



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
January 25, 2011 9:00 a.m.
Minutes

January 25, 2011 Chatham County Zoning Board of Appeals

Members Present: Lucy Hitch, Chairman
Clifton Kennedy, Vice Chairman
Coren Ross
Brian Felder
Wayne Noha

Members Not Present:

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 Lucy Hitch called the January 25, 2011 Savannah Zoning Board of Appeals meeting to order @ 9:07 AM. She read through the agenda and explained the process for the benefit of those attending a CZBA meeting for the first time.

II. Notices, Proclamations and Acknowledgements

Notices

2. [The next Regular CZBA Meeting will be on February 22, 2011 at 9:00am in the Arthur Mendonsa Hearing Room located at 112 East State Street](#)

III. Petitions Ready for Hearing

IV. Approval of Minutes

3. [Approval of December 21, 2010 CZBA Meeting Minutes.](#)

Attachment: [21Decemberczbaminutes2.pdf](#)

Board Action:

Approval of the December 21, 2010 CZBA Minutes as submitted - PASS

Vote Results

Motion: Anthony Wayne Noha

Second: Coren Ross

Brian K. Felder - Aye

Lucy Hitch - Aye

Clifton Kennedy - Not Present

Anthony Wayne Noha - 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

VIII. Regular Agenda

4. [23 Captains Crossing - Variance Request](#)

Attachment: [Staff Report.pdf](#)

Attachment: [Landings ARC Letter.pdf](#)

Attachment: [23 Captains Crossing Aerial.pdf](#)

Attachment: [Captains Crossing Pictometry.pdf](#)

Attachment: [siteplan-REV.pdf](#)

Present for the petition was: Mark Cadman, Agent

Marcus Lotson gave the following summary:

The petitioner is requesting two variances; 1) an 8 foot rear yard setback variance from the 25 foot requirement and; 2) a 3 foot riparian buffer variance from the 35 foot requirement. Both variances would be necessary to construct the addition, as presently designed. There are no apparent exceptional conditions pertaining to this piece of property because of its size shape or topography. The application of the development standards to this particular piece of property would not create a hardship in the development of the property. The property is not different from any other property in the neighborhood. Relief, if granted, could create a detrimental situation relative to stormwater and increased impervious area.

The conditions required for the granting of a variance do not appear to be present. Staff recommends **denial** of the requested variances.

Speaking on the petition: Mark Cadman, agent pointed out that he only recently received information from the owner that the paved area will be eliminated. He confirmed that the tidal marsh is not man made. He also presented pictures to the board of the proposed construction and agreed to change the design so as not to encroach on the 35 foot riparian buffer.

Board Action:

Approval of the rear yard setback request with the proviso that the petitioner submits a plan to Chatham County Building Safety and Regulatory Services that will not encroach into the 35 foot riparian setback. Relief will not cause substantial detriment to the public good. - PASS

Vote Results

Motion: Brian K. Felder

Second: Anthony Wayne Noha

Brian K. Felder - Aye

Lucy Hitch - Aye

Clifton Kennedy - Aye

Anthony Wayne Noha - Aye

Coren Ross - Aye

IX. Other Business

5. [Discussion Regarding Board Vacancies](#)

Mr. Noha asked if staff has requested additional members for the CZBA Board and if the County Commission is reviewing any new prospects.

Marcus Lotson responded that the request has been made. He stated that the Executive Director, Tom Thomson has sent letters to both the Chairman of the Commission and to Mr. Russ Abolt, County Manager, and that they are aware that the board is short of members. They have advised us that they are working on the situation and that staff will be notified when someone has been appointed.

Mr. Brian Felder questioned staff as to whether or not they can foresee the Unified Zoning Ordinance's adoption this year.

Mr. Lotson answered yes. He further explained that staff's portion of the adoption process will be complete and staff will have submitted the final draft to the MPC, City Council and

the County Commission in time for it to be adopted in 2011.

Mr. Noha asked if the UZO is adopted, will the city and county boards be combined as one at that time.

Mr. Lotson answered, that the combining of the boards is what is currently being proposed in the draft. He added that of course this will be vetted through the City Council and County Commission and if they agree, the result will be a combined board.

Ms. Hitch questioned if there's anything that board members can do in order to facilitate new members to the board.

Mr. Noha responded that it would help if she knew someone that she could recommend to the Commission.

Mr. Lotson agreed. He added, that if any board member knew of anyone that will be willing to serve, to submit their nominee and that will allow them to be presented before the Board of Commission.

X. Adjournment

6. Submittal

There being no other business to come before the board the Chairman declared the January 25, 2011 CZBA Meeting adjourned 9:37am.

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.