



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
110 E. State Street 9:00 A.M.
MINUTES

October 28, 2014 Chatham County Zoning Board of Appeals Agenda

Members Present: Quentin Marlin, Chairman
 James Overton, Vice Chairman
 James Blackburn Jr.
 Coren Ross
 Lucy Hitch
 Wayne Noha

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

Advisory Staff Present:: Robert Sebek, Chatham County Zoning Administrator

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Quentin Marlin called the October 28, 2014 CZBA Hearing to order at 9:07 A.M.

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

2. [Approval of the September 23, 2014 CZBA Meeting Minutes](#)

Attachment: [SEPTEMBER 23, 2014 CZBA MEETING MINUTES.pdf](#)

Board Action:

Approval as submitted.

- PASS

Vote Results

Motion: James Overton

Second: Lucy Hitch

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - 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

3. [11 Gateway Blvd - B-140904-00078-1 - Sign Height and Sign Area Variance Request](#)

Attachment: [Gateway Aerial.pdf](#)

Attachment: [Existing Sign.pdf](#)

Attachment: [Existing Sign 2.pdf](#)

Attachment: [Sign Elevation.pdf](#)

Attachment: [11 Gateway Tax Map.pdf](#)

Attachment: [Staff report 102814.pdf](#)

Attachment: [Sign Research.pdf](#)

Attachment: [Area Signs.pdf](#)

Present for the petition was: Carl Barry, Agent for Wingate Hotels

Marcus Lotson gave the following summary:

The petitioner is requesting to replace an existing monument sign near the primary vehicular entrance of a hotel with a new freestanding pylon sign. The proposed sign is 26 feet 11 inches in height and approximately 85 square feet in sign area. An announcement sign in the B-C zoning district can be freestanding but shall not exceed 5 feet in height or 60 square feet in area. All other signage on site is being replaced in kind as the hotel is rebranding from the existing Wingate hotel to a Holiday Inn hotel. He added that at the request of the Board staff did extensive research regarding the existing signage in the area. Staff discovered that when the properties were initially developed the signs on site were established prior to the pole signs. This meant that the pylon and monument signs were the principal use sign at the time. The pole signs which were not allowed prior to development, came later. Mr. Lotson added that although the current sign exceeds the allowed height, a sign of similar dimensions is likely to have no more impact than that which has existed at

the site previously. Staff is recommending **denial** of the proposed height variance of 21 feet 11 inches and the square footage variance of 15 square feet and **approval of an alternate** variance to allow a maximum height of 24 feet six inches, the height of the existing monument.

Robert Sebek, County Zoning Administrator confirmed staff's research. He added that he had reviewed the county's archives and had not found any variances issued for signs in the area.

Speaking on the petition: Carl Barry, agent stated that time would not allow him to pursue the signage recommendation of the Holiday Inn hotel. Due to time limits he was compelled to accept the staff recommendation. He added that he did not think that the recommendation was fair considering the existing signage in the area. He concluded that his proposed signage was considerably lower than the other hotel signs in the area and asked that members of the Board reconsider his request and approve the petition.

Board Action:

Approval of the petitioner's request to allow a maximum height of 22 feet 10 inches, sign variance as submitted. - PASS

Vote Results

Motion: James Overton

Second: James Blackburn Jr.

James Blackburn Jr. - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Aye

James Overton - Aye

Coren Ross - Aye

Lucy Hitch - Aye

4. [108 Green Island Road - B-140805-00070-1 - Marsh Buffer and Fence height Variance](#)

Attachment: [Sketch.pdf](#)

Attachment: [Aerial Image Close.pdf](#)

Attachment: [Bulkhead.pdf](#)

Attachment: [Front Left.pdf](#)

Attachment: [Right.pdf](#)

Attachment: [Green Island Road Tax Map.pdf](#)

Attachment: [Staff Report 102814.pdf](#)

Present for the petition was: Marie Booker, Petitioner

Marcus Lotson gave the following summary:

The petition was continued from the September 26th meeting by a motion from the Board

due to the fact that the petitioner was not present. The petitioner is requesting approval of a 35 foot marsh buffer setback variance from the 35 foot requirement of the Chatham County Zoning Ordinance and a one foot height variance from the six foot maximum height allowed for the purpose of constructing a fence at an existing residence. The subject property is located at 180 Green Island Road on Skidaway Island. The proposed fence will extend from the residence in a southeasterly direction to the convergence of the upland and marsh. Staff recommends **approval** of the marsh buffer variance request and the one foot height variance based on the negligible impact on the marsh and adjacent properties.

Speaking on the petition: Marie Booker, petitioner stated that she would like to grow a vegetable garden on her property but the deer have become a nuisance. She proposes to build a seven foot fence in order to deter them from the property. At present there is a shorter fence that they are attempting to jump but become impaled. She would like to prevent this from occurring by erecting a higher fence that will keep the deer safe and allow her a garden.

Board Action:

Approval of the 35 foot marsh buffer variance and the one foot fence height variance for 108 Green Island Road. - PASS

Vote Results

Motion: Coren Ross
Second: Lucy Hitch
James Blackburn Jr. - Aye
Lucy Hitch - Aye
Quentin L. Marlin - Aye
Anthony Wayne Noha - Aye
James Overton - Aye
Coren Ross - Aye

VIII. Regular Agenda

IX. Other Business

5. [Discussion Regarding Hodgepodge of Signage in the Gateway Area](#)

The board expressed concerns regarding the existing sign ordinance and its effectiveness.

X. Adjournment

6. Adjournment of the October 28, 2014 Chatham County Zoning Board of Appeals Meeting

There being no other business to come before the board, Chairman Marlin, declared the October 28, 2014 CCZBA 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.