

Results of Tybee Neighbors Website Survey Questions
08-08-2 Mini-Survey -- Repealing Tybee's Shore Protection Ordinance
143 responses

Background

During the 8/14 meeting the revised Shore Protection Ordinance was presented to the City Council in an effort to clarify the existing ordinance.

Members of the Planning Commission and the staff of the city Zoning and Planning Department spent many months studying the issue, getting the opinion of experts on the best ways to protect Tybee's beach, and incorporating public concerns into the new proposed ordinance.

The new ordinance would:

- Prohibit building within 10 feet of a dune closest to shore, within 18 feet of a seawall, or - in the absence of either - within 250 feet of the ordinary high-water mark

- establish building setbacks

During the meeting several good suggestions were made to fine tune the ordinance and assure that it provided for build back in the event of a hurricane. None of those making public comments on the ordinance suggested that it be thrown out.

Eddie Crone made a motion to "repeal every bit of Tybee's jurisdiction line ordinance and revert it back to the state." (click here to view a short movie of the motion and discussion on it)

Wolff urged the council not to support the motion, saying it would be a "giant step backward" and would not be in the best interests of the citizens of Tybee.

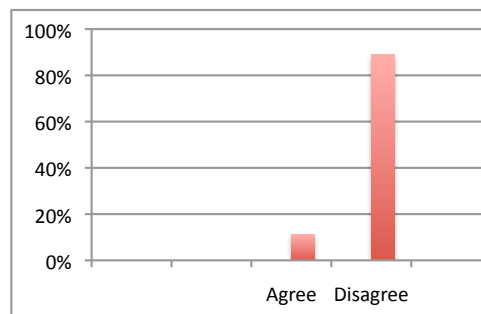
Crone's motion carried, 4-2, with Wolff and Councilman Dick Smith dissenting.

Attorney Hughes advised the council not to immediately repeal the ordinance, but to keep it in place until he could present a new proposal, which would be offered publicly and voted on twice.

Please indicate your agreement or disagreement with the following statement:

I support City Council 's motion to "repeal every bit of Tybee's jurisdiction line ordinance and revert it back to the state."

Agree	Disagree
11.2%	88.8%
16	127



Comments on Repealing Tybee's Shore Protection Ordinance (August, 2008)

11 Responses from those who agreed:

1. Council again shows some common sense

2. So many times there are people asking for variances for things that seem not to hurt the environment and seem ridiculous that they are even having to ask for a variance. I think the state's shoreline protection should be ours. Why continue to try to make different rules and have the council bogged down with things that are already in place to protect Tybee and all other shore areas of Georgia.

3. Approval of the Tybee Shore Protection Ordinance would constitute a taking of the rights of several beach front owners to use much of their land. Land for which they have paid a fair market price & have extremely high taxes on for years. Nothing would be gained in "Shore Protection" by prohibiting them from building up to the toe of the dune or up to the sea wall. In fact, in some cases, I would support a property owner's desire to relocate a portion of a dune on his property seaward in order to gain buildable sq. footage if the merits of the case warranted. Approval of the Tybee Shore Protection Ordinance would have placed more work City of Tybee Island staff and put them squarely in the cross-hairs of the ongoing, but legitimate, dispute of "Individual Property Rights" vs. "Government Expansion"

4. I have been in the Real Estate Business for many, many years representing properties all around the coastal areas. I have had an ongoing relationship with the Department of Natural Resources from back in the days of Dr. Fred Marland (1970's)- who was wonderful! This agency has NOT at anytime that I have worked with them ruled to the detriment of the land or the environment. There have been compromises at times, but with the many years of experience it should be noted that the Agency has the ability to create a win-win for everyone. There are property owners that may not have gotten exactly what they wanted, but were able to utilize their property with those compromises. Tybee Shore Protection guidelines did not need to be more restrictive than the DNR. Our guidelines we in many cases effectively "a taking under the law" - not good! The agency has many years of research and many talented, well educated people in the field. I feel that at times, it is a thin line between a ruling and the Rights of the Property Owner, but I would much more trust the guidance of the DNR over a group of amateurs that want to make an individual lose the right to the Highest and Best use of his property WITHIN the law.

I am very alarmed at so much negative chatter regarding this council. They were elected by a majority of folks that wanted a change in attitude and the opportunity to protect the rights of property owners to use their properties within the Zoning guidelines. Too many newcomers feel that they have reinvented the wheel and only "they" know what is best for "all of us". This Council is following the

guidelines of the Voters and do have Tybee's best interest at heart. They are attempting to simplify our government and the exposure for more law suits - it would be interesting to know how much money has been spent on Attorneys defending the actions of the previous council over the past 5 years... We have heard entirely too much about the change in the Ordinance - let DNR do the job as they have for many years.

5. The state has more resources and expertise on staff to deal with shore protection.

We need to focus on the current economic times and the impact to properties and businesses on Tybee Island. Find projects and activities which increase economic impact.

Another area to focus should be energy conservation and alternative energy sources for the island. We are ahead of many communities with programs such as recycling. Let's continue to take lead on conservation.

6. The DNR has the science, the experience, the political support, the finances, and the legal support of the State's attorney general. The City of Tybee does not have these advantages, so it should leave such matters in the more competent hands of the DNR.

