



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 9:00A.M.  
Minutes

**May 25, 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  
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 Chatham County Zoning Board of Appeals Meeting to order at 9:00 A.M.

**II. Notices, Proclamations and Acknowledgements**

**III. Petitions Ready for Hearing**

**IV. Approval of Minutes**

2. [Approval of the April 27, 2010 CZBA Minutes](#)

Attachment: [27aprilczbaminutes2.pdf](#)

**Board Action:**

Motion to approve as submitted. - PASS

**Vote Results**

Motion: Anthony Wayne Noha

Second: Terrence Murphy

Steven Day - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Clifton Kennedy - Nay

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. [28 Moon River Drive](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Sketch.pdf](#)

Attachment: [Tax MAP.pdf](#)

Attachment: [Aerial MAP.pdf](#)

Attachment: [Wrested Vegetation Determination.pdf](#)

Attachment: [Petition.pdf](#)

Attachment: [Lanier 1 \(5\).pdf](#)

Attachment: [Lanier Property \(1\).pdf](#)

Attachment: [Lanier Property \(2\).pdf](#)

Present for the petition was: Mr. Marion Lanier

Marcus Lotson gave the following summary:

The petitioner is seeking a 25 foot marsh buffer setback variance from the 50 foot requirement and a 10 foot riparian buffer & variance from the 35 foot requirement. The intent is to establish a 14x28 in ground pool at the site.

**Speaking on the petition:** Marion Lanier, petitioner stated his request for the setback

was to build a swimming pool for this grandchildren and to share it with the other children in the community. He added that he has owned the property for 32 years and that he has carefully considered his options for site location of the pool.

Ike New, of Clearwater Pool, stated that his biggest challenge here is to preserve an old oak tree that has been on this property for many years. He stated that Mr. Lanier has taken the extra expense of adding pavers in order to protect the tree. He has chosen this site because it is the best location for the swimming pool without intruding into the marsh.

Jay Rowe ,adjacent property owner explained that his property was considered for placement of the swimming pool because his children are the grandchildren of the petitioner and that they will share the use of the pool. However, at present he is unable to build a swimming pool on his property. He feels that the location of the pool has been given every consideration and that he agrees with the petitioner that the site he has chosen is the best site for the swimming pool. He asked that the petition be granted.

Susan Su, neighboring property owner stated that she and her husband were in favor of the Lanier's building the pool and seek no reason to oppose it. She asked that the petition be approved.

Daniel Dahlquist, 27 Moon River Drive, listed his reasons in opposition to the petitioner's request and added that the increase of traffic and noise generated by the new pool would cause a public nuisance. He asked that the petition be denied.

Jacqueline Dahlquist, 41 Moon River Drive, explained that she was opposed to this petition. She stated that she no longer has access to the river from her property because of the petitioner 's infringement. She added that she questions Mr. Lanier's decision on the location of the swimming pool and asked that the board do the same. She would also ask that the board deny the petitioner's request for a swimming pool at this location but that she would not be opposed to the petitioner constructing the pool further from the marsh.

**Board Action:**

Motion to approve petitioner's request. - FAIL

**Vote Results**

Motion: Clifton Kennedy

Second: Anthony Wayne Noha

Steven Day - Nay

Brian K. Felder - Nay

Lucy Hitch - Nay

Clifton Kennedy - Aye

Terrence Murphy - Nay

Anthony Wayne Noha - Aye

Coren Ross - Aye

**IX. Other Business**

4. [Request for Change of the Current Marsh Buffer Standards](#)

Mr. Wayne Noha requested that staff draft a text amendment to address the current marsh buffer regulation prior to the Unified Zoning Ordinance adoption.

**X. Adjournment**

5. [Submittal](#)

There being no further business to come before the board the May 25, 2010 Chatham County Board of Appeals adjourned at 9:50 A.M.

Respectfully submitted,

Marcus Lotson,  
Assistant Secretary

**Note: Minutes not official until signed.**

*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.*