PLANNING COMMISSION
Anna Butler
Beau Livingston
Robert J. Matkowski
Elaine McGruder
Ron Rimawi
David Roberts
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
October 20, 2025 – 6:30 pm
Minutes of Meeting

Chair Elaine McGruder called the meeting to order at 6:30pm, October 20, 2025. Planning Commission members in attendance were **Anna Butler, Beau Livingston, Robert Matkowski, David Roberts, Ron Rimawi,** and **Marie Rodriguez-Beebe**. Staff in attendance were **Patricia Sinel** and **Lisa L. Schaaf**.

Opening Ceremonies. Pledge of Allegiance

Consideration of Minutes for September 15, 2025**, Marie Rodriguez-Beebe** made a motion to approve with David Roberts amendment. **Robert Matkowski** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business. There were none.

New Business:
Site Plan Amendment: Bathroom addition to Marine Science Center – 37 Meddin Drive - 40001 03012 – Tybee Island Marine Science Center/City of Tybee Island.
Patricia Sinel stated this is a site plan amendment to add a bathroom onsite of the Marine Science Center. The permanent bathrooms will be located behind where the temporary bathrooms are currently located now. If the bathrooms meet the five foot accessory structure setback, staff recommends approval. **Marie Rodriguez-Beebe** made a motion to approve with the five foot setback. **Ron Rimawi** seconded. The vote to approve was unanimous.

Subdivision (Minor): Two lot subdivision - 1711 Butler Avenue/1712 Lovell Avenue - 40009 02002 – Salty Shore Holdings LLC (Anthony Sapone).
Patricia Sinel stated this is a two-part case. This minor subdivision is necessary for the concurrent site plan case, next on the agenda. Staff recommends approval. **Marie**

Rodriguez-Beebe made a motion to approve. **Beau Livingston** seconded. Vote to approve was unanimous.

Site Plan: Triplex - 1712 Lovell Avenue - 40009 02002 – Salty Shore Holdings LLC (Anthony Sapone).

Patricia Sinel stated this site plan is the back side of the previous subdivision that will be 1712 Lovell Avenue. This site plan is for a stacked triplex meaning the residential units are stacked on top of each other verses side by side, like townhomes. Staff recommends approval. **Anthony Sapone**, who lives at 112 Sea-Lane Drive, stated the stacked units are to meet all the setback requirements. **Marie Rodriguez-Beebe** made a motion to approve. **Ron Rimawi** seconded. The vote to approve was unanimous.

Variance: Encroachment into Toe of Dune Setback – 8 Bay View Lane - 40021 16043 – Scott and Elizabeth Maher.

Patricia Sinel stated this is also a two-part application. The existing crossover as permitted by DNR in 1993. The property owners would like to remove the existing deck that encroaches into the toe of dune setback and add an extension to the residential structure with two stacked decks, a less overall encroachment. **Scott Maher**, who lives at 8 Bay View Lane, stated he will be taking most of the deck out of the dune setback. **Marianne Bramble**, who lives at 215 Lovell Avenue, stated the toe of the dune continues to move and this would impact it in some way. **David Robert** made a motion to approve. **Beau Livingston** seconded. The vote to approve was unanimous.

Special Review: Dune crossover extension and retaining wall – 8 Bay View Lane - 40021 16043 – Scott and Elizabeth Maher.

Patricia Sinel stated the applicant would like to replace the wood retaining wall with a masonry wall and add a set of stairs that start on the ground connecting to the existing permitted beach crossover. Staff recommends approval. **Anna Butler** asked Scott Maher could the steps start closer to the proposed deck. **Scott Maher**, who lives at 8 Bay View Lane, stated the proposed configuration will make it easier to maneuver kayaks onto the crossover. **David Roberts** made a motion to approve. **Marie Rodriguez-Beebe** seconded. Voting for the motion were **Beau Livingston, Marie Rodriguez-Beebe** and **David Roberts.** Voting against the motion were **Anna Butler, Robert Matkowski,** and **Ron Rimawi. Chair Elaine McGruder** voted for the motion to break the tie. The vote to approve was 4 to 3.

Text Amendment: Update to Section 3-250. - Private Parking Lots.

Patricia Sinel stated this text amendment is regarding private parking lots, also known as parking for a fee. In the spring of 2025 City Council directed staff to review and make recommendations on the LDC Section 3-250 Private parking lots. **Marianne Bramble**, who lives at 215 Lovell, stated she is very pleased with this change. **David Roberts** made a motion to approve. **Anna Butler** seconded. Vote to approve was unanimous.

Text Amendment: Update to Article 14- Historic Preservation and Sec. 4-050. - Zoning districts to create the Fort Screven and North Campbell Subdivision Local Historic District.
Map Amendment: Addition of the Fort Screven and North Campbell Subdivision Local Historic District overlay to official zoning map.
Patricia Sinel stated the applicant has requested to table the text amendment and map amendment for the LDC regarding the Fort Screven and North Campbell neighborhood local historic district. **Marie Rodriguez-Beebe** made a motion to table. **Beau Livingston** seconded.

Director's Report:
Patricia Sinel stated the 3 Oceanview Court for the dune cross over was approved. 704 Lovell variance was tabled. Planning Commission have 5 openings this January: four (4) two-year terms and one (1) one-year term.

Adjournment: 8:00 pm

Lisa L. Schaaf