7. If the state ordinances are in the best interest of the shoreline and are enforceable then the special interest groups and individuals who continue to get special treatment from Tybee ordinances might be stopped.

8. We are in several law suits as a result of the last council toying with the ordinances. Its time to go back to the state ordinance as most other towns in Ga.

9. We really wonder why Cullen Chambers has a say in this because he doesn't even live on Tybee Island!

10. For many years, Tybee operated under the DNR Shore Protection Line. The last council felt that it was "smarter" than the DNR and changed the ordinance. That same council has admitted that their ordinance was "flawed". What expertise did that council have that the DNR overlooked. We agree with Eddie Crone that they need to "repeal every bit of Tybee's jurisdiction line ordinance and revert it back to the State."

11. I have worked closely with DNR for the past 25 years and feel they are very competent. This is what they do, it is their job. They work closely with the C.O.E. They know the studies and the results there of. Property owners have rights also. If they choose to purchase that piece of property, pay the taxes and face mother nature then by God let them use their land. They purchased a piece of property not a sand dune. The dunes are already protected by our great State.

(Note: the following comment is from an individual who neither lives nor owns property on Tybee Island, but who, as he says, represents individuals who engage in construction on the island. We did not include his vote since he is not a Tybee voter but are including his comment.)

I am in the natural resources environmental consulting field and have had the opportunity to successfully complete many projects on Tybee Island with property owners and the Georgia Department of Natural Resources Division - Coastal Resources Division (GADNR). Specifically the GADNR Shore Protection Act (SPA) was created to protect the dynamic dune field of beach front properties.

The SPA jurisdiction line not only applies to properties directly adjacent to the beach, the SPA line can extend landward several lots which provides an increased level of review by the GADNR on projects near the beach. I am of the opinion that the GADNR SPA offers a high level of protection to the dynamic dune field on Tybee and also includes other requirements such as pervious surfaces and restrictions on development of those portions of residential lots outside of the footprint of the house and driveway. Any activities within the jurisdictional limits of the SPA line require a full GADNR Shore Protection Committee review where the 5 person Committee makes the final decision on permitting a particular project. This is not an easy permit to obtain as the Committee is charged with the goal of protecting the State's resources.

The City of Tybee should make it a requirement that Applicants seeking building permits should provide the City with a copy of the GADNR permit before beginning construction. There should be no other City of Tybee Shore Protection Act review after this requirement/permit is obtained. This should ensure Council that the Applicant/property owner has created a sound development plan that will not impact significant resources and the dynamic dune field.

Thanks,

87 Responses from those who disagreed:

1. We are incorporated as a city government to protect the interests of our citizens. Why would we relinquish oversight of our most precious resource to the state?

2. This is another sterling example of this incompetent city council.

This is another 'slap in the face' to hundreds of hours (several years) of research and work of CITIZEN VOLUNTEERS.

This is another step toward destroying Tybee more than any other previous city council has done.

They can now scratch off Number 9 on their "List of 20" campaign promises. Whopty-do!

3. This is ridiculous. It makes me sick. Wake up, Tybee! The next election is a little over a year away. Let's only hope that they make no more miserable decisions like this one.

4. I do not understand how our council members make these type of decisions when in fact they were voted in to "REPRESENT THE CITIZENS OF TYBEE ISLAND". To date, the council puppets in office have yet to "REPRESENT THE CITIZENS OF TYBEE ISLAND". What an embarrassment they are to our delicate little island. This decision has no doubt set us back; how inconsiderate!! They just don't care what the people want!!!!

5. After working for the Corps of Engineers for thirty years as a construction engineer, I've dealt with enough permits to know that Tybee needs its own ordinance. You can't count on the state or even federal government to protect the interest of a tiny island when big money comes calling.

6. If we don't need our own laws, why do we even need a city government?

7. I want adequate shore protection - the residents of Tybee should be allowed to vote on such serious issues as this one. The Tybee beach, dunes and shoreline needs to be protected! Thank you Tybee Neighbors Association for allowing us to voice our own individual opinions. We should not grant City Council so much power as to rule out the vote of each individual. The City Council needs to survey the people they represent just as you (TNA) have done here.

8. At this point I feel that the majority of the current council doesn't seem to care what I or many other property owners on Tybee think. Much of the hard work, thought and time put forth by members of our community have been reversed and undermined. This seems to be in keeping with this ignorant behavior. It is like a slap in the face to hard working people who have invested their time and money to keep Tybee safe from overdevelopment. Why in the world would we undo this protection? It is quite unnerving to be a property owner on the island and feel that these are the people making decisions that will affect our lives. Apparently the developers with deeper pockets have more influence over their decision making. One really good hurricane and all their dreams will come true.

9. All efforts to protect our shoreline should be thoughtfully considered. Our shore line and dunes in particular are the only defense we have against storm waves and tidal surge. Although it is not much it is what we have and it should not be compromised in any way. Simply throwing the entire ordinance out is not a responsible option. I urge City Council to reconsider their actions and to let the property owners speak to this issue.

10. It was surprising that no one spoke to the issue of future beach renourishment funding as a result of this action. Past councils listed the fact that Tybee is doing everything, including having ordinances stronger than the state's to protect the beaches from erosion, etc. when asking county, state and federal

governments to help sponsor this action. This can no longer be part of a plea when asking for funding!

