



City of Tybee Island

Memorandum

To: City of Tybee Island City Council
From: Bret Bell, City Manager
Date: August 27, 2026
Re: Conceptual Site Plan for Tybee Island Maritime Academy

Title

Conceptual Site Plan for Tybee Island Maritime Academy

Action

Adoption of Resolution expressing support for a conceptual site plan allowing for the placement of a permanent school building for the Tybee Island Maritime Academy along the southern and eastern edges of Memorial Park, and providing direction to the City Manager and City Attorney to negotiate, for City Council consideration, a development agreement, shared use agreement and other such documents necessary to facilitate development of a future school building.

Background

On August 17, 2021, City Council adopted an update to the Tybee Island Comprehensive Plan, which provides a vision for the City that will, among other aspects, “provide increased recreational and educational opportunities for all age groups to promote Tybee Island as a family-friendly destination to live, visit, or do business, while enhancing the distinctive atmosphere of our Island life.”

The Tybee Island Maritime Academy opened on Tybee Island in 2013 as a charter school operating in leased space at the site of the former St. Michael’s School on Tybee. Today TIMA is the only K-8 school in Georgia with an educational program focused on career choices emphasizing maritime education. Its educational program has been awarded for excellence at the State and National levels.

TIMA leaders indicate they are in need of a permanent building to meet the current and projected future needs of the school.

On June 12, 2025, City Council passed a Resolution directing the City Manager “to explore with TIMA and additional entities as necessary the feasibility of locating a shared

use school and community facility located in Memorial Park; including long term land lease, seeking financing, and allowing facilities relocation.”

On October 9, 2025, City Council passed a Resolution that provided direction to the City Manager to “to make a parcel of land in Memorial Park available to the Tybee Island Maritime Academy (TIMA) for the purpose of building and maintaining a permanent school building” after a mutually agreeable written contract is executed by both parties.

On March 26, 2026, City Council approved a contract with CHA Consultants to develop a Memorial Park Master Plan, and as part of that process directed the City Manager to work with CHA to negotiate with TIMA a conceptual site plan for a new school within Memorial Park, and to bring that plan before City Council for consideration.

On August 10, 2026, a negotiated conceptual site plan was presented to the Memorial Park Advisory Committee for feedback. The majority of the Committee expressed general support for the plan.

Facts and Findings

1. The attached conceptual site plan was determined to be the most appropriate potential location for a new school meeting the programmatic needs of the Tybee Island Maritime Academy.
2. The location is along the southern edge of Memorial Park, on the site of the old school, and wrapping along Butler Avenue in front of the gymnasium. The Veterans Memorial would be relocated, and integrated into a new landscape plan for Memorial Park, which is being developed as part of the Master Plan process.
3. The Resolution expresses general support for the school location, which would allow TIMA to move forward with the more detailed planning and design process, including a formal site plan, parking plan, and building designs.
4. The Resolution directs the City Manager and City Attorney to negotiate with TIMA for City Council consideration a development agreement, shared facilities agreement, and all other documents necessary to facilitate development of the permanent school building.

Funding

The Resolution requires no funding commitment from the City of Tybee Island.

Recommendation

Adoption of Resolution expressing support for a conceptual site plan allowing for the placement of a permanent school building for the Tybee Island Maritime Academy along the southern and eastern edges of Memorial Park, and providing direction to the City Manager and City Attorney to negotiate, for City Council consideration, a development agreement, shared use agreement and other such documents necessary to facilitate development of a future school building.

RESOLUTION 2026-16
A RESOLUTION OF THE CITY COUNCIL OF
TYBEE ISLAND, GEORGIA, EXPRESSING SUPPORT FOR A CONCEPTUAL SITE
PLAN ALLOWING FOR THE PLACEMENT OF A PERMANENT SCHOOL
BUILDING FOR THE TYBEE ISLAND MARITIME ACADEMY ALONG THE
SOUTHERN AND EASTERN EDGES OF MEMORIAL PARK, AND PROVIDE
DIRECTION TO THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE,
FOR CITY COUNCIL CONSIDERATION, A DEVELOPMENT AGREEMENT,
SHARED USE AGREEMENT AND OTHER SUCH DOCUMENTS NECESSARY TO
FACILITATE DEVELOPMENT OF A FUTURE SCHOOL BUILDING

WHEREAS, the City of Tybee Island (“City”) is a duly organized municipality within the State of Georgia; and

WHEREAS, on August 17, 2021, the City Council approved and adopted an update to the 2016 Comprehensive Plan in accordance with the rules of the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1); and

WHEREAS, the Comprehensive Plan provides for a vision for the City that will, among other aspects, “provide increased recreational and educational opportunities for all age groups to promote Tybee Island as a family-friendly destination to live, visit, or do business, while enhancing the distinctive atmosphere of our Island life”; and

