

MAYOR
Brian West

MAYOR PRO TEM
Spec Hosti

CITY COUNCIL
Nick Hale
Cam Jackson
Tony Ploughe
Nick Sears
Kathryn Williams



CITY MANAGER
Bret Bell

CITY CLERK
Fabian Mann

ASST CITY MANAGER
Michelle Owens

CITY ATTORNEYS
Edward M. Hughes
Tracy O'Connell

CITY OF TYBEE ISLAND

City Council Regular Meeting August 13, 2026 | 6:30 PM

**Tybee Island Public Safety Building
78 Van Horne Avenue
Tybee Island, GA 31328**

AGENDA

Opening Ceremonies

Call to Order

Invocation

Pledge of Allegiance

Approval of Agenda

Announcements

Recognitions

1. Employee of the Second Quarter — Amberly Warren

Consideration of Items for Consent Agenda

Consideration of Approval of Meeting Minutes

2. City Council Regular Meeting — July 9, 2026
3. City Council Special Called Meeting — July 16, 2026

Citizens to be Heard

Please limit comments to five minutes.

4. Stephanie Kaple, Executive Director of the Chatham-Savannah Interagency Council on Homelessness — Five-Year Strategic Plan Overview to End Homelessness in Chatham County

**403 Butler Avenue
P.O. Box 2749
Tybee Island, Georgia 31328-2749**



**(912) 786-4573 tel
(912) 786-5737 fax
www.cityoftybee.org**

5. Motorola Solutions — First Responder Takeoff Drone Program
6. Beth Reed — Broken-Window Theory

City Manager Report

7. Action Item List Update

Public Comment

If anyone wishes to speak on any item on the agenda other than the Public Hearings, please approach the podium and limit your comments to three minutes.

Consideration of Approval of Consent Agenda

Public Hearings

8. Comprehensive Plan Process and Progress. 2026-2031 Tybee Island Comprehensive Plan. Coastal Regional Commission. (GA Comp. R. & Regs. R. 110-3-2)
9. Map Amendment: Change from R-2 to C-2 - 923 B Old Hwy 80 – 40026 08028 – Michael Fulkerson (Owner) & Mark Fulkerson (Representative)
10. Site Plan: Change of Use (Vape Store) – 204 1st Street Unit F -40004 01022 – Doug Hall (Owner) Mohammed Al Shaebi (Applicant)
11. Minor Subdivision and Combination: 10 Horsepen Point Drive -R-2/EC- 40012 03002 – James Alexander AND 12 Horsepen Point Drive – R-2/EC- 40012 03003 – Leo Sheehan (Ashley Flagella White)
12. Minor Subdivision: 4 Tenth Terrace -R-2- 40006 16012 –Slotin & Company LLC (Chad Zittrouer)
13. Major Subdivision with Variances – 104 17th Street- 40008 18001 - C-1 – Southern Belle Rentals, LLC (Walt Freeman)
14. Text Amendment: Update to Article 4 -Zoning Districts, Section 4-051 – Short Term Rentals – City of Tybee Island (First Reading)

Consideration of Agreements and Expenditures

15. Motorola Solutions & BRINC "Drone as First Responder Program"
16. Marine Science Center Restroom Project — Contract Modification No. 1
17. YMCA Roof Replacement Project — Contract Modification No. 1

Consideration of Ordinances

18. First Reading of Ordinance 2026-04 — Amending Code Section 43-1, "Administrative Civil Penalties"

Executive Session



Discuss litigation, personnel, and real estate

Possible Executive Session Vote

Adjournment

Individuals with disabilities who require accommodation in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, or the facilities are required to contact Fabian Mann at 912.472.5080 promptly to allow the City to provide reasonable accommodation.

***PLEASE NOTE:** Those wishing to speak on items listed on the agenda, other than public hearings, should do so during the citizens to be heard section. Citizens wishing to place items on the council meeting agenda must submit an agenda request form to the City Clerk's office by Thursday at 5:00PM prior to the next meeting scheduled. Agenda request forms are available outside the Clerk's office at City Hall and at www.cityoftybee.org.



THE VISION OF THE CITY OF TYBEE ISLAND

"is to make Tybee Island the premier beach community in which to live, work, and play."



THE MISSION OF THE CITY OF TYBEE ISLAND

"is to provide a safe, secure and sustainable environment by delivering superior services through responsible planning, preservation of our natural and historic resources, and partnership with our community to ensure economic opportunity, a vibrant quality of life, and a thriving future."