



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  
110 E. State Street -9:00am  
Decisions

**July 28, 2015 Chatham County Zoning Board of Appeals Meeting**

**Members Present:**     Quentin Marlin, Chairman  
                              James Overton, Vice Chairman.  
                              James Blackburn Jr.  
                              Coren Ross  
                              Lucy Hitch

**Members Not Present:** Wayne Noha

**Staff Present:**         Marcus Lotson, Secretary  
                              Constance Morgan, Assistant Secretary

**Advisory Staff Present:** Robert Sebek, Chatham County Zoning Administrator  
                                      Jeff Kirkland, County Environmental Program Coordinator

**I. Call to Order and Welcome**

**II. Notices, Proclamations and Acknowledgements**

**III. Petitions Ready for Hearing**

**IV. Approval of Minutes**

1. Approval of the June 23, 2015 CZBA Meeting Minutes

Attachment: June23CZBA Minutes.pdf

**Board Action:**

Approval of the June 23, 2015 CZBA meeting minutes - PASS  
as submitted.

**Vote Results**

Motion: James Overton  
Second: Coren Ross

James Blackburn Jr.	- Aye
Lucy Hitch	- Aye
Quentin L. Marlin	- Aye
Anthony Wayne Noha	- Not Present
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

##### 2. 604 Wilmington Island Road - B-150603-00048-1 - Appeal of a Zoning Administrator Decision

Attachment: ZBA Application.pdf  
Attachment: DBL Permit Application to DNR.pdf  
Attachment: Email in Opposition.pdf  
Attachment: Letter from Appellant to County Commissioner.pdf  
Attachment: Letter from Appellant to DNR.pdf  
Attachment: Letter from DNR to Zoning Administrator.pdf  
Attachment: Letter from Zoning Administrator to DBL Representative.pdf  
Attachment: Request to rescind.pdf  
Attachment: Letter from Zoning Administrator to ZBA.pdf  
Attachment: Tax Map.pdf  
Attachment: Aerial Map.pdf  
Attachment: 7300-01 zba supplemental brief v2.pdf  
Attachment: Staff Report 0728.pdf  
Attachment: County Attorney Findings.pdf  
Attachment: 7300-01 zba briefv2.pdf

#### **Board Action:**

Denial of the appeal based on the appeal procedures as outlined in section 10-4 of the Zoning Ordinance. - PASS

#### **Vote Results**

Motion: James Blackburn Jr.  
Second: James Overton  
James Blackburn Jr. - Aye  
Lucy Hitch - Nay  
Quentin L. Marlin - Aye  
Anthony Wayne Noha - Not Present  
James Overton - Aye  
Coren Ross - Aye

**VIII. Regular Agenda**

3. 1 Land Bridge Lane - B-150608-00049-1 - Rear Yard Setback Variance Request

- Attachment: Staff Report.pdf
- Attachment: 1 Land Bridge Lane Tax Map.pdf
- Attachment: Aerial Image.pdf
- Attachment: Ortho Image.pdf
- Attachment: Sketch Plan.pdf
- Attachment: Photos.pdf

The chairman requested that this item be moved up on the agenda and heard prior to Item VII. Old Business.

**Board Action:**

**Approval** of the rear yard setback variance request for 1 Land Bridge Lane. - PASS

**Vote Results**

- Motion: James Overton
- Second: Lucy Hitch
- James Blackburn Jr. - Aye
- Lucy Hitch - Aye
- Quentin L. Marlin - Aye
- Anthony Wayne Noha - Not Present
- James Overton - Aye
- Coren Ross - Aye

4. 2020 Westlake Avenue - B-150708-00053-1 - Appeal of a Zoning Administrators Decision

- Attachment: Chatham County Denial Letter - 7-8-15.pdf
- Attachment: Maps & Site Plan.pdf
- Attachment: Staff Report.pdf
- Attachment: Legal Brief.pdf

**Board Action:**

**Approval** of the petitioner's request and that the General Development Plan be remanded to the MPC for reconsideration based on the development standards outlined in the Zoning Ordinance. - PASS

**Vote Results**

- Motion: James Overton
- Second: Coren Ross
- James Blackburn Jr. - Aye
- Lucy Hitch - Aye

Quentin L. Marlin	- Aye
Anthony Wayne Noha	- Not Present
James Overton	- Aye
Coren Ross	- Aye

**IX. Other Business**

**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.*