WHEREAS, TIMA has been recognized for its outstanding school program on a County, State, and National level; and

WHEREAS, TIMA needs a permanent building to meet the current and projected future needs of the school; and

WHEREAS, the City is committed to assisting TIMA to remain on the island; and

WHEREAS, the City Council approved unanimously Resolution No. 2025-11 on June 12, 2025, which provided, in part, directions to the City Manager “to explore with TIMA and additional entities as necessary the feasibility of locating a shared use school and community facility located in Memorial Park; including long term land lease, seeking financing, and allowing facilities relocation”; and

WHEREAS, the City Council approved Resolution No. 2025-17 on October 9, 2025, which provided, in part, direction to the City Manager “to make a parcel of land in Memorial Park available to the Tybee Island Maritime Academy (TIMA) for the purpose of building and maintaining a permanent school building” after a mutually agreeable written contract is executed by both parties; and

WHEREAS, a public community meeting was held on July 16, 2026, to garner ideas for the future of Memorial Park, and to present and discuss the general location of the proposed school building and other community spaces along the southern and eastern edges of Memorial Park; and

WHEREAS, during its meeting of August 10, 2026, the Memorial Park Advisory Committee expressed general support for locating the Tybee Island Maritime Academy permanent school facility within Memorial Park.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF TYBEE ISLAND CITY COUNCIL, in open meeting duly assembled, formally expresses support for the attached conceptual site plan, which depicts the placement of a permanent school building for the Tybee Island Maritime Academy along Butler Avenue and 5th Street.

BE IT FURTHER RESOLVED that City Council directs the City Manager and City Attorney to work with TIMA on development and submittal of a formal site plan, parking plan, and building designs. City approval will be required for specific building location and all building plans. The City may also work with TIMA on a plan to locate temporary school facilities on public property or rights of way on an interim basis upon approval by City Council.

BE IT FURTHER RESOLVED that City Council directs the City Manager and City Attorney to negotiate with TIMA for City Council consideration of a Development Agreement, a Shared Facility Use Agreement, and all other documents necessary to facilitate development of the permanent school building.

SO RESOLVED, this the _____ day of August 2026.

Brian West, Mayor

City of Tybee Island, Georgia

Attested to:

Fabian Mann, Clerk of the Council





CITY OF
TYBEE
ISLAND
MEMORIAL PARK
MASTER PLAN

Item #10.

City Council Meeting

August 27, 2026

The background is a soft, painterly illustration of Memorial Park. It features several tall palm trees with green fronds. A light-colored path winds through the park. In the distance, there is a building with a thatched roof and a flagpole with an American flag. The overall tone is bright and serene.

Memorial Park Master Plan TIMA Update

Presented by CHA Consulting Team

A stone sign with a decorative top. It reads "MEMORIAL PARK" in large letters and "TYBEE ISLAND, GA" in smaller letters below it.

MEMORIAL
PARK
TYBEE ISLAND, GA

Item #10.

Context

- City Council Resolution – October 9, 2025
- Provides for locating TIMA in Memorial Park, pending a mutually-agreeable written contract

school building (School). The School will adhere to all Local, County, District, and State requirements for a public school to accommodate up to 450 students from grades K-8 only as allowed by TIMA's Charter, with associated parking space. TIMA will fund the cost of construction for the School except to the extent the City agrees to share in the cost of any space within the School that can be used by the City. Unless specified in the written contract, the specific location and building details are to be determined within the context of a Memorial Park Master Plan, expected to be completed by the City no later than September 2026. The City will have final approval over any design of the school building to ensure it is appropriate for the space.

SO RESOLVED, this the 9th day of October, 2025.

2025-17

**A RESOLUTION OF THE CITY COUNCIL OF
TYBEE ISLAND, GEORGIA TO MAKE A PARCEL OF LAND IN
MEMORIAL PARK AVAILABLE TO TYBEE ISLAND MARITIME
ACADEMY (TIMA) FOR THE PURPOSE OF BUILDING AND
MAINTAINING A PERMANENT SCHOOL BUILDING**

WHEREAS, the City of Tybee Island ("City") is a duly organized municipality within the State of Georgia; and

WHEREAS, the City prepared a 2021 update to the 2016 Comprehensive Plan in accordance with the rules of the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1); and

WHEREAS, the City approved and adopted the 2021-2026 Comprehensive Plan ("Plan") on August 17, 2021; and

WHEREAS, the Plan provides for a vision for the City that will among other aspects, "provide increased recreational and educational opportunities for all age groups to promote Tybee Island as a family-friendly destination to live, visit, or do business, while enhancing the distinctive atmosphere of our Island life"; and

