



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 A.M.  
Minutes

**October 23, 2012 Chatham County Zoning Board of Appeals Meeting**

**Members Present:** Brian Felder  
James Overton  
Quentin Marlin  
James Blackburn

**Members Not Present::** Lucy Hitch, Chairman  
Coren Ross, Vice Chairman  
Wayne Noha

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

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

**I. Call to Order and Welcome**

1. [Call to Order](#)

Due to the absence of Chairman Hicks, Mr. Brian Felder called the October 23, 2012 CZBA meeting to order. He explained the agenda for the benefit of those attending a meeting for the first time.

**II. Notices, Proclamations and Acknowledgements**

**III. Petitions Ready for Hearing**

**IV. Approval of Minutes**

2. [Approval of the September 25, 2012 CZBA Meeting Minutes](#)

Attachment: [Sept25.pdf](#)

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**Board Action:**

Approval of the September 25, 2012 CZBA meeting minutes as submitted. - PASS

**Vote Results**

Motion: James Blackburn

Second: Quentin L. Marlin

James Blackburn - Aye

Brian K. Felder - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Not Present

James Overton - 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**

**3. [2 Pinnacle Court- File Number B-120824-00044-1-Request a seven foot rear yard setback variance from the 25 foot requirement for construction of a new single family residence.](#)**

Attachment: [Maps.pdf](#)

Attachment: [Photo 1.pdf](#)

Attachment: [Staff Report.pdf](#)

No one was present for the petition:

Marcus Lotson gave the following summary:

This petition was previously heard during the September 25, 2012 CZBA Regular Meeting. The petitioner is requesting a seven foot rear yard setback variance from the 25 foot requirement for the construction of a new single family residential structure. The petitioner stated previously that a home plan similar to adjacent residences had been selected but would require the requested variance in order to be able to be constructed on site. In a review of adjacent properties, staff finds that it is possible to develop the site with a single family residence similar in size to adjacent homes and to do so within the current development standards. It is staff's opinion that the subject property, being a conforming lot of record, does not require a variance to be built upon. The petitioner has offered no new information since the last meeting therefore; staff recommendation is denial of the seven foot rear yard setback variance request.

**Board Action:**

Approval of staff recommendation to deny. - PASS

**Vote Results**

Motion: James Overton

Second: Brian K. Felder

James Blackburn - Nay

Brian K. Felder - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Not Present

James Overton - Aye

Coren Ross - Not Present

**VIII. Regular Agenda**

**IX. Other Business**

4. [Discussion on Expirations and Re-appointment of Board Members](#)

Mr. Blackburn asked if by resolution if the board would direct the Executive Director of the MPC to send a letter to the County Commission Chairman stating that the terms of three board members have expired and request that they appoint individuals to fill those slots.

Mr. Felder stated that he does intend to step down or resign but that he would be willing to serve until the end of the year or a little longer to allow time to have someone appointed to fill his slot. He added that however he could not speak for Ms. Hitch or Ms. Ross as to whether or not they would like to continue to serve or to resign. He stated that before a letter is issued to the Commission, that Ms. Hitch and Ms. Ross are asked if they would like to continue and if so they can be reappointed.

5. [Options for rescheduling CZBA Meetings](#)

Mr. Lotson stated that there were some concerns a couple of meeting ago regarding the potential to change the CZBA meeting time and day. Staff has met to discuss the 2013 Meeting Calendar and there may be an opportunity to change these times if the board chooses. The only opportunity however is Monday or Friday morning. If the board chooses either day will be plugged into the calendar for the next year or the board meetings can remain on the same day at a different time.

The board agreed to remain on the same day; the fourth Tuesday of the month but decided to change the meeting time to 10:00 am.

**X. Adjournment**

6. [Adjournment of the October 23, 2012 CZBA Meeting](#)

There being no other business to come before the board, the October 23, 2012 Chatham County Zoning Board of Appeals Meeting was declared adjourned.

Respectfully submitted,

Marcus Lotson, Secretary

**Note: Minutes are 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.*