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
January 26, 2026 – 6:30 pm
Minutes of Meeting

Chair Elaine McGruder called the meeting to order at 6:30pm, January 26, 2026. Planning Commission members in attendance were **Anna Butler, Beau Livingston, Robert Matkowski, David Roberts, 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 December 15, 2025**. Bob Matkowski** requested the voting record for the Text Amendments for Article 7 be included in the minutes. **Marie Rodriguez-Beebe** made a motion to approve. **Ron Rimawi** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business. There was none.

New Business:
Conveyance: request by the Savannah Pilots Association to acquire an 8,549 square foot strip of the parcel legally described as THE 317.5 X 150 PORTION OF ABANDONED RIGHT OF WAY GA - 3 Old US Highway 80 - PIN 40024 01006 - Zoned M-D - City of Tybee Island (owner).

Patricia Sinel stated this is a request for a conveyance, a 30' wide strip of land, which is a portion of the city owned property at Old US Highway 80. The request to convey roughly an 8,500 square foot portion (out of 47,625 square feet) of the City of Tybee Island property is to provide for ingress/egress, 360 structure access, and well access. The proposed development configuration of the property is still in the design stage. Site Plan approval will be required for any proposed development/redevelopment of the property. **Caitlin Burns**, who lives at Wilmington Island, and has a business, Bubba Gumbo's, on Tybee Island. She stated this will significantly reduce or eliminate parking and access to this area for a number of businesses that use this area. **Bret Bell**, City Manager of the City of Tybee Island, approached and stated from the very beginning City Council's main criteria is to preserve and enhance parking at this location. **Ralph**

Maggioni, who is with the Marine Rescue squadron stated they will be moving their fence to accommodate more parking. **David Roberts** made a motion to approve with the condition of retaining public parking. **Beau Livingston**, seconded. The vote to approve with conditions was 6 to 0, with **Marie Rodriguez-Beebe** abstaining. **Elaine McGruder** explained that an abstention vote counts as an affirmative vote.

Director's Report:

Patricia Sinel stated she would like to thank **Anna Butler, David Roberts** and **Beau Livingston** for their service to the Planning Commission. This is their last meeting. Patricia Sinel stated the variance request for 8 Driftwood Court was approved by City Council with a condition. The LDC updates go to City Council for their first reading on February 12, 2026. Training for new and returning commissioners is scheduled for February 2, 2026.

Adjournment: 8:00 pm

Lisa L. Schaaf