



C H A T H A M C O U N T Y
Z O N I N G B O A R D O F A P P E A L S

Arthur A. Mendonsa Hearing Room
June 26, 2012 9:00 A.M.
Final Agenda

June 26, 2012 Chatham County Zoning Board of Appeals Meeting

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony. All proceedings of the Chatham County Zoning Board of Appeals are recorded. Decisions of the Chatham County Zoning Board of Appeals are final. Challenges to the decisions of the Chatham County Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Lucy Hitch called the June 26, 2012 meeting to order at 9:04 a.m.

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

2. [May 22, 2012 Minutes](#)

Attachment: [CZBA Minutes of May 22 2012.pdf](#)

Minutes were approved as written

Board Action:

Approve minutes was written. - PASS

Vote Results

Motion: Anthony Wayne Noha

Second: Coren Ross

James Blackburn - Not Present

Brian K. Felder - Aye

Lucy Hitch	- Aye
Quentin L. Marlin	- Aye
Anthony Wayne Noha	- Aye
James Overton	- Aye
Coren Ross	- Aye

V. Item(s) Requested to be Removed from the Final Agenda

The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda.

VI. Consent Agenda

VII. Old Business

3. [7400 Skidaway Road - Sign Variance File B-120430-00023-1](#)

Attachment: [7400 Skidaway Application.pdf](#)
Attachment: [7400 Skidaway Maps.pdf](#)
Attachment: [Existing and Proposed Signs.pdf](#)
Attachment: [Staff Report 0626.pdf](#)

Present for the petition was Dr. Jerry Williams and Mr. Robyn Quattlebaum

Marcus Lotson gave the following summary:

The petitioner is requesting approval of a variance in order to allow a 20 foot tall pole sign at 7400 Skidaway Road within a P-I-P/TC (Planned-Institutional-Professional / Town Center Overlay) zoning district. The Town Center Overlay prohibits principal use free standing signage other than monument style signs; it also provides for a maximum sign height of eight feet. Staff finds that sign type, which is limited in the Town Center Overlay to monument style, is not a variable standard. Height may be varied under the stipulations of the Zoning Ordinance; however, staff finds no justification for a height variance in this case.

Staff recommends denial of the request to establish a 20 foot tall pole sign at 7400 Skidaway Road.

Mr. Felder asked if there was any feed back from the County Traffic Department?

Mr. Lotson stated yes, the feed back was that the new sign would need to be moved 2 feet inside of the property line and out of the Skidaway right of way.

Ms. Coren Ross stated but its grandfathered at its current location.

Mr. Lotson stated yes.

Mr. Noha asked if there were any comments from the public on this petition?

Mr. Lotson stated no.

Mr. Williams stated that the property lines of this lot run through a County lane that has never been used and right through Mr. Quattlebaum's kitchen. Most of the parking lot sits on the property next door and the County lane. The only monument style sign is the old Newtons Package Shop, even the new signs in the area are not the monument style signs. I would like to ask for a continuance until the next meeting.

Board Action:

Petitioner requested a continuance. - PASS

Vote Results

Motion: Brian K. Felder

Second: Anthony Wayne Noha

James Blackburn - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

Coren Ross - Aye

VIII. Regular Agenda

4. [403 Herb River Drive - B-120529-00026-1 - Marsh Buffer Setback Variance Request](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Site Plan.pdf](#)

Attachment: [Photos.pdf](#)

Attachment: [Application.pdf](#)

Attachment: [Maps.pdf](#)

Present for the petition was Jean Holland

Marcus Lotson gave the following summary:

The subject property, located at 403 Herb River Drive, is currently undergoing a renovation of the existing single family residence on site. The property owner is attempting to address a change in grade from the swimming pool to the rear yard by adding steps and planter boxes. These proposed additions create an encroachment of 6 ½ feet into the required setback. Staff finds that alternate materials could solve the problem created by the change in grade and eliminate the need for the requested variance.

Staff recommends denial of the 6 ½ foot marsh buffer setback variance request at 403 Herb River Drive.

