



**CITY OF TYBEE ISLAND
MASTER PLAN**

Open House
May 23, 2007
6:30 PM – 8:30 PM

OPEN HOUSE SUMMARY

ATTENDEES

Chuck Powell
Dot Mohs
Beth Hodges
Henry Levy
Lisa McDowell
Kim Mohs
Cullen Chambers
Sandy and Charlie B.
Anne Miller
Polly Stramm
Denise Vernon
Laura Zulliger
Paul Wolff
Dave Postle
Sandi Postle
Kathryn Williams
Sue Off

Lou Off
Bill Corbett
Jack Higham
Harry Spirides
Keith Gay
Laura Mackey
Mel and Natalie Gordon
Rusty Fleetwood
Freda Rutherford
Brad Wittford
Janice Bentley
Edward DiTommaso
Courtney Power
Ron Feldner
Diane Schleicher
John & Sandy Major

Introduction to the Master Plan Update

General presentation on the planning process. The presentation included the new DCA planning requirements, current status of the Master Plan, and the public participation techniques.

Public Input received at Open House

A comment box and a number of clipboards were placed around the room. Residents were encouraged to submit issues, opportunities, and any concerns they thought were important to address in the Master Plan. The following list includes feedback received from the clipboards and comment box:

1. Create a development authority

2. Investigate whether the County is taxing businesses according to the current use. The Tybee Strand corridor cannot be developed as condos, yet are being taxed for the "highest & best" use for condo development.
3. New development is out of character with surrounding properties. Generally, new development is larger and putting more strain on infrastructure.
4. One of the prime attractions of Tybee is the physical and visual charm, lower density. New development changes look and threatens this charm. Implementation of design and architectural standards is a key element of plan. In addition, smaller, single-family homes will be more affordable.
5. Investigate alternative water sources, such as desalination, and/or deeper aquifers. Also explore wind as alternative energy source.
6. Conduct infrastructure study. We keep building and the infrastructure cannot support continued development and added density.
7. Water Issues, explore future installation of reverse osmosis water units as salt water intrusion occurs
8. Vision Statement comments.
 - a. Four Season vacation and meeting destination
9. Research down zoning
10. Change title to "Vacation" rental properties
11. The development of the Hwy 80 corridor as an art district has long been discussed – with my action to adhere. Allowing housing over studios is an excellent strategy to market the community to artists
12. I have concerns about the low impact commercial development suggestions for the north beach character area. Which commercial uses would be allowed and in which areas? This is a neighborhood with many narrow streets and many historic structures. We need to be very careful about the way in which this area is allowed to develop.
13. Traffic control and enforcement of speed limits is a critical issue ... mainly in the summer months.
14. Transportation – concern for pedestrian safety crossing Hwy 80/Butler, bike routes/paths to promote safety. Also enforce helmet laws
15. N & C Resources – realize that the Arts Commission must include all art / cultural resources including art galleries (for profit) as well as non-profit resources
16. Economic Development – support small businesses for year round operation
17. Do not encourage out of town vendors on the island as money leaves the island with the vendor versus being spent on the island. Incentives should be equally offered to all businesses, not to certain ones. Encourage business owners to provide input
18. Negative impacts of increasing amount of visitors. Concern over increase in vacation rentals in neighborhoods. Visitors do not enhance the neighborhood. Rather there is more noise, traffic, and speeding thru neighborhoods.
19. Concern over illegal drug activity on island especially in the business district area.
20. Include the RV / Campground in the seasonal population estimates (100 sites)
21. It has been suggested that in the future the City can get water from Savannah, but they are facing the same problems as Tybee Island. Is this an option?
22. Close connection to Little Tybee Island. The City needs to communicate with the managers of the Little Tybee Conservation area. At this point, for example,

- there is no control over free camping. Is this something that should be controlled or monitored better?
23. Tybee Island has a launch site for car top boats, most of which are self propelled. Should Tybee Island be facilitating the launching of jet skis.
 24. There needs to be a zoning category that allows for multi-generational families. This allows for a degree of privacy, yet families are close by for the City's aging population.
 25. The price of land and structures built on Tybee has risen so fast that rentals affordable for service workers has outstripped the ability for these workers to afford rent on the island. Consider helping service workers locate housing within their price ranges on Wilmington Island or elsewhere.
 26. Consider providing parking, gas reimbursement, etc to workers that have to travel to and from Tybee for work
 27. Provide other fringe benefits to encourage people to work on the island.

Next Stakeholder Meeting

The next meeting will be on June 19th from 5:30 – 7:30 PM at City Hall