11. Why should we rely on the state to protect our beach? The Army Corps study positively identified the ship canal dredging as an issue for our beach erosion, so we are unique compared to other beach areas of Georgia. I think this was a rash decision by the council and reinstate the Shore Protection Ordinance. Why would the council vote against additional protection of this city's greatest asset? Could it be further development closer to these areas needing protection? How greedy can we get? Does anyone on the council that voted for this actually appreciate the beach?

12. I just have to wonder what the Council is thinking. I know there are a few things in the Shore Protection Act that need to be addressed, but to throw it all out is absurd. I'm not sure, but wasn't it Wolff and Brown that opposed it not Wolff and Smith?

13. The current ordinance needed revision. The proposed revision was very reasonable. I do not understand repealing the ordinance and not adopting the newer proposed version. We need to be responsible for our island. The state's ordinances are more general to allow for the variability of various state lands. We need something specific to Tybee. It is a cop out to say the state will take care of it. I am very disappointed in the council's decision. As Mayor Buelterman said, Tybee needs the extra protection beyond what the state ordinance provides.

14. As the Mayor stated, Tybee is unique with regard to this matter and therefore we should have our own unique ordinance, not the State's general control ordinance.

15. Unfortunately, I suspect in their shortsightedness, members of the council who voted with Mr. Crone to repeal this ordinance neither respect nor have truly considered the ramifications. Obviously, a pervasive ignorance is at work here, reinforced by self-promotion. What a shame it presently controls the future of this island!

16. When a hurricane hits, we will be glad for every bit of dune that helps deflect the force of the storm. The dunes are so much better and the south end so much nicer than before the re-nourishment projects began back in the 70's, let's keep Tybee's dunes intact and growing!

17. 1. It seems obvious that if a developer builds too close to the beach his houses will suffer from the invasion of sand and water. This became clear with the property built on 19th Street - the City Council recently granted a variance for

a masonry wall in the sand dune to keep the sand out. This property was built very close to the shoreline under the Georgia Shore protection Act. It obviously should have never been constructed in the first place.

2. Because of the Ethics ordinance 5 Council members have to recuse themselves from voting when their financial supporters come before them with variances to the Tybee Shore Protection Ordinance. So, if you can't get rid of the Ethics ordinance you can reward your contributors by getting rid of the Tybee Shore Protection Ordinance.

18. It is disgraceful that four members of the council would completely disregard all of the work by city staff and volunteers. The ordinance that was presented to council is the result of many hours of research and hard work--all of it done with the intent to protect the fragile dune systems and beaches. There has been too much scientific evidence warning of the consequences of building too close to the dunes. It appeared that some council members' minds were already made up. They were completely closed to any suggestions to amend the ordinance to protect build back. I agree with the Morning News editorial--How can we expect others to pay for our mistakes when we don't take the necessary steps to protect our own island?

19. What a load of X@X#...

This is be far the most disturbing action that this bunch of clowns has done so far...

"TYBEE VOTERS YOU ARE THE ONES THAT PUT THIS BUNCH OF CLOWNS IN OFFICE, HOW LONG BEFORE YOU WISE UP AND GET THEM OUT???" IT WAS VERY OBVIOUS FROM ALL THE COMMENTS IN YOUR LAST SURVEY AND THOSE AT THE COUNCIL MEETING THAT THIS COUNCIL IS NOT REPRESENTING THE WILL OF THE PEOPLE, BUT SOME HIDDEN ADGENDA. THANK YOU COUNCILMAN'S WOLFF AND SMITH FOR YOUR VOTES AGAINST THE MOTIONS. GOOD LUCK TO YOU BOTH BECAUSE YOU'RE GOING TO NEED A LOT OF IT...

20. It appears to me that the Council is repealing the shore protection act as a end run on the ethic ordinance. They can't because of their interest vote in favor of their contributors interest and allow him to build in violation of the shore protection ordinance.

21. What I think the council has decided is to eliminate the ordinance that has restrained their contributor's development. I assume they believe they can serve their contributor's interest without having their actions restrained by the ethics act by eliminating the shore protection ordinance.

I suggest that it is unethical for the Council to take any action that would impact the shore protection act because of the ethics issue that has been raised by their

acceptance of political contribution from a person directly impacted by the shore protection act.

22. I say it is clear that If they can't grant the variance directly because of ethical constraints, how it is ethical for them to do it indirectly by voting to eliminate the offending ordinance. It is all an end run on the intent of the ethics ordinance.

23. Allowable reasons for recall of elected officials in the state of Georgia: act of malfeasance or misconduct while in office; violation of oath of office; failure to perform duties prescribed by law; willfully misused, converted, or misappropriated, without authority, public property or public funds entrusted to or associated with the elective office to which the official has been elected or appointed. Discretionary performance of a lawful act or a prescribed duty shall not constitute a ground for recall of an elected public official. (Ga. Code §21-4-3(7) and 21-4-4(c)) (Source:

<http://www.ncsl.org/programs/legismgt/elect/recallprovision.htm>)

So far this Council has ignored citizen involvement or recommendations related to the Dog Park, the Skate Park, the Memorial Park Plan, the Beach Task Force, the Planning Commission, and the Shore Protection Line. They've considered the abolishment of the ethics ordinance, which in itself constitutes the appearance of unethical behavior. Much of this is discretionary - they don't *have* to listen to the citizens except at the election itself. However, it's arguable that reduction of the Planning Commission, dissolution of the Beach Task Force, and rejection of the local Shore Protection ordinance each could cause harm, and therefore could be considered malfeasance. If anyone knows under what conditions the city held skate park donations in escrow, and also what funds were actually returned when escrow was dissolved, it's possible that the terms of the escrow agreement were violated, as Council recommended that any interest earned on the escrow account NOT be returned. If so,!

this would be an inappropriate conversion of funds.

