



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
112 E. State Street, Savannah 9:00 A.M.
Decisions

June 28, 2011 Chatham County Zoning Board of Appeals Meeting

Members Present:: Lucy Hitch, Chairman
Clifton Kennedy, Vice Chairman
Brian Felder
Coren Ross
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 Chatham County Zoning Board of Appeals Meeting to order at 9:06a.m.

II. Notices, Proclamations and Acknowledgements

Notices

2. [The Next CZBA Meeting: July 26, 2011 at 9:00 A.M. in the Arthur Mendonsa Hearing Room](#)

III. Petitions Ready for Hearing

IV. Approval of Minutes

3. [Approval of the May 24, 2011 CZBA Meeting Minutes](#)

Attachment: [May24\(4\).pdf](#)

Board Action:

Motion to approve the May 24, 2011 Chatham County Zoning Board of Appeals Meeting Minutes - PASS as submitted.

Vote Results

Motion: Brian K. Felder

Second: Anthony Wayne Noha

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. [103 Brewton Hill Court](#)

Attachment: [Sketch Plan.pdf](#)

Attachment: [TAX MAP.pdf](#)

Attachment: [Aerial MAP.pdf](#)

Attachment: [Correspondence.pdf](#)

Attachment: [1 Mary Musgrove.pdf](#)

Attachment: [Staff Report.pdf](#)

Present for the petition was : Mr. Joseph Mack

Marcus Lotson gave the following summary:

Petitioner is requesting a 12 foot rear yard variance from the 25 foot setback requirement of section 4-6.1 of the Chatham County Zoning Ordinance for the purpose of constructing an addition to an existing single family residential structure. Staff recommendation is for **approval**.

Speaking on the Petition: Joseph Mack, petitioner presented a brief powerpoint presentation depicting the subject property as he described the existing property and the

proposed changes. At the Board's request, Mr. Mack stated that he would be willing to make additional changes to the proposed plan so as not to have a negative impact on the neighboring houses. He added that without Board approval he would be able to construct nine connecting structures from his house without ZBA approval. He would be able to do something of a larger size unconnected. He said that he would have to walk outside and back inside. He would gain twenty feet but he would not be able to connect it to his house. He concluded that the proposed changes will increase the square footage of his home and its market value. He asked that the petition be approved.

Board Action:

Motion to **Approve** with the condition that the petitioner (after he applies for his permit) returns with a drawing from a landscape engineer, architect, or civil engineer showing an actual net decrease in stormwater run-off that does not impact the adjacent neighbors. - FAIL

Vote Results

Motion: Brian K. Felder
Second: Clifton Kennedy
Brian K. Felder - Aye
Lucy Hitch - Nay
Clifton Kennedy - Aye
Anthony Wayne Noha - Nay
Coren Ross - Nay

5. [9 Pine Shadow Court](#)

Attachment: [Landings ARB Approval.pdf](#)
Attachment: [Site.pdf](#)
Attachment: [Elevations.pdf](#)
Attachment: [Staff report.pdf](#)

Present for the petition was: Walter Stephen Brannon

Marcus Lotson gave the following summary:

The petitioner is requesting an 18 inch rear yard setback variance from the 10 foot requirement. The purpose of the request is to cover an existing patio at the rear of the home.

Speaking on the petition: Walter Brannon, builder stated that the existing lot coverage is 33% but the proposed lot coverage will be 35%. This is in the guidelines of the Landings Architectural Review Board. He added that as the patio exist now, it is too small but he

spoke with the the Landings Archetectorial Review Board and was told that there were no foreseeable problems and that in their opinion there would be no impact on the adjacent neighbors.

Board Action:

Motion to **approve** as submitted. - PASS

Vote Results

Motion: Anthony Wayne Noha

Second: Clifton Kennedy

Brian K. Felder - Aye

Lucy Hitch - Aye

Clifton Kennedy - Aye

Anthony Wayne Noha - Aye

Coren Ross - Aye

6. [6720 Johnny Mercer Boulevard](#)

Attachment: [Staff report.pdf](#)

Attachment: [6720 Johnny Mercer Boulevard Aerial.pdf](#)

Present for the petition was: Harold Yellin, Agent

Marcus Lotson gave the following summary:

The petitioner is requesting a use approval pursuant to section 6-3.4 of the Chatham County Zoning Ordinance. The use is for a remote parking facility for a business located at 6720 Johnny Mercer Boulevard. Staff recommendation is approval, however; due to the lack of a sign staff recommendation is to continue the petition to the next schedule meeting. Mr. Lotson explained while visiting the site he noticed that the sign was not posted. He explained to board members that it is required that the sign be posted at least 15 days continuously prior to the meeting.