WHEREAS, TIMA has been recognized for its outstanding school program on a County, State, and National level;

WHEREAS, TIMA needs a permanent building to meet the current and projected future needs of the school; and

WHEREAS, the City is committed to assisting TIMA to remain on the island, and

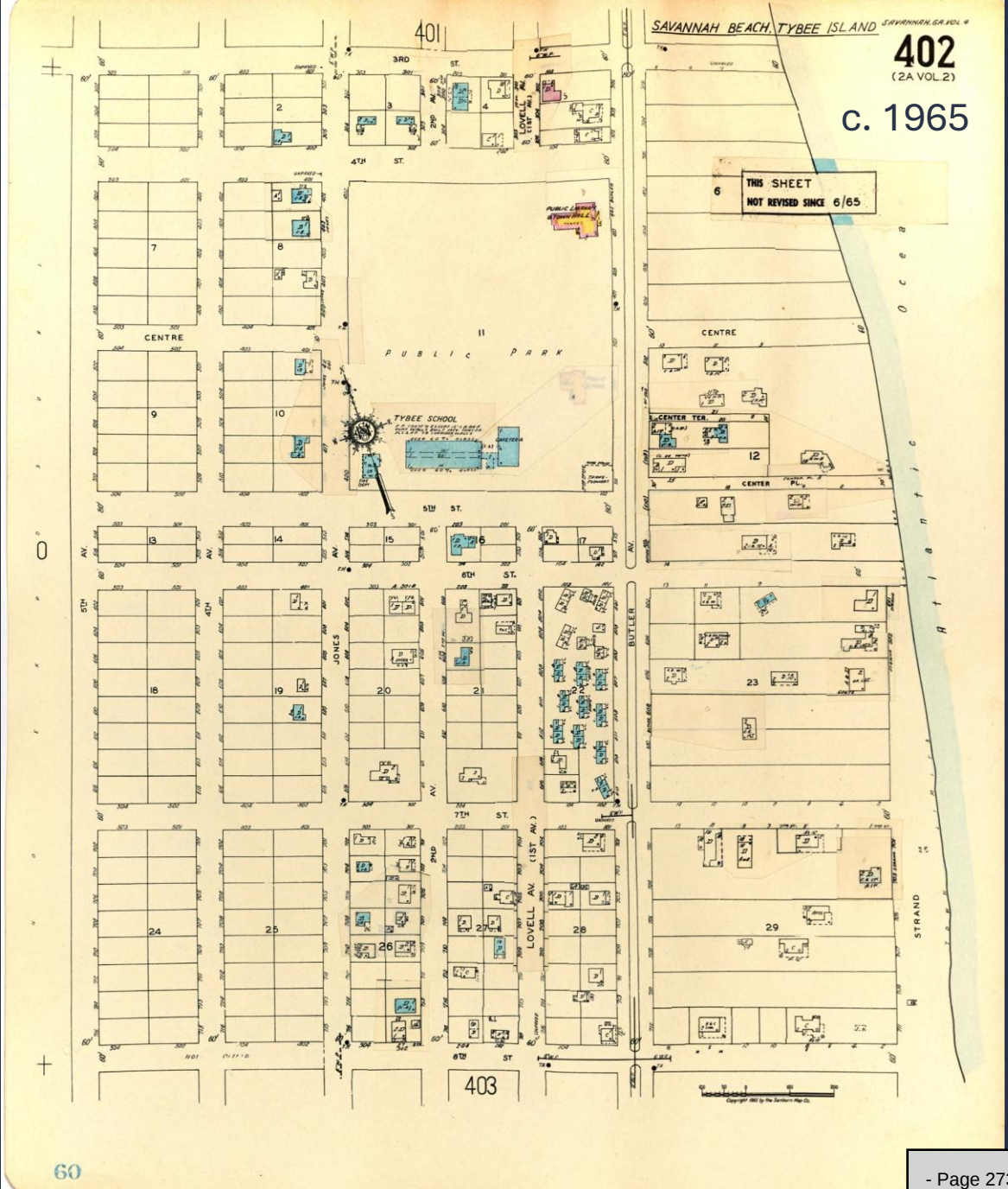
WHEREAS, the City Council approved unanimously Resolution No. 2025-11 on June 12, 2025, directing the City Manager "to explore with TIMA and additional entities as necessary the feasibility of locating a shared use school and community facility located in Memorial Park; including long term land lease, seeking financing, and allowing facilities relocation";

