



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  
110 E. State Street  
July 22, 2014 9:00 A.M.

**July 22, 2014 Chatham County Zoning Board of Appeals**

**Members Present:** Quentin Marlin, Chairman  
James Overton, Vice Chairman  
Wayne Noha  
Lucy Hitch

**Members Not Present:** Coren Ross  
James Blackburn Jr.

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

**Advisory Staff Present::** Robert Sebek, Chatham County Zoning Administrator  
Jeff Kirkland, County Engineer

**I. Call to Order and Welcome**

1. [Call to Order](#)

Chairman Marlin called the July 22, 2014 Chatham County Zoning Board of Appeals Meeting to order.

**II. Notices, Proclamations and Acknowledgements**

**III. Petitions Ready for Hearing**

**IV. Approval of Minutes**

2. [Approval of the July 1, 2014 CZBA Meeting Minutes](#)

Attachment: [July 1 2014 CZBA Meeting Minutes.pdf](#)

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**Board Action:**

Approval of the July 1, 2014 CZBA Meeting Minutes as submitted. - PASS

**Vote Results**

Motion: James Overton  
Second: Lucy Hitch  
James Blackburn Jr. - Not Present  
Lucy Hitch - Aye  
Quentin L. Marlin - Aye  
Anthony Wayne Noha - Aye  
James Overton - Aye

**V. Item(s) Requested to be Removed from the Final Agenda**

3. [2504 Nottingham Drive - Side Yard Setback Variance Request - B-140529-00054-1](#)

**Board Action:**

Approval of the petitioner's request to continue this item to the next scheduled CZBA meeting; August 26, 2014. - PASS

**Vote Results**

Motion: Anthony Wayne Noha  
Second: James Overton  
James Blackburn Jr. - Not Present  
Lucy Hitch - Aye  
Quentin L. Marlin - Aye  
Anthony Wayne Noha - Aye  
James Overton - Aye

**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. [B-140604-00057-1 - 11 Moss Court - Front Yard Setback Variance Request](#)

Attachment: [Staff report.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Tax Map.pdf](#)  
Attachment: [Aerial View.pdf](#)

Present for the petition was: Mr. Scott Marshall, Petitioner

Mr. Marcus Lotson gave the following summary;

The petitioner is requesting a 2 foot 2 inch front yard setback variance from the 25 foot requirement of the Chatham County Zoning Ordinance for the purpose of constructing a new porch addition onto an existing single family residence. The petitioner is proposing to replace the stoop by constructing a new front porch. As currently designed the porch will encroach 2 feet and 2 inches into the 25 foot front yard setback. The proposed encroachment is not likely to impact adjacent properties or the public right- of- way. Staff recommends approval of the 2 foot 2 inch front yard setback variance request from the 25 foot requirement.

**Speaking on the petition:** Scott Marshall, petitioner briefly explained the design and the dimensions of the proposed porch.

**Board Action:**

**Approval** of the 2 foot 2 inch front yard setback variance for 11 Moss Court. - PASS

**Vote Results**

Motion: Anthony Wayne Noha

Second: James Overton

James Blackburn Jr. - Not Present

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

**IX. Other Business**

5. [Discussion on the Marsh Buffer Determination](#)

Jeff Kirkland gave a summary outlining the Marsh Buffer Determination. He explained that the State law incorporated a buffer that said at any time that there is State waters near or on private property you would have to preserve a 25 foot undisturbed buffer during construction; the purpose of which is to filter sediments and other pollutants from leaving

the site, while during construction, and entering waters of the State. This is an expansion on the portion of the law that states that a property owner is not allowed, during development, to have any sediment to leave that site and impact any other property. He continued that the buffer discussion that has recently come in the news, is only required during development that is initiated during a land disturbing activity and it goes away when the land disturbing activity is completed. He added that in the unincorporated areas of Chatham County, it is the Department of Engineering's jobs to enforce that portion of the State law.

There was a brief period of questions and discussion from the board.

## **X. Adjournment**

### 6. [Adjournment of the July 22, 2014 Chatham County Zoning Board of Appeals](#)

There being no other business to come before the board, the chairman declared the July 22, 2014 Chatham County Zoning Board of Appeals Meeting adjourned.

Respectfully submitted,

Marcus Lotson, Secretary

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

/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.*