They certainly do not seem to have the long term best interests of the community at heart!

I for one am ready for a wholesale recall if anyone has the legal expertise to force such an election onto the ballot.

24. When they implemented the ordinance, Tybee showed advanced recognition of the fragility and value of our natural resources. Repealing the ordinance not only reverts us back, it also negates the efforts of our volunteers.

Once again, Eddie Crone shows his disregard for the people who put him in a position of responsibility.. and he does it without any explanation, almost in defiance of the people in the community

25. This seems to be just another step to "remake" Tybee into -- well, into what I

don't know. I find it interesting that these council members who have lived on Tybee a long time have never (to my knowledge) publicly asked for these changes before they were elected. One comment on the previous survey was interesting -- three of the current council members were on the planning commission and never asked for it to be reduced in size.

I have to wonder if there isn't someone constantly advising these council people what changes they want to see next. Slowly but surely they are removing Tybee from the people who have lived there long term.

26. These council members are dangerous to the future of residents who wish to just live here. more business, more traffic, less privacy,

27. What difference does it make what I think or how I vote? The "developers" are determined to destroy what's left of Tybee. Those of us who live here and plan to die here have little recourse. The only recourse we seem to have is just dig a hole and crawl in it and hope the "developers" don't decide they want our particular piece of ground because, if they do, you can be sure they, with the connivance of town council, will get it!

28. Tybee's only "industry" is tourism. Without an adequate beach, tourists will go elsewhere. Protecting the beach to the greatest extent possible is vital to Tybee's economy and should be a primary goal for the city.

29. Just another step in the TIRPOA strategy to return Tybee to the "good old days" where anything goes.

30. Would like to see a comparison of the existing ordinance and the state ordinance, including all of the potential "risks" of going with only the state.

31. Do we really want to relinquish the control of the use of our beaches to the people who meet in Atlanta for three months every year? Does the state have as much an interest in how Tybee gets developed as the people who live here? This council seems to be doing it's best to erase everything that has been accomplished in the past four years. I'm sure that next year they'll be running for re-election claiming credit for all the previous council got started: Tybrisa business district facelift, beach renourishment, water and sewer upgrades, etc.

32. What needs to be repealed is this council! How dare they compromise our island by abolishing our shore protection line. The state has encouraged local governments to have their own line for good reason - the state's line doesn't offer the citizens of Tybee the level of protection we want. The ordinance presented at the last council meeting represents months of research and is scientifically based. Council should address the concerns raised during the meeting and adopt the ordinance.

33. I agree with Paul Wolfe that this is a huge step backwards.

34. This seems a drastic step in trying to clarify an ordinance that took many people a lot of time and effort to come up with. If the ordinance needs clarification, why repeal it to the state? Does the state know better than Tybee officials what is best for Tybee?

Mr Crone seems to have strange motions (ie reducing city council planning committee from 9 to 7 volunteers) One has to question his motives if he can't explain his reasoning. I can't wait to see what motion comes up next.

35. Are we really surprised? This move is like everything else they have done.

Tybee City Council knew when they walked into City Hall on 8/14 that they were going to repeal the jurisdiction line ordinance, AND they knew who was going to make the motion. It is hard to believe TIRPOA has elected five who, like themselves, care so little about Tybee's future and the future of its residents.

36. I am outraged by the lack of respect shown by the council for the concerned citizens who have put in untold hours of work and intelligent thought into making the best possible decisions for the long term health of this island. Tybee was beginning to make a positive name for itself in terms of ecologically long term planning with sound decisions that also meet the needs of Tybee's populace. This decision is MANY GIANT STEPS BACK!!!

37. I believe the wonderful citizens of Tybee who worked on the ordinance know a bit more about Tybee than the state. Please repeal this new motion! Thank you!

38. These people were elected to administer, interpret, and legislate Tybee ordinances for all the citizens of Tybee. With this action, they have abdicated their responsibility and passed it off to the state. Tybee citizens need representatives who can and are willing to perform those duties as prescribed by the ordinances and laws applicable at the time of assuming office.

The Georgia Shore Protection Act (section 12-5-241) permits local governments to enact ordinances and become the decision making authority and collect the fees (section 12-5-238, 7) associated with permitting. These council members chose to give that power to strangers and non-residents. Pro or anti development makes no difference, this power should be held by Tybee government and not by some committee consisting of residents of Camden, Glynn, McIntosh, Liberty, Bryan, or Chatham County as prescribed in section 12-5-235.