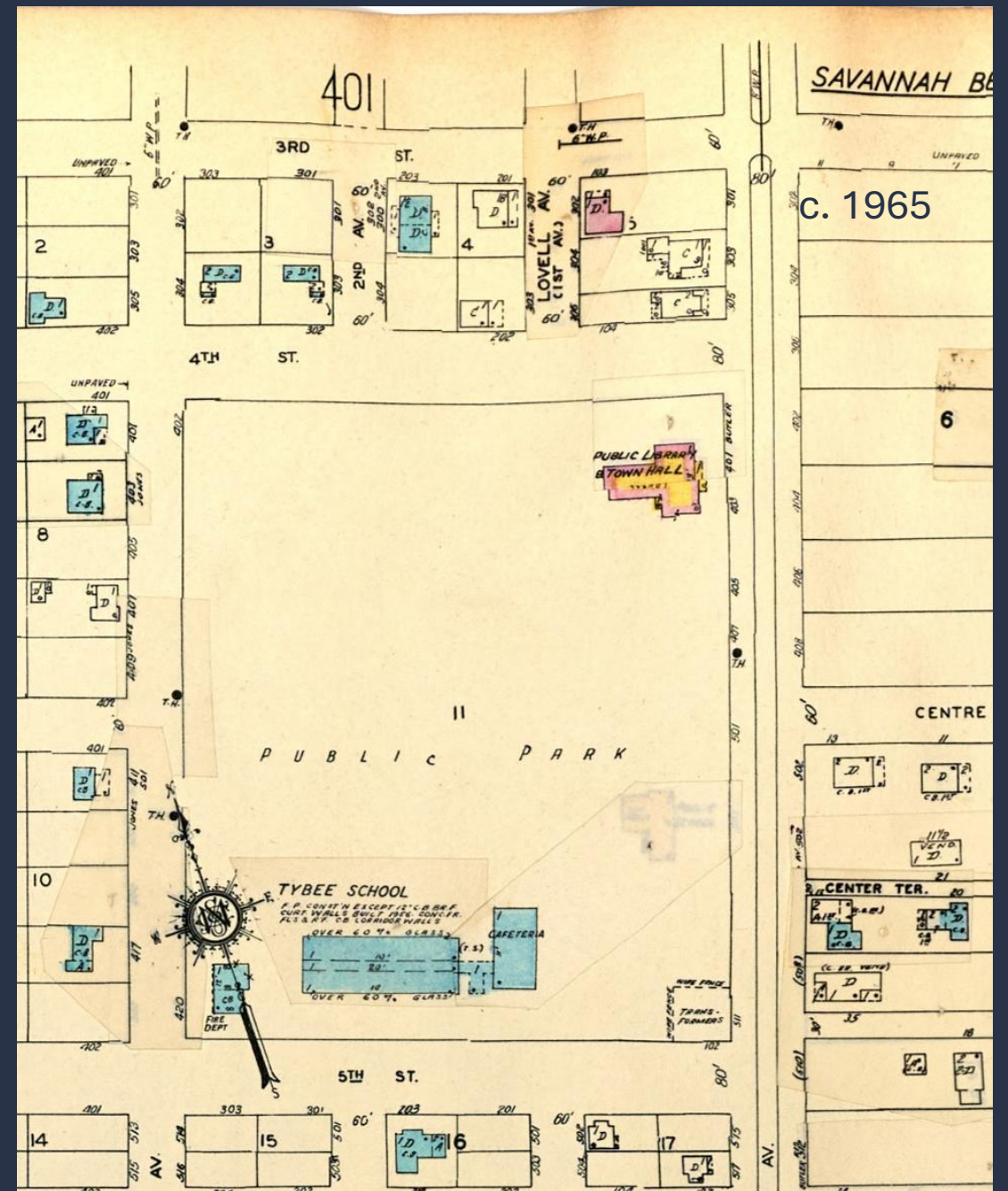
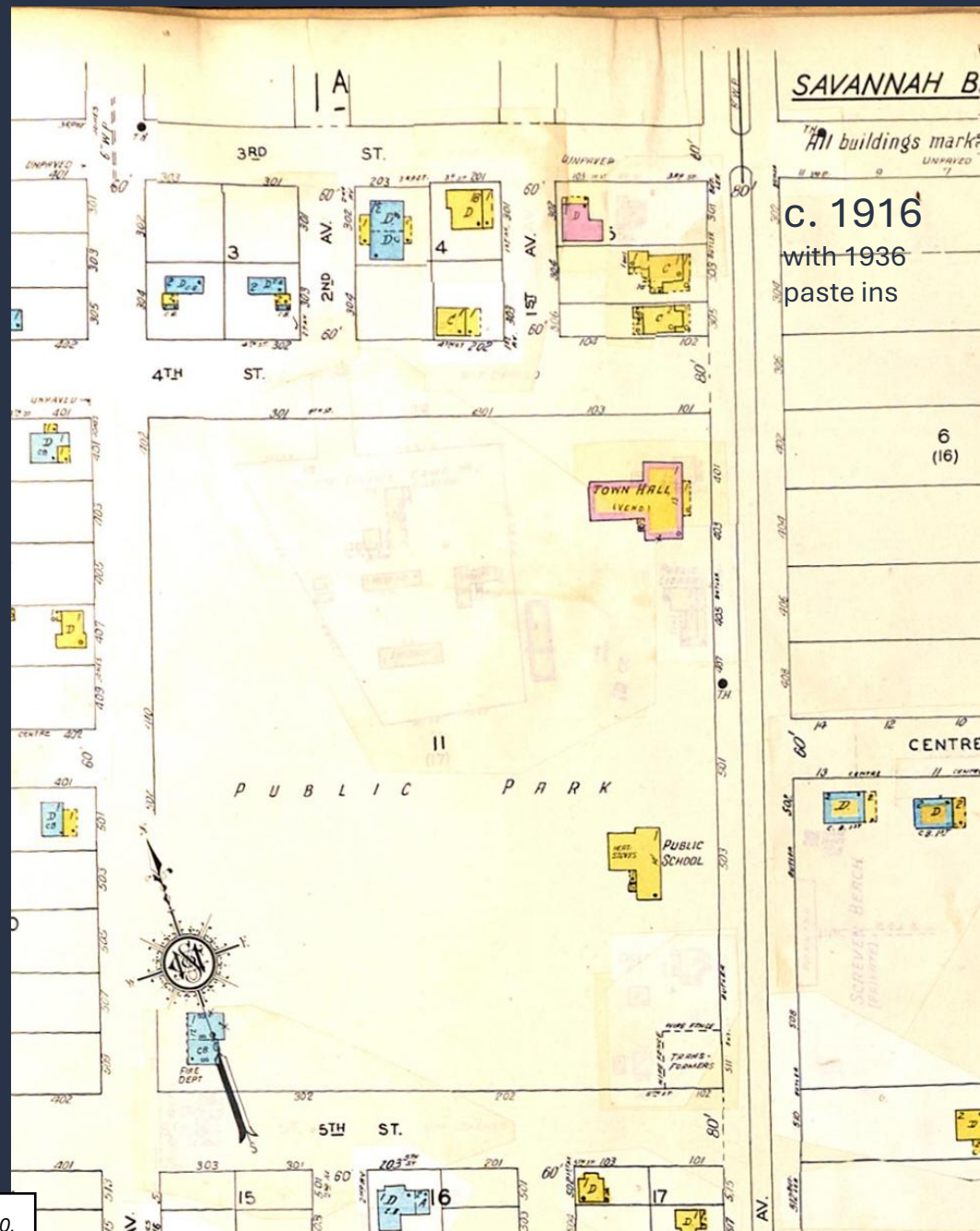
NOW THEREFORE, BE IT RESOLVED BY THE CITY OF TYBEE ISLAND CITY COUNCIL, in open meeting duly assembled, that the City, after a mutually agreeable written contract is executed by both parties, will, in accordance with that contract, make available for TIMA's use sufficient land, owned by the City, within Memorial Park on which TIMA can build a permanent


