



**CITY OF TYBEE ISLAND
MASTER PLAN**

Meeting Summary
January 22, 2007
7:00 PM – 9:00 PM

MEETING SUMMARY

<u>Attendees:</u>	<u>Affiliations</u>
Jan Fox	City of Tybee Island
John Major	Tybee Neighbors
Cullen Chambers	Tybee Involved Historical Society
Sharon Marshall	City of Tybee Island
Bill Garbett	Tybee Island Planning Commission
Richard Adams	Tybee Art Association
Elizabeth John	TIMSC
Shirley Sessions	Tybee Island City Council
Bonnie Gaster	Realtor Resident
Diane Schleicher	City of Tybee Island
Courtney Power	Integrated Science & Engineering

I. Public Involvement Plan

The Project Team (PT) reviewed the Draft Public Involvement Plan that included the following elements:

- Stakeholder Committee
- Public Meetings
- Opinion Survey
- Open House
- Public Information
- Website

The PT was pleased with the methods identified in this plan for public involvement and outreach. The PT made the following comments related to each item.

Stakeholder Committee Meetings: The PT wanted to hold the first meeting in April (with invitations going out in March) to ensure that at least two meetings could be held before the summer. The four meetings will be held in April, May, June, August. July will be skipped due to summer vacation.

Public Meetings: In accordance with DCA requirements public hearings must be held prior to submittal of the Community Assessment and Community Participation Plan. A presentation will be made to the Tybee Island Planning Commission on February 20, 2007, and to the Tybee Island Council on February 22, 2007. The documents will be submitted to EPD shortly thereafter.

Opinion Survey: The PT wants to ensure that once the survey is publicly available that as many people as possible have access to it, and are encouraged to complete it. It will be available on the City's website, and hard copies will be available at City Hall. The City will send out a mass mailing of note cards to everyone on the tax digest directing people to the web-link. The City will also put a notice on the utility billings to reach people who may not be property owners, but renters. A press release will also be provided to local newspapers. These methods will also be utilized to ensure that all of the public involvement events are well publicized. The PT will work on the survey in February, so that it can be released in March. The PT also expressed concerns about people taking the survey more than once. ISE will investigate the possibility of limited the number of times a survey can be submitted from the same computer. The PT also discussed the possibility of asking people to provide a street address with the survey.

Open House: No comments.

Public Information: The PT wanted to be sure that all materials related to the Comp Plan were available on the web site.

Website: The City of Tybee Island will work with ISE to provide a web page dedicated to the Comp Plan process. All meeting summaries will be uploaded to this site.

The Community Participation Plan will be updated to address these issues, and a revised draft will be provided to the City and Project Team for review by the week of February 5, 2007. The documents will be finalized for submittal to the Planning Board and City Council by the week of February 12, 2007.

II. Data Assessment (Technical Addendum)

The PT discussed the census data provided in the Data Assessment and asked ISE to make the following changes/additions.

- Jan provided updated numbers of water and sewer accounts to check against populations figures.

- Add percentage increase in Table 1 & 2.
- Make sure table references match.
- 'Add a graphic to compare household income with average price of housing.
- Update housing price data with information from the Tax digest and realtors.
- Under household distribution, 50% of households earn less than what figure? Would like to compare this to County.
- Add data from the Tybee Tourism Council (part of the Savannah Chamber of Commerce) related to economic trends in the tourism industry.
- Jan will provide information on job availability in Tybee.
- Place of Employment: explain that these numbers are a percent of total population. The table should be entitled, "Tybee Island's Employment Information. Categories should be "Worked in City limits" and "worked outside of city limits."
- Eliminate last sentence of Types of Housing.
- Eliminate second sentence of Jobs/Housing Balance.
- Jan will provide additional information on Public Utilities. ISE will include capacity calculations with the water and sewer facilities descriptions.
- Add descriptions of the Tybee Island Gym, YMCA, Campgrounds, boat access, public access, teen center at Jaycee Park, guardhouse, Pavilion/Pier, Arts Commission, Marine Science Center, and Post Theatre. Include beach access points on the map of facilities, calling attention to the handicap accessible ones.
- The Environmental Ethics Resolution & Policy should be referenced in the Environmental Resources Section.
- Add discussions of conservation easements (Tybee Island land trust), bike path, and campground in the natural resources discussion.
- Add discussions of the following under intergovernmental coordination: Med Star, CEMA, Chatham County Board of Ed, Chamber of Commerce (Tybee Tourism Council)
- Under school system, include the enrollment specific to Tybee Island children under the four public schools and the one private school. Add Marsh Point Elementary.
- Add information in Transportation related to the proposed scheduling of the Hwy 80 widening.

The Data Assessment will be updated to address these issues, and a revised draft will be provided to the City and Project Team for review by the week of February 5, 2007. The documents will be finalized for submittal to the Planning Board and City Council by the week of February 12, 2007.

III. Community Assessment

The PT did not have a great deal of time to review this document and several PT members provided ISE with written comments to be evaluated later. The discussion had centered on the following issues:

- Affordable housing: The PT wanted to call attention to the need to make affordable housing available to the workforce.
- Tax benefits or other incentives to encourage retiree developments and services.
- Restrict down zoning in the commercial district along Hwy80.
- 35 ft height restriction.
- Architectural standards and roof line standards.
- Density: The PT expressed its desire that the comp plan reflect the community's desire to retain current development/density patterns. A primarily low density, single family community with minimal higher density units (town homes, condos), and only in appropriate areas.

The Community Assesment will be updated to address these issues, and a revised draft will be provided to the City and Project Team for review by the week of February 5, 2007. The documents will be finalized for submittal to the Planning Board and City Council by the week of February 12, 2007.

IV. Next Meeting

Public Meetings: February 20 & 22, 2007.