and mentioned in the workshop, and the minor changes did not constitute content changes.

David Roberts, 603 6th Street, spoke against. **Mike Mat** ,106 General George Marshall, spoke against. **Katherine Williams**, 1501 Chatham Avenue, questioned why there is a timer at Planning Commission. **Helen Huff**, 1 Hodges St unit A, spoke against. **Ben Goggins**, 31 Officers Row, spoke against. **Anita Schrimsher**, 11 S Captains View, spoke against. **Elizabeth Reed,** 202 Eagles Nest Drive, spoke against. **Pamela Wylly**, 7 Shipwatch Circle, spoke against. **Dale Williams** 1101 2nd Avenue, spoke against. **Michelle Gillikin**, 602 14th Street, spoke against for **Valarie Rome** who started a petition on limiting short term vacation rentals in residential zones. **Jeanie Hutton**, 1306 Venetian Drive, spoke against. **Patricia Leiby**, 812 Butler Avenue, spoke against. **Dottie Klutz**, 1 Officers Row, spoke against. **Ginny Van Oostrom**, 1413 2nd Avenue, spoke to approve. **Debbie Kearney** 1101 2nd Avenue, spoke against. **Nick Sears**, 1304 Venetian Drive, spoke to Planning Commission about their rights. **Susan Arden**, 13 Shirley Road, spoke against. **Keith Gay**, 117 Catalina Drive, spoke to approve. **Jenny Rutherford,** 1202 US HWY 80, spoke to approve. **Julie Troisi**, 707 Lovell Avenue, spoke against. **Steve Luxenburg**, 14 18th Place, spoke against. **John Byrne**, 303 3rd Street, spoke for approval.
Patricia Sinel informed Planning Commission that any formal recommendation today would go to City Council for the July 9, 2026, City Council meeting, in accordance with Section 5-060 of the Land Development Code. **Patricia Sinel** again asked Commission if they would like to go over each section individually for comment and recommendation. Planning Commission voted against the proposal to go over each section individually for comment and recommendation.
Ted Franks made a motion to recommend approval as presented, Lynn Moody seconded. Voting for the approval recommendation were Ted Franks and Lynn Moody. Voting against the motion to recommend approval was **Mack Kitchens, Ron Rimawi, Marie Rodriguez-Beebe** and **Robert Matkowski.** Motion to recommend approval failed 4 to 2. **Robert Matkowski** made a motion to recommend deferral in order to table the item to have a workshop with Planning Commission to go over each section. **Marie Rodriguez-Beebe** seconded. Voting for the motion to recommend deferral were **Mack Kitchens, Ron Rimawi, Marie Rodriguez-Beebe** and **Robert Matkowski.** Voting against were **Ted Franks** and **Lynn Moody**. Motion to recommend deferral passed 4 to 2.

New Business:
Map amendment: change from R-2 to C-2 - 923 B Old Hwy 80 – 40026 08028 – Michael Fulkerson.

Patricia Sinel stated this is a map amendment for a zoning change. The existing use is one-half of a two-family residential duplex with the current zoning of the applicant's side being R-2 while the other side of the duplex is zoned C-2. **Patricia Sinel** remarked that an attached duplex should have the same zoning. The owner would like to have the same zoning as the neighboring side. **Bart Fulkerson**, 407 Miller Avenue, stated that he is the applicant's son and will answer any questions. **Ron Rimawi** asked why the applicant wants to change it now. **Bart Fulkerson** stated his father's health is failing, he is looking to sell the property, and would like to have the same benefits as the adjoining property that is commercial. **Dottie Klutz**, 1 Officers Row, stated she is against this change. Jenny Rutherford, 1202 US Hwy 80, stated she is for this change. **Lynn Moody** made a motion to recommend approval with staff conditions. **Ted Franks** seconded. Voting for the motion to recommend approval with staff conditions were **Ted Franks, Mack Kitchens, Lynn Moody, Ron Rimawi,** and **Marie Rodriguez-Beebe.** Voting against the motion to recommend approval with staff conditions was **Robert Matkowski.** The motion to recommend approval with conditions passed 5 to 1.

Site Plan : change of use – 204 1st Street unit F -40004 01022 – Doug Hall (owner) Mohammed Al Shaebi.

Patricia Sinel stated this is a site plan for a vape store and all products meet state and federal requirements. This is an existing structure that will have a change of use. **Mohammed Al Shaebi**, 456 Regency Rd, Vidalia, Georgia stated he is the owner of the business, he has several businesses around Georgia, and he follows all state and federal regulations. **Melanie Clearman**, 8 Teresa Lane, stated she is against this business**. Elizabeth Reed**, 202 Eagles Nest Drive, stated she is against this business. **Lynn Moody** made a motion to recommend approval with staff conditions. **Ted Franks** seconded. Motion to recommend approval with conditions was unanimous.

Adjourned: 9:50 pm

Lisa L. Schaaf