Brian West, Mayor
City of Tybee Island, Georgia



Item #10.





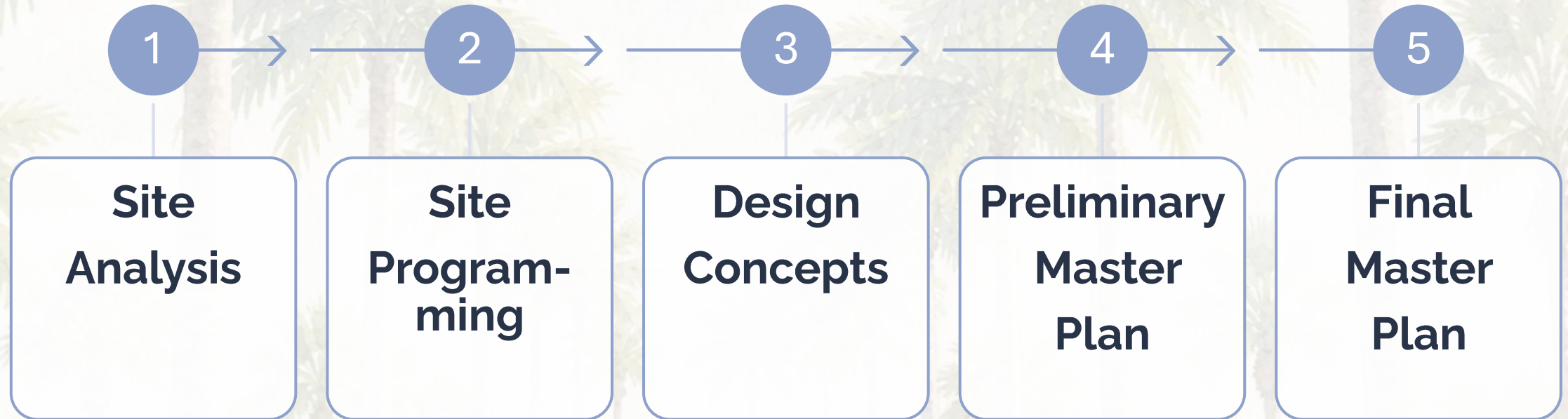
Tybee Island Maritime Academy (TIMA)