Speaking on the petiton: Harold Yellin, agent for John & Shelia Ortman with pictures gave the board of view of where the sign had been posted. He added that the sign had fallen two or three times in the past weeks. He stated that the sign had been posted but due to either wind, rain, vehicles and/or opposition it had fallen. He assured the board that the sign was posted and presented them with a photograph on his blackberry with the day and time that the pictures were taken. He stated that he had no doubt that the sign has fallen during the 15 days but that his client has been diligent in keeping the sign in play.

John Ortman,owner stated that the storms this past weekend is probably what caused the signs to fall and it was one of his employees that discovered the sign was down and actually posted it on the tree. He added that the sign is now on a 2x6 stand but that he could not guarantee that it would not fall again.

Mr. Noha made the motion to continue this petition to the next scheduled meeting, July 26, 2011. Mr. Kennedy seconded the motion. The motion failed and the petition was heard.

Mr. Yellin thanked board members and stated that the petitioner will add the buffer as requested by the board and that his client will be happy to go along with all of staff recommendations for the approval.

Board Action:

Motion to continue to the next Chatham County Zoning Board of Appeals Meeting, July 26, 2011, - FAIL
due to the fact that during the site visit to the subject property the sign was not posted.

Vote Results

Motion: Anthony Wayne Noha
Second: Clifton Kennedy
Brian K. Felder - Nay
Lucy Hitch - Nay
Clifton Kennedy - Nay
Anthony Wayne Noha - Aye
Coren Ross - Nay

Board Action:

Motion to **approve** the petition as submitted. - PASS

Vote Results

Motion: Coren Ross
Second: Clifton Kennedy
Brian K. Felder - Aye
Lucy Hitch - Aye
Clifton Kennedy - Aye
Anthony Wayne Noha - Nay
Coren Ross - Aye

7. [1, 3, 5 and 7 Little Riley's Road](#)

Attachment: [Site Plan.pdf](#)
Attachment: [Herb River Bend Subdivision.pdf](#)
Attachment: [staff report.pdf](#)

Present for the petition: Scott Mounson, Agent

Marcus Lotson gave the following summary:

Petitioner is seeking a use approval for the expansion of a private school. Also a variance from the prohibition of establishing double frontage lots in the zoning district. Staff recommends approval.

Speaking on the petition: Mr. Mounson clarified that there is no use of the lots housing the modular units by the school. The modulars belong to the subdivision. There is also a pending sale of the lots from Herb River Bend LLC., to the school. He stated that his clients would like to be approved for the special use prior to the sale. He added that there are no modular units on the lots now. Those units shown on the site plan were prepared to present to the Herb River Bend Homeowners Association. Once the permanent structure is built the modulars will be removed.

Board Action:

Approve of the petitioners request with the conditions that the emergency vehicles have access - PASS to Ralstons Way.

Vote Results

Motion: Coren Ross

Second: Anthony Wayne Noha

Clifton Kennedy - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Coren Ross - Aye

Anthony Wayne Noha - Aye

IX. Other Business

8. [Board Member Vacancies](#)

Mr. Noha questioned whether or not there has been a response to the request regarding the filling of the vacancies on the board.

Mr. Lotson's reponse was that staff has provided a letter from the Chairwoman to Mr. Abolt but we have not had a reponse at this time.

Mr. Felder stated that each board member should contact his or her Commissioner to request an appointment to the Board. He added that Ms. Shauna Kucera has volunteered to serve and has submitted an application. He concluded that she would be an excellent candidate.

Mr. Wayne Noha reminded board members that today at 1:30 P.M in the Arthur Mendonsa

Hearing Room staff will launch the Unified Zoning Ordinance.

X. Adjournment

9. [Submittal](#)

There being no other business to come before the Board the Chatham County Zoning Board of Appeals was declared ajourned at 10:20 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.