



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

May 22, 2012 Chatham County Zoning Board of Appeals Meeting

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony. All proceedings of the Chatham County Zoning Board of Appeals are recorded. Decisions of the Chatham County Zoning Board of Appeals are final. Challenges to the decisions of the Chatham County Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

I. Call to Order and Welcome

1. [1. Call to order](#)

Chairman Lucy Hitch called the May 22, 2012 meeting to order at 9:00 a.m.

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

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

2. [2000 Grove Point Road - Use Approval - File B-120426-00022-1](#)

Attachment: [Staff Report.pdf](#)

Attachment: [2000 Grove Point Road Application.pdf](#)

Attachment: [2000 Grove Point Road Maps.pdf](#)

Attachment: [2000 Grove Point Photos.pdf](#)

Present for the petition was Mr. Dhaval Patel

Marcus Lotson gave the following summary:

The petitioner is requesting use approval under the guidelines of the Chatham County Zoning Ordinance in order to establish Use # 61c Cocktail Lounges, Nightclubs, Taverns and Package Stores at 2000 Grove Point Road in the Georgetown subdivision. The approved PUD document associated with the Georgetown subdivision designates the property as BN (neighborhood –business). The BN designation is incompatible with Use # 61c. Although the petitioner intends to establish a package store at this location, any of the uses allowed under the provision of use 61c could be established if approved. Staff finds that the uses allowed under this provision are incompatible with the BN designation.

Mr. Noah asked in what manner is this inappropriate?

Mr. Lotson stated that BN designation does not include alcohol type uses. In the City ordinance package sales are separate from Nightclubs, Taverns and Bars unlike the County they are all put in one use. Any future user can establish any of the other uses.

Mr. Noah asked if there were any alcohol sales in the convenience store that is located next door to this property?

Mr. Lotson stated yes

Mr. Felder asked if the package use could be separated from all of the other uses in 61c?

Mr. Sebek stated yes but there is no way on file to keep track that the property can only have package sales at the location.

Ms. Hitch asked if there were any other commercial properties close by?

Mr. Lotson stated just the convenience store and a vacant real estate office.

Speaking on the petition: Mr. Dhaval Patel asked how did the convenience store next door get a beer and wine license?

Mr. Sebek stated the zoning allows beer and wine sales as incidental to the principle use of the gas station.

Mr. Patel asked if the County would be notified if there was change of ownership?

Mr. Sebek stated he would not be sure if they would or wouldn't be notified.

Ms. Knight, Mr. Lenzen and Mr. Newlon were all opposed to the petition because of the danger of violence and unwanted people on the apartment complex property.

Board Action:

Staff Recommends Denial - PASS

Vote Results

Motion: Brian K. Felder

Second: James Blackburn

James Blackburn - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

Coren Ross - Aye

3. [7400 Skidaway Road - Sign Variance File B-120430-00023-1](#)

Attachment: [Staff Report.pdf](#)

Attachment: [7400 Skidaway Application.pdf](#)

Attachment: [7400 Skidaway Maps.pdf](#)

Attachment: [Existing and Proposed Signs.pdf](#)

Present for the petition was Mr. Robyn Quattlebaum

Marcus Lotson gave the following summary:

The petitioner is requesting approval of a variance in order to allow a 20 foot tall pole sign at 7400 Skidaway Road within a P-I-P/TC (Planned-Institutional-Professional / Town Center Overlay) zoning district. The Town Center Overlay prohibits principal use free standing signage other than monument style signs; it also provides for a maximum sign height of eight feet. Staff finds that sign type, which is limited in the Town Center Overlay to monument style, is not a variable standard. Height may be varied under the stipulations of the Zoning Ordinance; however, staff finds no justification for a height variance in this case.

Mr. Lotson stated he got a letter from County Engineering stating this petition should be denied because the existing sign is inside the Skidaway Road right of way. They also stated the petitioner needs to relocate the sign inside their property two or more feet from the right of way line.

Mr. Lotson stated for the proposed sign to be considered a monument sign the base would have to be closed in.

There was some discussion with the Board about what exactly a monument sign consists of. Board members stated in this whole area there was only one monument sign.

Speaking on the petition: Mr. Quattlebaum stated he would like to continue the petition until the next meeting so he could find out where the property line is and the exact design of the monument sign.

Mr. Noha noted that due to ambiguities in the Ordinance relating to marsh buffers, the Zoning Board of Appeals requested changes to the marsh buffer requirements. He wondered aloud if the Board shouldn't also consider asking for a review of sign regulations in the Town Center Overlay District. He further asked if a definition for monument signs and pole signs could be implemented prior to the adoption of the Unified Zoning Ordinance.

Ms. Hitch asked if sign types are defined in the draft Unified Zoning Ordinance.

Mr. Lotson stated that they were defined and staff could provide those draft definitions at the next meeting as a guideline for the Board, so that they may determine if they are applicable in this case.

Mr. Blackburn Jr. stated that he might suggest a resolution asking the Planning Commission to review the TC overlay and consider removing the requirement for monument signs only.

Ms. Hitch stated that the burden for enforcing sign regulations in the district was overwhelming and that staff could not keep up with it.

Mr. Overton agreed with **Mr. Blackburn Jr.** that if the Board objects to the current regulations they should seek to amend them.

Mr. Blackburn Jr. moved to adopt a resolution to request that the Planning Commission review the TC overlay, in particular as it relates to the requirement for monument style signs only.

Mr. Noha seconded the motion.

Board Action:

Approve new motion to continue petition until the next CZBA meeting in June. - PASS

Vote Results

Motion: James Blackburn

Second: Brian K. Felder

James Blackburn - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

Coren Ross - Aye

Brian K. Felder - Aye

Board Action:

Move to adopt a resolution to request review by the Planning Commission of the Town Center Overlay - PASS

District as it relates to monument style signs

Vote Results

Motion: James Blackburn

Second: Anthony Wayne Noha

James Blackburn - Aye

Brian K. Felder - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

Coren Ross - Aye

IX. Other Business

X. Adjournment

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.