- TIMA is a **Public Charter School**
 - Operates through a **Charter Contract** with the Savannah-Chatham County Public School System (SCCPSS)
 - Grades K – 8, up to 450 students
 - Charter schools have greater **flexibility** and **autonomy** coupled with accountability
 - TIMA's **Governing Board** is comprised of volunteer community members and parents of TIMA students.
 - **TIMA is responsible for their education facility**

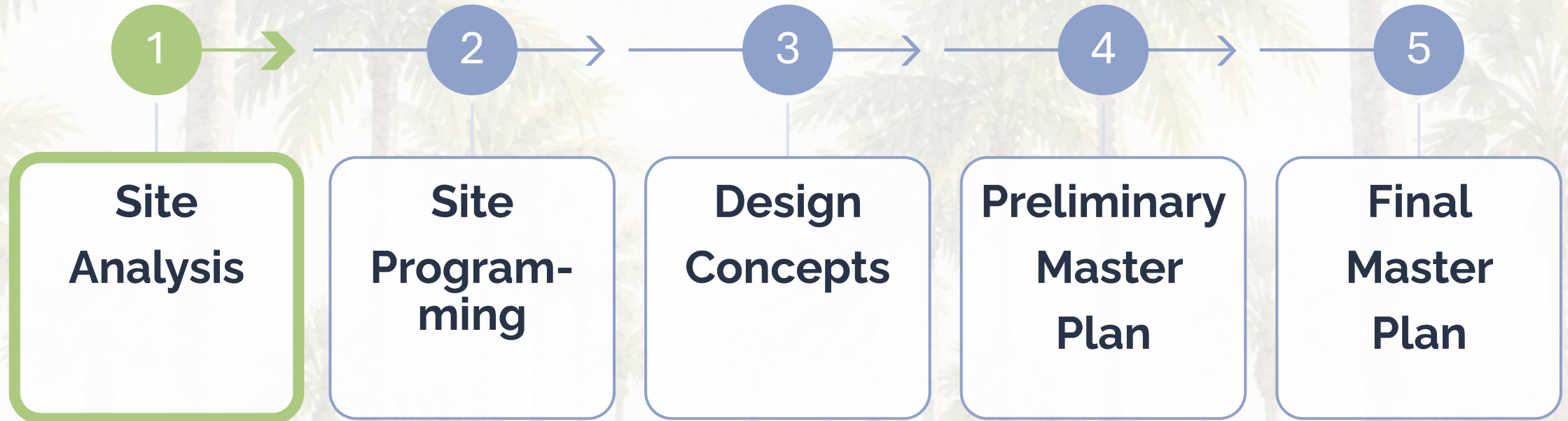
Process



Process



Process





Memorial Park Existing Conditions

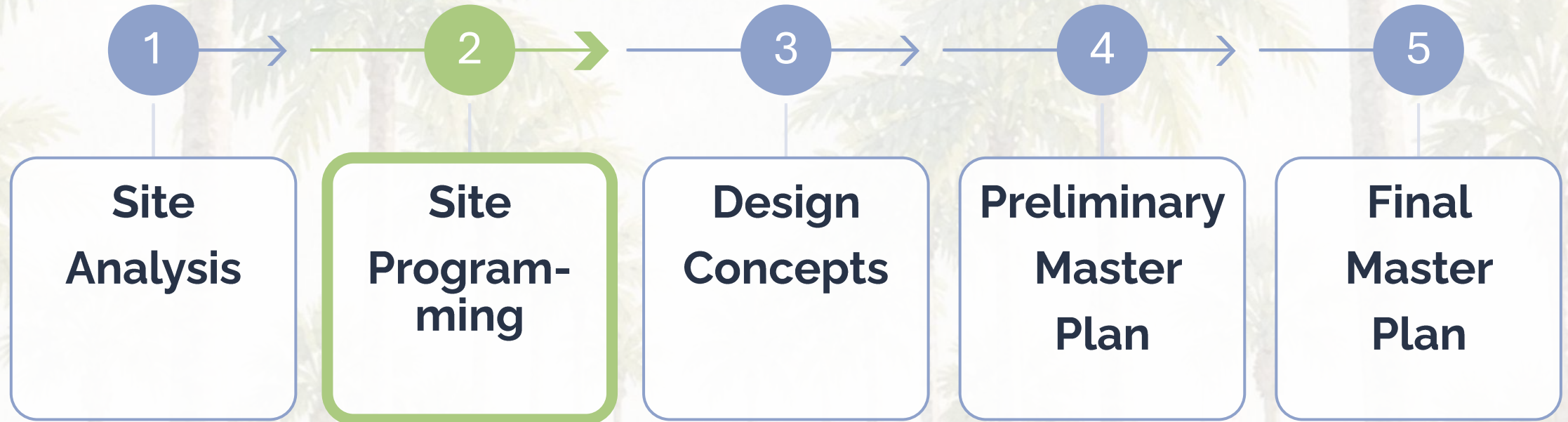


Item #10.

