



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 E. State Street, Savannah 9:00 AM  
Minutes

**June 22, 2010 Chatham County ZBA Meeting**

**Members Present:** Brian Felder, Chairman  
Lucy Hitch, Vice Chairman  
Steven Day  
Terrance Murphy  
Wayne Noha  
Clifton Kennedy

**Members Not Present:** Coren Ross

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

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

**I. Call to Order and Welcome**

1. [Call to Order](#)

Chairman Brian Felder called the Chatham County Zoning Board of Appeals Meeting to order at 9:00 AM. He 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 May 25, 2010 CZBA Meeting Minutes](#)

Attachment: [25Mayczbaminutes1.pdf](#)

**Board Action:**

Approval of the May 25, 2010 CZBA Meeting Minutes as submitted with the necessary corrections should there be any. - PASS

**Vote Results**

Motion: Lucy Hitch

Second: Anthony Wayne Noha

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Clifton Kennedy - Aye

Terrence Murphy - Aye

Anthony Wayne Noha - Aye

Coren Ross - Not Present

**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**

**VIII. Regular Agenda**

3. [8413 Ferguson Avenue](#)

Attachment: [Aerial MAP.pdf](#)

Attachment: [Neighborhood Dry Cleaner Use Conditions.pdf](#)

Attachment: [staff report.pdf](#)

Present for petition was: Mr. Edgar Smith.

Mr. Marcus Lotson gave the following summary:

The petitioner, WVT Enterprises Inc. DBA Clifton's Dry Cleaners, is requesting a use approval pursuant to section 10-6.2 of the Chatham County Zoning Ordinance. The purpose of this request is to establish an additional drop off location with once daily pick up and delivery.

**Speaking on the petition: Edgar Smith**, Agent for Clifton's Dry Cleaners stated that the business is not operating at full capacity. He explained that the petitioner will have one drop off service per day and no increase in traffic.

**John Nasworthy**, the petitioner, outlined the changes he has made with the business due to the present economy. He also touched on the services that he provides, the hours of operations and the cost of operating the machinery at the present location.

**Board Action:**

Motion to approve with the condition that the owner establishes no more than one additional drop off / pick up location and that he does not expand the size of the existing dry cleaner. - PASS

**Vote Results**

Motion: Anthony Wayne Noha

Second: Clifton Kennedy

Lucy Hitch - Aye

Clifton Kennedy - Aye

Steven Day - Aye

Brian K. Felder - Aye

Terrence Murphy - Aye

Anthony Wayne Noha - Aye

Coren Ross - Not Present

4. [19 Norwood Court](#)

Attachment: [Aerial MAP.pdf](#)

Attachment: [Pre and Post Sketch.pdf](#)

Attachment: [Photo.pdf](#)

Attachment: [Photo 2.pdf](#)

Attachment: [staff report.pdf](#)

Present for the petition: Paul Bush, Agent

Marcus Lotson gave the following summary:

The petitioner is requesting approval of a 12 foot rear yard setback variance from the existing 21 foot setback. The property owners' intent is to construct a 180 square foot enclosed addition onto an existing single family detached residential structure.

**Speaking on the petition:** Paul Bush stated that the petitioner is requesting a variance in order to build a small family room addition to the rear of the house. He asked that the petition be approved as submitted.

**Walter Blunt**, father of the petitioner stated that the neighboring house has built an addition of the same width and depth. This illustrates that the petitioner's request will not cause harm to the public.

**Board Action:**

Approval of the petition as submitted. - PASS

**Vote Results**

Motion: Steven Day

Second: Terrence Murphy

Steven Day - Aye

Brian K. Felder - Nay

Lucy Hitch - Nay

Clifton Kennedy - Aye

Terrence Murphy - Aye

Anthony Wayne Noha - Aye

Coren Ross - Not Present

5. [204 Yam Gandy Road](#)

Attachment: [Aerial MAP.pdf](#)

Attachment: [Yam Gandy Sketch.pdf](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Yam Gandy Photo.pdf](#)

Attachment: [Yam Gandy Photo 2.pdf](#)

Attachment: [Yan Gandy Photo 3.pdf](#)

Present for the petition: William Boyden

Marcus Lotson gave the following summary:

The petitioner is requesting a 1 foot marsh buffer setback variance from the fifty foot requirement and a 2 foot side yard setback variance from the 5 foot requirement of the Chatham County Zoning Ordinance. The property owner's intent is to construct an addition to the existing enclosed porch of a single family residential structure. Staff recommends denial.

**Speaking on the petition:** William Boyden, home builder listed the purpose for requesting the variance. He stated that the variance if granted would cause no harm to the public good. He asked that the petition be approved.

**Board Action:**

Approval of the petition. - PASS

**Vote Results**

Motion: Anthony Wayne Noha	
Second: Clifton Kennedy	
Steven Day	- Aye
Brian K. Felder	- Aye
Lucy Hitch	- Aye
Clifton Kennedy	- Aye
Terrence Murphy	- Nay
Anthony Wayne Noha	- Aye
Coren Ross	- Not Present

## IX. Other Business

### 6. [Amend the existing Marsh Buffer](#)

#### DISCUSSION:

**Chairman Felder** stated that during the May 25, 2010 CZBA meeting the Board made the motion to petition the County Commission to change the county marsh setback line. This was discussed at the Unified Zoning Advisory Committee meeting whereas the UZO has proposed a 35 foot blanket setback for the entire county.

**Wayne Noha** stated that though this was consistent, it would penalize a group of people that have undeveloped lots.

**Clifton Kennedy** added; " if you bought a lot with a 25 foot setback and somebody comes along and says that you now have a 50 foot setback .....

**Chairman Felder** interjected; "you built a house with a 25 foot setback. Everything prior to 2001 was 25 feet. The state's buffer was 25 feet."

**Clifton Kennedy** responded; "but the buffer is applied to existing lots. This is the issue that I have. If you say that every lot has to have this buffer then that is a different matter, but when they apply it to an existing lot whether it is built on or not somebody is reaching their hand in your pocket and taking some feet."

**Chairman Felder** agreed. "But we will still see variances of 25 feet."

**Wayne Noha** stated that at the May 25th CZBA meeting he had asked that staff draft a text amendment to address the current marsh buffer regulations. He asked if staff had addressed the County Commission with this request.

**Bob Sebek** responded that he has met with the Director of Building Safety and Regulatory Services and that he was informed that this request should appropriately come from the secretary of the Zoning Board of Appeals, Mr. Jim Hansen.

**Marcus Lotson** informed the Board members that there was a meeting between Mr. Gregori Anderson, Director of Building Safety and Regulatory Services and Mr. Jim

Hansen, Secretary of the Zoning Board of Appeals where it was decided that if an amendment was to be written it should be done by MPC Staff. However, in order for staff to move forward with this request the Board will need to specify exactly the setback requirements that they would have outlined in the amendment.

**Wayne Noha** listed his request as: 1) that the draft specifically state that there is a consistent 25 foot buffer for all properties in the county; and 2) that the draft be completed as soon as possible and presented to the Board of Commissioners.

**Board Action:**

Motion to have staff draft an ordinance to state that there is a consistent 25 foot buffer for all properties in the county. - PASS

**Vote Results**

Motion: Anthony Wayne Noha

Second: Steven Day

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

**X. Adjournment**

7. [Submittal](#)

There being no further business to come before the Board the June 22, 2010 SZBA Meeting adjourned at 10:04 A.M.

Respectfully submitted,

Marcus Lotson,  
Assistant Secretary

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***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.***