This unwillingness to legislate, administer, and enforce an ordinance on behalf of Tybee citizens coupled with their desire to throw out ethics in their administration is justification for their immediate removal from office. They have

no respect for the citizens of Tybee and their refusal to answer the Mayor's questions about reducing the size of the planning commission was very arrogant and showed a lack of respect for him and his position. This conduct by any elected official should not be tolerated by Tybee voters. To me, a recall would be appropriate, but this cannot be done through council for those that need to be removed are the majority. It would probably have to be done through the courts as provided in Sec. 5.20(b)(2) of our charter.

These are not leaders. Leaders make informed and responsible decisions and do NOT shirk responsibility. Some of them voted to repeal this ordinance with very little, if any, discussion and no logical reason. They appeared to be blindly doing as they were told. Who is really calling the shots. Certainly not the citizens of Tybee. This lack of open discussion, yet consensus of opinion smells of preconceived conspiracy and is a violation of Georgia's open meetings laws.

39. Why in the good Lords name would we, the people of Tybee Island, want the State to have sole jurisdiction of our line ordinance. I am sure the good people of north Georgia could care less, and not even understand the issue. On second thought, Why bother having any Tybee government officials at all!!!! The people of Yukon Georgia, may be more apt to act in our best interests rather than the rascals we seem to have in office now.

40. I seem to remember a little war fought not to long ago, over the issue of State vs Federal rights. Now we seem to have to fight a war over Tybee rights vs State rights. Only we want to give away our rights. It seems to me the Mayor is the only one who cares about our shoreline. I don't know about the rest of you, but I say some wars are worth fighting, and Tybee's beachfront is worth saving. Pathetic!

41. Can the repeal of this ordinance be related to the fact that all the big money to be made on Tybee is on beachside properties? I find it interesting that Councilman Crone, who made the motion to abolish this ordinance, Crone received campaign contributions from all Tybee's major developers during this last election. Without Tybee's Shore Protection ordinance, developers won't need to request a variance from the pro-development council and without a variance request, business won't be complicated by the ethics ordinance either. What's next?

42. Our beach is our most significant asset and it should be protected by local oversight.

43. The majority of this council has no idea as to where and to what effect the DNR line on Tybee effects the properties along our considerable coast. Once again, Councilman Crone shows the extent of his understanding by his motion to "reverting to the State jurisdiction line." We have always had the State jurisdiction

line. This council also fails to recognize that we have a highly developed small island which makes us different from the other Georgia barrier islands. We already have one home on the North End of this island built practically in the ocean. We have another home in the central part of the island built in the marsh. We have several other proposed building plans on the south central part of the island where some marsh fill would have to be brought in or the lots are unbuildable but this council will see that such construction takes place. If you think this statement is not correct, look at the present council's unbroken record of at least 12 variances approved most of which violate our land development code and none of which had a hardship. If we are going to save Tybee as an ocean paradise the citizens are going to "have to take Tybee back" and the first step toward achieving this laudable goal is to have a recall election.

44. This is another example of the ruling 5 council members' willful violation of their oath of office. (Dick's dissent is probably a tactic to demonstrate that they don't always vote the same.) Has anybody noticed that Eddie has been especially mean and rude since January?

45. I am tired of surveys and folks who have suspicions of the councils activities. No one has stepped forward with any proof of wrong doing by the council. No one has stepped forward with any type of damage to the island done by the council. The electorate, a small turn out, has selected these individuals to represent the citizenship of the island. Until it is proved that they are doing wrong, stop the accusations when they have done damage, nail them. But, until then stop the BS.

46. This is another shocking example of certain Council members' abuse of power. They show a total disregard for all the work done by thinking, caring members of the Council and the community, as well as the experts who were consulted on this matter. Do they care only about their own pockets, and nothing about the long-term survival of the island? Not to mention the property values of Tybee residents.

I am grateful to Mayor Buelterman and to Mr. Wolff for continuing to fight this losing battle.

47. We, to our credit, do many things more consistently, and ethically, than the STATE does. We traditionally have been our own guardians and endeavored to be responsible for the area we live in because we appreciate what we have here.

Deleting our own voice in Shore Protection makes no sense at all UNLESS nefarious machinations are afoot. Although these council members appear to be ordinary individually, 4 and sometimes 5, collectively, act like a gang of thugs, high on their superiority and brave as only gang members, backed up by each other, are brave. For shame.. Ayn Rand would label them as "looters" - and so should we. Guess what happens in the world (Tybee) if people of thought don't

take action against looters??? I will offer one of my Tybee properties as a central location for a recall effort if enough people are interested in approaching the problem this way..

Local ordinances are specific to site and use issues in a particular place and are better than more general state ordinances. And if things get messed up we don't have as far to go to deal with local ordinance enforcers and/or creators.

48. Local ordinances are specific to site and use issues in a particular place and are better than more general state ordinances. And if things get messed up we don't have as far to go to deal with local ordinance enforcers and/or creators.

49. This is insanity. The Jersey Shore has been ruined by development right to the high water mark. Cape Cod is overdeveloped and choked with traffic. Why would anyone want to ruin Tybee by allowing similar overdevelopment?

50. The ordinance in place may be a bit to restrictive according to state guidelines. I do not think that it should be totally thrown out. There are many possibilities that avail in reviewing it to make it more satiable to all involved. The beach and sand dunes are our most valuable asset on this island as they are our natural barrier to the ocean waters. Invasion / destruction of the dune areas will in eventuality harm our natural barrier to the oceans effects. The earth is already suffering from mans effect with global warming that is causing water levels to rise each year from the melting of the mountains of ice in the earths arctic areas. Why should we not be foremost in any way possible to continue to protect our shorelines / properties from what nature is bringing us already.

