



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  
Tuesday, September 23, 2014 @ 9:00 A.M.

**September 23, 2014 Chatham County Zoning Board of Appeals**

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

**Members Not Present:** Wayne Noha

**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**

**II. Notices, Proclamations and Acknowledgements**

**III. Petitions Ready for Hearing**

**IV. Approval of Minutes**

1. [Approval of the August 26, 2014 CZBA Meeting Minutes](#)

Attachment: [August 26, 2014 CZBA Meeting Minutes.pdf](#)

**Board Action:**

Approval of the August 26, 2014 CZBA Meeting Minutes as submitted. - PASS

**Vote Results**

Motion: Coren Ross  
Second: Lucy Hitch

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James Blackburn Jr.	- Aye
Lucy Hitch	- Aye
Quentin L. Marlin	- 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

#### VIII. Regular Agenda

##### 2. [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](#)

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

Marcus Lotson gave the following summary:

The petitioner is requesting a sign area and height variance in conjunction with a pending hotel rebranding. The existing hotel located at 11 E. Gateway Boulevard east of Interstate 95 northbound at Highway 204, is in the process of rebranding to a Holiday Inn hotel. The petitioner is requesting to replace an existing announcement sign near the primary entrance for the hotel with a freestanding sign. The existing sign is a modified monument style approximately 13 feet in height and includes a reader board. In addition to the monument sign, a principal use freestanding pole sign and fascia signage also serve the hotel. The presence of the existing principal use pole sign requires that the proposed sign meet the requirements of an announcement sign. All other signage on site is being replaced in kind and within the sign requirements of the ordinance. 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. 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 since 2001. Staff recommends **denial** of the proposed sign height variance of 21 feet 11 inches and 15 square foot area variance and **approval of an alternate** variance to allow a maximum height of 13 feet 6 inches, the height of the existing monument sign.

**Speaking on the petition: Carl Barry, Hotel Operations Manager** gave a brief

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summary on the requested petition. He explained the proposed changes to the existing signs and why. He added that he has visited with the neighboring business as well as the neighboring hotels to inform them of the proposed changes and had received no opposition.

**Marcus Lotson**, stated that if the petitioner were to replace only the face of the sign, a variance would not be required.

**Bob Sebek**, County Zoning Administrative agreed; if it were strictly a sign face change, or even if it were a non conforming sign and the petitioner was not changing anything this could be approved at the staff level; however, the only reason that this petition is brought before this board is that the petitioner is changing the height and size of the sign.

**Board Action:**

To continue the public hearing to next month;  
October 28, 2014, to allow both MPC and County  
staff to report to this board regarding the  
permitting of the other signs. - PASS

**Vote Results**

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

3. [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.pdf](#)

Due to the absence of the petitioner, this petition was continued to the next scheduled hearing, October 28, 2014.

**Board Action:**

To continue to the next scheduled CZBA Public Hearing; October 28, 2014. - PASS

**Vote Results**

Motion: Quentin L. Marlin

Second: Coren Ross

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

James Overton - Aye

Coren Ross - Aye

**IX. Other Business**

4. [Update on Appointment to the Board](#)

Mr. Lotson informed the board that the County Commission has had the appointments on an agenda but there has not been a vote to appoint anyone.

The Chairman requested that staff prepare a letter for his signature to send to the Commissioner requesting that the request for an appointment, to fill the vacancy of this board, be heard on the next County Commission agenda.

**X. Adjournment**

5. [Adjournment of the September 23, 2014 CZBA Hearing](#)

There being no other business to come before this board, Chairman Marlin declared the September 23, 2014 CZBA meeting adjourned.

Respectfully submitted,

Marcus Lotson, Secretary

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

/cm

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*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.*