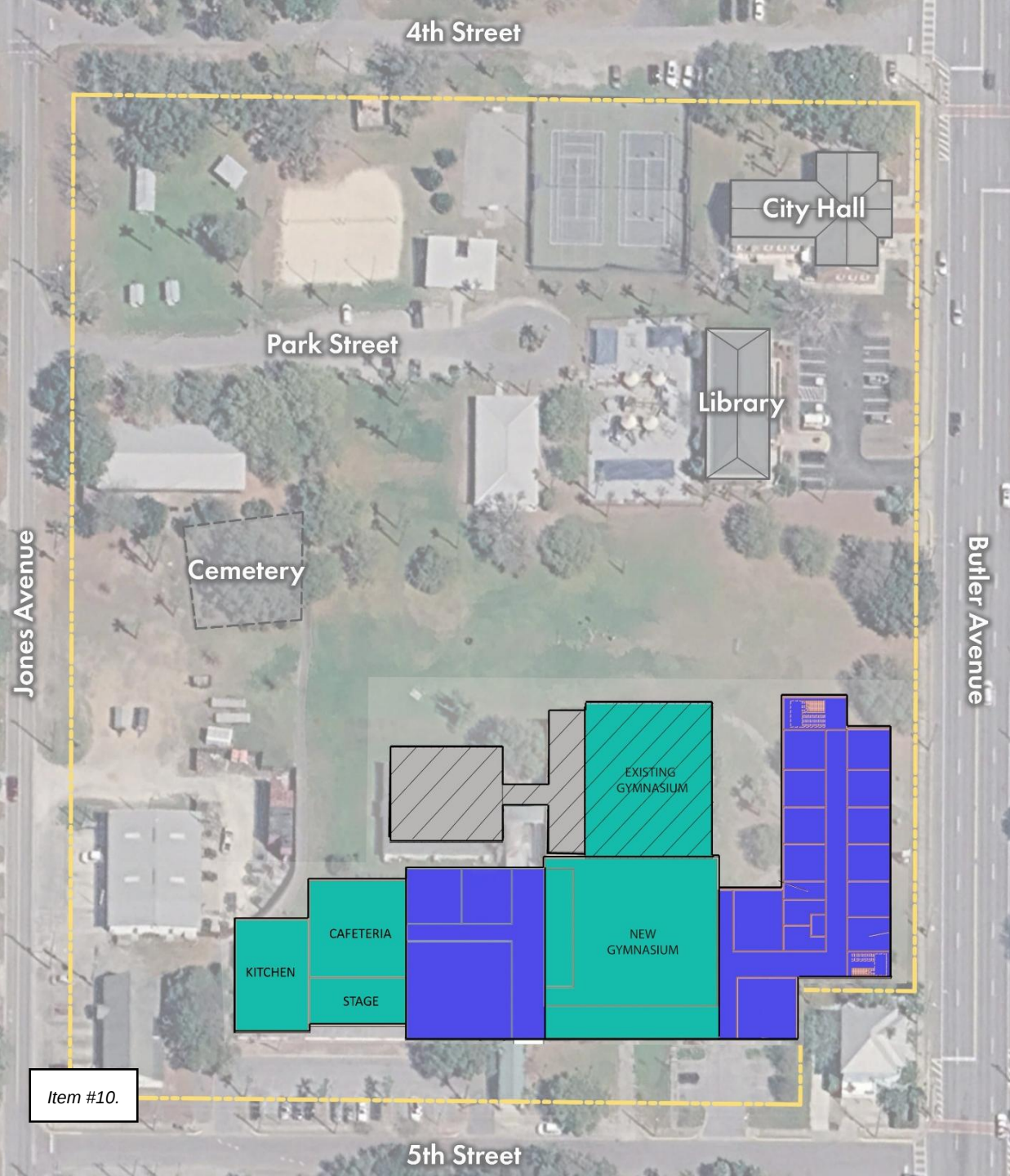
Placeholder for TIMA/YMCA/ Community

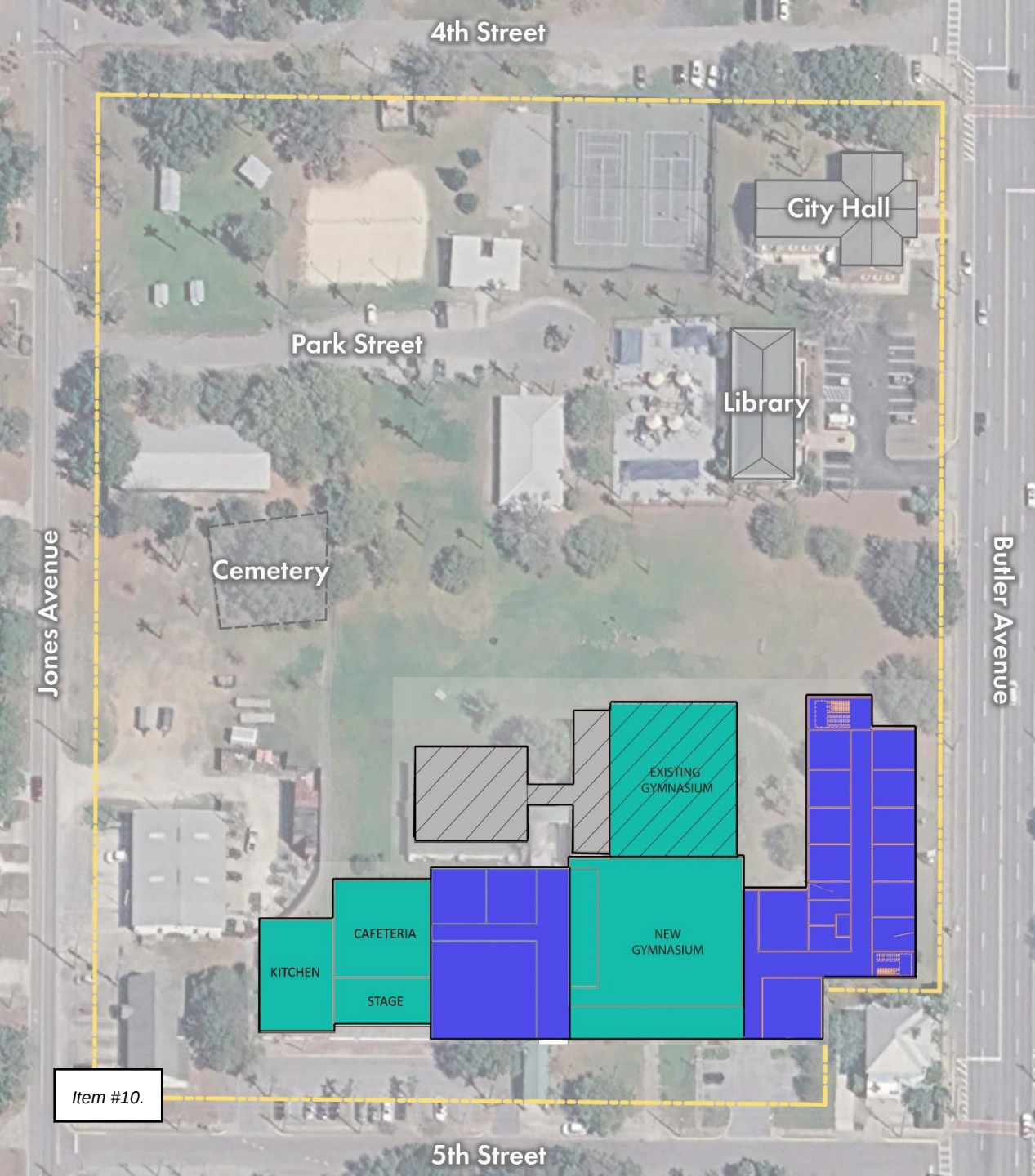


Process



TIMA/YMCA/ Community Space



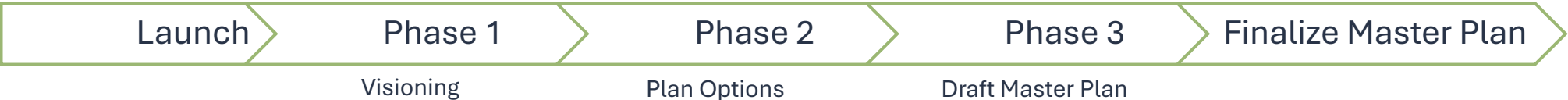


Master Plan Development

- Park Program
- Shared Space
- Access
- Parking
- Circulation

Item #10.

Next Steps





Thank You!

MEMORIAL
PARK
TYBEE ISLAND, GA

Item #10.