51. If Tybee Island is going to allow the State to have total jurisdiction over the shore line makes as much sense as letting Chatham County have total jurisdiction over the entire island! The City has the best interests of the beach and the City foremost in mind and should be the ones to regulate it when possible.

52. SHAME, SHAME, SHAME !!!!!!!It seems that certain members of the newly elected council members are "hell-bent" on the destruction of the quaintness & beauty of our island. Isn't there any body or anything that can stop them??????

53. I sat there on my sofa(I don't dare attend meetings, for fear of making a fool of myself) in total disbelief. Yet another giant step backwards. I can't get my mind around what is going on. From the total disregard to the hundreds of hours spent by volunteers on all the different committees, to the "need" to make waves. In my life, I too have put thankless hours into the betterment of my community, so it breaks my heart to see proper protection of our island, a beautiful new memorial park, downsizing of our planning commission, and others being treated with such disrespect. This is a sad time for Tybee. Small communities depend on

the active volunteer core, for they in no way could afford to pay for the same services that they are now getting for free. What this council has managed to do in such a short time is amazing. How they will get anyone to sign on to serve on any committee, we'll see. Please, I don't know who threw the rock in the water, but the ripples have to be stopped.....but how?

54. Reality TV comes to Tybee. Why is this community so divided? Y'all fight each other over the silliest things. And I think it is just to get noticed versus getting something productive and of value completed. Proclamations made by council members who do not go to any trouble to research the facts or alternatives would be fired in my world. I guess it has something to do with the ineffective governance process of the city that has no staggered terms, meaning every single person is voted in or out based on whatever the last administration did or didn't do... Y'all look silly, which is fine to a degree, as I love the eclectic part of Tybee, but when you look so silly that it impacts our land values negatively (i.e. who would want to move here?), then I get pretty irritated. Simmer down. Get your facts together and quit being so bombastic. At least we have a level headed mayor. Unfortunately, he may never run for re-election based on this level of insanity! Give me facts, not rhetoric.

55. I think it is an absolute disgrace. I understand that people have property rights but they do not have the right to destroy the shoreline and our Island. Anyone, especially developers, who has bought property recently knew if their property was located within the dunes' line so they have no right to complain or try to change the ordinance. I wonder, if the election were held tomorrow, the current council would be reelected. I voted for two of them, who are now pushing this agenda, as I thought they would be middle of the road -I will not vote for either of them again.

56. Isn't the state (DNR) the same wise, protective body that permitted the Cumberland Harbour Marina? This marina, the largest marina ever permitted in Georgia, would threaten the Cumberland National Marine Sanctuary and the endangered Right Whale. Concerned residents and organizations challenged the permit and the case is currently before the Georgia Supreme Court. Thanks, but no thanks - I don't want this kind of "protection". Tybee needs its own shore protection act!

57. That sounds appealing. Fewer people to crowd our streets, few drunks driving on our streets. It's starting to sound good.

58. The proposal by the current city council that the Tybee shore protection ordinance should be completely repealed and that such matters should be left up to the state is ridiculous and in bad faith, as the state of Georgia has no

legislation relating specifically to the protection our coastal shoreline. The state guidelines were created to deal with water issues statewide--more specific to rivers and bodies of water inland--and do not adequately address the issues specific to our beaches.

59. These guys are nincompoops

60. Mr. Crone's reply to give it back to the state and let them deal/worry about it really shows just how committed he is to the people of Tybee...NOT and to the island.

61. But you all voted these people into office, you all clearly ignored their backgrounds and didn't look outside the box. You voted in a man who is a contractor and has taken part in the overbuilding on the island...what were you all thinking? You voted in a man who worked as a mucky-muck in a corporation, where the bottom line was making money for the corporation; he doesn't care about green space, saving the beauty of the island.....

62. I own property on Tybee, an old cottage, and I was extremely dismayed to see this group get into office. This group, with the exception of one, maybe two, all have \$\$ on their minds and how much they can put in their own personal bank accounts....t's very sad to see this term who was voted as the pro-ten mayor,. what did she do in the last term....not much of anything that I could figure out.....
...you all obsessed and obsessed about a dog park.....maybe your focus should have been on the city council and what they were planning on doing.....
....do you all see the empty condos' and houses all over the island.....

63. THIS IS A GIANT STEP BACKWARD FOR PROTECTION OF OUR BEACHES. IT IS APPARENT THAT OUR PRESENT CITY COUNCIL IS NOT ACTING IN THE BEST INTERESTS OF TYBEE AND TYBEE HOMEOWNERS, FURTHER MORE EDDIE CRONE IS A JOKE AND SHOULD BE RECALLED FROM THE CITY COUNCIL. KUDOS TO PAUL WOLFF AND DICK SMITH FOR VOTING NO AND TO JASON AND CITY ATTORNEY HUGHES FOR ACTING IN OUR BEST INTERESTS.

PLEASE COUNT THIS AS TWO DISAGREE VOTES AS MY HUSBAND ----- IS ALSO VERYUPSET WITH THE ACTION THE CITY COUNCIL TOOK, BUT WE ARE NOT MUCH SUPRISED BY THIS AS WE HAVE FELT THAT THIS CITY COUNCIL WAS BOUGHT AND PAID FOR BY THE DEVELOPERS.