Mr. Noha asked how much was constructed at this time?

Mr. Lotson stated that its a three sided pool deck now and they are wanting to extend and add steps with planter boxes.

Ms. Hitch asked if the pool was constructed a long time ago?

Mr. Lotson stated yes.

Mr. Noah asked if they received a variance at the time the pool was built?

Mr. Lotson stated no, the marsh buffer line would not have been here when the pool was built.

Mr. Felder asked if the material was changed to wood, would they need a variance?

Mr. Lotson stated no.

Mr. Holland stated the deck exist all the way around the pool. By placing the planter on the side that slopes real bad would help by providing a hedge so no one would fall off also to keep it from washing out the dirt and it would look a lot better. The purpose of doing it in concrete is so it would last a lot longer. The steps would be built out of bricks. The planter would also be concrete.

Mr. Noha asked what the total sq. footage of the encroachment?

Mr. Holland stated about 30 sq. feet.

Board Action:

Board made a motion to approve the petition.

- PASS

Vote Results

Motion: Quentin L. Marlin

Second: Anthony Wayne Noha

James Blackburn - Nay

Brian K. Felder - Nay

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton	- Abstain
Coren Ross	- Aye

5. [7 Sandle Cove - B-110124-00025-1 - Rear yard setback variance request.](#)

Attachment: [Staff Report.pdf](#)
Attachment: [photo.pdf](#)
Attachment: [Sketch plan.pdf](#)
Attachment: [Application.pdf](#)
Attachment: [Maps.pdf](#)

Present for the Petition was Josey and Angela Sheppard

Marcus Lotson gave the following summary:

The petitioner is seeking a 15 foot rear yard setback variance from the 25 foot requirement of the Chatham County Zoning Ordinance in order to construct an addition onto an existing single family residence located at 7 Sandle Cove in the Brandlewood subdivision. The proposed 750 square foot addition would be 10 feet from the property line which abuts an access easement used for canal maintenance. Staff finds that the requested variance does not meet the criteria by which variances may be approved.

Staff recommends denial of the request of a 15 foot rear yard setback variance from the 25 foot requirement for 7 Sandle Cove.

Mr. Felder asked if there was any feed back from the neighbors?

Mr. Lotson stated yes, we received one letter from an adjacent property owner in support of the petition. We also received a letter from County Engineering stating that they recommended denial of the variance due to the fact that the canal is at the rear of this property and its in a flood zone.

Mr. Blackburn asked if there were any other houses in the neighborhood that backed up to this canal?

Mr. Lotson stated yes.

Ms. Ross asked if any of the other houses have structures that encroach?

Mr. Lotson stated no, not that I'm aware of.

Mr. Noah asked if the access road was apart of the 50 foot right a way or an addition to?

Mr. Lotson stated that it was in addition.

Mr. Noah asked the petitioner if there was a fence in the back yard and if they were planning on putting one back there anytime soon if they did not have one already?

Ms. Sheppard stated no we do not have one and don't plan on getting one anytime soon.

Mr. Noah asked how long have they lived in the home?

Ms. Sheppard stated 21 years.

Mr. Noah asked how often does the city come to clean up the canal?

Ms. Sheppard stated not that often.

Mr. Noah asked does the city have to come on your property to clean the canal?

Ms. Sheppard stated no.

Board Action:

Board made a motion to approve the petition.

- PASS

Vote Results

Motion: Anthony Wayne Noha

Second: Coren Ross

James Blackburn - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Nay

Coren Ross - Aye

IX. Other Business

6. [Resolution for the TC overlay](#)

Mr. Blackburn stated that he would like the resolution asking the Planning Commission to review the TC overlay and consider removing the requirement for monument signs only be presented at the MPC meeting today June 26, 2012.

Mr. Lotson stated that he did speak with MPC staff and the letter will be presented to the Board at today's meeting.

The County ZBA Board did request a few language revisions to the resolution.

X. Adjournment

The Chatham County - Savannah Metropolitan Planning Commission provides meeting summary minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.