



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

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Arthur A. Mendonsa Hearing Room  
112 East State Street, Savannah  
February 23, 2010-9:00 A.M.

**February 23, 2010 Chatham County ZBA Meeting**

**Members Present:** Brian Felder, Chairman  
Lucy Hitch, Vice-Chairman  
Clifton Kennedy  
Anthony W. Noha  
Coren Ross

**Members Not Present:** Stephen Day  
Terrance Murphy

**Staff Present:** Marcus Lotson, Assistant Secretary  
Constance Morgan, Administrative Assistant  
Julie Yawn, Systems Analyst

**Advisory Staff Present:** Bob Sebek, County Zoning Administrator

**I. Call to Order and Welcome**

1. [Call to Order](#)

Chairman Brian Felder called the February 23, 2010, Chatham County Zoning Board of Appeals Meeting to order at 9:05 A.M. He welcomed Mr. Clifton Kennedy, CZBA's newly appointed Board Member, and explained the agenda for the benefit of those attending the meeting for the first time.

**II. Notices, Proclamations and Acknowledgements**

**III. Petitions Ready for Hearing**

**IV. Approval of Minutes**

2. [Approval of the January 26, 2010 CZBA Minutes](#)

Attachment: [January 26, 2010 CZBA Minutes.pdf](#)

**Board Action:**

Approval of the January 26, 2010 CZBA Minutes as submitted. - PASS

**Vote Results**

Motion: Lucy Hitch

Second: Coren Ross

Steven Day - Not Present

Brian K. Felder - Aye

Lucy Hitch - Aye

Clifton Kennedy - Abstain

Terrence Murphy - Not Present

Anthony Wayne Noha - Aye

Coren Ross - Aye

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

3. [1852 Wilmington Island Road](#)

Attachment: [Existing structure.pdf](#)

Attachment: [Existing structures.pdf](#)

Attachment: [sketch-SE merged.pdf](#)

Attachment: [Labelmapproject.pdf](#)

Attachment: [stanley-proposed site plan-011310.pdf](#)

Attachment: [stanley-first floor proposed.pdf](#)

Attachment: [stanley-second floor proposed.pdf](#)

Attachment: [stanley-survey-112409.pdf](#)

Attachment: [Staff Report.pdf](#)

The petitioner's agent, Shauna Kucera has requested that the petition for 1852 Wilmington Island Road, ZBA File No. B-100122-00004 be removed from the Final Agenda and rescheduled to the March 23, 2010 Hearing.

**Board Action:**

Motion to reschedule the petition for 1852 Wilmington Island Road , CZBA File No. B-100122-00004-1, to the March 23, 2010 CZBA Hearing. - PASS

**Vote Results**

Motion: Anthony Wayne Noha

Second: Coren Ross

Steven Day - Not Present

Brian K. Felder	- Aye
Lucy Hitch	- Aye
Clifton Kennedy	- Aye
Terrence Murphy	- Not Present
Anthony Wayne Noha	- Aye
Coren Ross	- Aye

**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

#### VIII. Regular Agenda

##### 4. [41 Mulberry Bluff Drive](#)

Attachment: [Mulberry Bluff Garage.pdf](#)

Attachment: [Aerialmap.pdf](#)

Attachment: [Public Notice.pdf](#)

Attachment: [Mulberry Bluff Site Plan.pdf](#)

Attachment: [Staff Report.pdf](#)

Present for the petition was Mr. Alan Kinney.

Marcus Lotson gave the following summary:

The petitioner is requesting a 25 foot marsh buffer setback variance from the 50 foot requirement of the Chatham County Zoning Ordinance for the purpose of constructing a 24x32 attached garage onto an existing single family residence within an R1/EO zoning classification.

On a finding that the petition does not meet the requirements to be granted a 25 foot marsh buffer variance from the 50 foot requirement of the Chatham County Zoning Ordinance, staff recommends **Denial**.

**Speaking on the petition:** Mr. Alan Kinney, petitioner gave a brief summary of his request and stated that he has carefully considered all options so as not to encroach on the marsh. He asked that the Board approve the variance requested.

#### **Board Action:**

Approval of the petitioner's request as submitted. - PASS

#### **Vote Results**

Motion: Clifton Kennedy

Second: Coren Ross

Steven Day - Not Present

Brian K. Felder - Aye

Lucy Hitch - Aye

Clifton Kennedy	- Aye
Terrence Murphy	- Not Present
Anthony Wayne Noha	- Abstain
Coren Ross	- Aye

## IX. Other Business

### 5. Discussion

Mr. Noha questioned if staff is continuing to move forward with the combining of the City and County Board of Appeals. Marcus Lotson responded yes.

Bob Sebek informed Board Members that the discussion at the last UZO meeting was the marsh buffer. The intent will be that all lots will be a uniformed 35 feet.

## X. Adjournment

### 6. Submittal

There being no further business to come before the Board, the February 23, 2010 Chatham County Zoning Board of Appeals Meeting adjourned at 9:18 A.M.

Respectfully submitted,

Marcus Lotson,  
Assistant Secretary

/cm

***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.***