64. Is this ordinance available on-line? I would like to know the impact of "repealing every bit of Tybee's jurisdiction line ordinance". Does it affect only

the beach and dunes or does it also include the back river and the marshlands?
Does it affect wetlands buffers and if so how? I tried to look it up in the municipal code but was not able to find anything. Do we in fact have a Tybee jurisdiction line ordinance that can be repealed? Or is this a proposed ordinance, yet to be defined and enacted? If we have it and it is repealed, how does that impact other aspects of the land development code? Will buffer requirements and set backs need to be changed? If a Tybee jurisdiction line ordinance has not been enacted, there is nothing to repeal and the motion was out of order. A matter of curiosity, now that Mr. Wolff knows the direction the others are taking, what happens if he does not move to allow the recused members to participate. He seems to be very powerful at this point if he elects to use that leverage. Either way, I still believe the it is up to Tybee to protect Tybee and we should not rely entirely upon the state or other outsiders who have no real interest in our community.

65. I thought these council members were elected to represent the residents of Tybee. What gives them the right to totally ignore all the work that's been done on this issue?

66. Who really needs a beach to attract tourist that spend lots of money?

67. Doesn't Councilman ----- work for contractor, Bobbie Chu? He certainly has questionable motives which are very obvious.

68. At the August 14th council meeting several council members and Tybee citizens expressed concern about some language in the proposed new SPO that Bubba had drafted. Bubba and Brannyn did a good job of drafting an ordinance that is more fair and balanced than the existing Tybee ordinance, yet establishes setbacks that the state SPO does not. It would have made more sense for the council to have the parts of the proposed ordinance in question clarified, and if necessary modified than simply throwing everything out and reverting to the state SPO. This is another example of the wastefulness of this current council. How many hours did Bubba spend (and bill the City), with the councils blessing, just to have them throw it out so they could put another check mark by an item on their list of "20 Reasons"? For a slate that ran on fiscal responsibility these guys continue to waste city money and resources for no apparent reason. In some cases the proposed ordinance may even protect the property rights of individuals more than the state line, so I would say to the supporters of the state SPO, "be careful what you wish for!"

69. Just another example of this council's determination to be the worst council on record. They continually make decisions that are not in the best interests of the City of Tybee and the average citizen. They make decisions that are best for

the puppeteers operating their strings.

The ordinance is in place to protect the entire island from the greed and selfishness of a few who believe that if they want to do something, they should be able to do it - screw everyone else.

How can people with so little PUBLIC interest get elected? Lie? What happened to the promises they made?

They keep saying that the MAJORITY has spoken. Where? In closets? Behind closed doors? In secret meeting rooms? Why is the MAJORITY that they claim to represent never speaking up in the meetings? It has to be because the secret deals are offering something sweet enough to make the canaries keep singing.

There is only one word for their behavior.

DISGUSTING!

70. Being a member of the Planning Commission that did a good deal of the work concerning the shore protection ordinance, I understand the extreme importance of protecting one of our most valuable assets, our shore line. There are many who are passionate, who love Tybee and are willing to take seriously the job of stewardship for our island home. Unfortunately there are some that are glib about this most important task. We have to protect Tybee from those that do not know or understand the big picture. Choices made today will determine how our island and its resources that sustain our lives will move into the future. It is important to remember that it is a very fine line, having progress, while not over developing and destroying the fragile eco system. I saddens me that to some, the value of protecting this island for the future is so diluted and diminished and can be dismissed with out a second thought.

71. Perhaps our right-wing bully "friends" on the city council should run for a position in Washington. They would fit right in and are certainly qualified to serve with the "leaders" we have had for the past eight years. I would volunteer my time to drive them there.

72. Let's base our shore protection on science, not on the highest bid.

73. Hopefully, the state's ordinance is at least as restrictive as Tybee's, altho' I doubt it since Tybee's aldermen/women (not naming any names, of course) who are seeking to allow building closer in are more into satisfying campaign contributors (i.e., developers and contractors) than preserving the island. Just follow the money in this, and you'll figure out what this motion to repeal Tybee's ordinance is all about -- "pay back" time.

74. We should respect the wisdom of the Tybee ordinance that restricts building too closely to the beach. And we should not heed the political maneuverings of developers & contractors who contributed heavily to getting the current aldermanic board elected. The state law may not be restrictive enough to rely on

since those North of the Border have caved in to developers & contractors over & over. Just witness the overuse of water around Atlanta to run water parks in spite of an on-going drought.

75. I think that this was a prearranged situation. Mr. Crone made a quick motion, got a quick second and boom....done. It was set up. This should have been agreed on in a public forum...not behind closed doors. Mr. Crone and his second had this planned.

No public discussion, no notice of the action....

I have no objection to the content of the motion...I have every disagreement with the method of the

76. If the state knows more than the city about protecting our shorelines, it stands to reason that "bigger" government knows better than we do what's in the best interests of our community. I guess the county or state could rule over all - law enforcement, building permits, height limit, parking enforcement, beach renourishment, etc.

77. Keep your campaign promises - protect our environment and adopt the proposed shore protection act!

78. Why is this city council so intent on ignoring any input from advisory committees? They seem to be directed by individuals or groups who are unwilling to publicly identify themselves. So much for open and transparent government. How much more damage will this council do before they can be voted out of office?

79. I'm surprised and more than a little disappointed that such a motion would pass the City Council.

80. Tybee needs its beaches.

81. Without the beaches there are no tourists (in some cases I would agree that its a good thing to have less tourists, but like them or not - they bring in money to pay for city salaries, the new parking lot on the strand all that).

82. Without the dunes there is no protection from the ocean in the event of a hurricane. Does anyone here remember what happened to the Delta during Hurricane Katrina? Would you like to see that on Tybee?

83. Thinking in the short term, sure it would be great to have a house or business that was next to the water, but in the long term you've ruined an ecology, increased erosion (oh, is that why my foundation is tilting?) and left yourself wide

open to the punishment of nature.

84. Erosion is exponentially affected by the action of humans. We build, we mess up the water table, we completely disregard nature and suddenly wonder, gee what happened to the dunes, why is the beach so much narrower than it used to be? One has to wonder when did the members of the City Council last set foot on the beach, participate in the beach clean ups or go even for a run along the water.

85. It's changed.

I'm only 27 but I have seen the changes and am appalled by them. My mother grew up here and I know that she has seen even more change than I have.

Admittedly, some of the changes have been good; but the fact that we are losing the beaches and the protection of the dunes is unfathomable.

86. I remember putting our Christmas trees in the dunes to help collect sand. I remember being a child and struggling to crawl over the seemingly insurmountable mountains of sand to reach the beach taunted by the sounds of gulls calling and waves crashing. Watching the sand crab scurry along the dunes, darting in and out of the morning glories and sea reed, it was a world apart from the beach and the land, owned wholly by those little creatures and climbing vines. Then that magical moment upon cresting the dune when you are the tallest thing on Tybee and there's nothing between you and the end of the world but a wide welcoming beach...

Now I can see the beach from the street - there are no dunes to block my path.

And now to forward this proposal to repeal the ordinance is appalling. I honestly can't say anything more than that. To take away or weaken the only protection this island has, to take away the very ecology which makes Tybee a haven for kayakers, bird watchers and amateur oceanographers is to take away that which makes Tybee unique. Don't turn Tybee into a strip mall of an island. It wouldn't be home then.

87. This comment is from a tourist- not a voter. We did not include her disagree in our total but are including her comments here.

Much of Tybee Islands attraction and charm lies in the fact that the island IS NOT like those other islands that have been built and built upon, right up to the very shore.

There are plenty of those places where the visitors come, take, trash and add visible damage to the shore and the island. Yes, they add monetarily to the islands economy yet that too will fade when the beaches are ruined and eroded and the island becomes a cookie cutter design, just like the rest of them. What about the native birds, the marsh and the natural habitats that are present on the

island. I don't believe the influx of buildings will have a positive effect on the wildlife that currently makes Tybee its home.

For once, leave the island alone, it's unique buildings, restaurants, charm and beautiful coast line - the island will change but only as nature changes it - not as "progress" comes and exchanges the natural beauty for monetary gain for a select few. Once the habitat and all those creatures that live there are gone, it will be too late to get it back.

You know, after a time, so many of those that have come to live on Tybee in their big houses on the beach, will wonder where that quaint, friendly island with it's beautiful beach has gone and they will understand it is of their doing and the island is never "coming back", it's too late to repair the damage that has been done.

Think beyond the moment and the money - it's easy to destroy something for the prospect of "progress", economic growth, "success" and money. Yet, if there is thought of the distant future of the island, all of those material "wants" will be cast aside for the sake of preserving something that is more important - the constant of the island, the beach, the waves, the gulls cry, the marsh and the undisturbed view of the setting sun, the sense of time standing still and the pure enjoyment of nature itself - untouched.

This comment is from a very concerned local resident who did not vote to agree nor disagree, but expressed her concern for our island:

I must apologize, because I haven't had the time to study the Georgia Shore Protection Act, nor the revised Shore Protection Ordinance. I also do not have time to do so in order to meet the 11PM deadline.

I'm a person who cried, as if a member of my family died, when the lone pine tree along the Tybee Road was chopped down. I love nothing more than to drive down the Tybee Road and enjoy the beautiful salt marshes. Little thrills me more that to see the white egrets in the marsh at high tide, with sunlit feathers glimmering in the setting sun. I love the pristine beauty. I treasure our little island. I do however, also understand the rights of property owners; and I think both should be weighed heavily.

I remember a time when we had only one row of sand dunes between the homes located along the strand from the North to the southend of the island. It was a fairly short walk to the beach give or take forty years ago. Those extra two rows of dunes were man-made. Has the addition of those two extra rows of dunes encroached upon existing property lines? Shouldn't property owners who work their entire lives to care and pay for said property, be allowed to protect their property from erosion, acts of man, etc? Frustratingly, I've witnessed entire marshland peninsulas cut into two distinct land masses, simply because someone decided to tie box springs to the back of a boat, and change the entire landscape. Man, and nature together, have changed our little island over the years. The protection of both - the pristine beauty of our little island; as well as the protection of property owners rights are both keenly important; and an

awesome responsibility for our elected officials.
Thank you,