



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 Mendonsa Hearing Room
112 E. State Street -9:00 A.M.
Minutes

November 24, 2015 Chatham County Zoning Board of Appeals

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

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](#)

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

2. [Approval of the October 27, 2015 CZBA Meeting Minutes](#)

Attachment: [October27CZBAMinutes.pdf](#)

Board Action:

Approval of the October 2015 CZBA Meeting Minutes. - PASS

Vote Results

Motion: James Overton

Second: James Blackburn Jr.	
James Blackburn Jr.	- Aye
James Coursey	- Aye
Lucy Hitch	- Aye
Chip Kreps	- 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

3. [2 Coggeshall Court - Setback Variance Request - B-150930-00085-1](#)

Attachment: [Tax Map.pdf](#)
Attachment: [Sketch.pdf](#)
Attachment: [Aerial.pdf](#)
Attachment: [Neighbor Correspondence.pdf](#)
Attachment: [ortho.pdf](#)
Attachment: [Staff Report.pdf](#)

Board Action:

Approval of the staff recommendation. - PASS

Vote Results

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

4. [3 Tything Man Lane - Setback Variance Request - B-151013-00088-1](#)

Attachment: [Tax Map.pdf](#)

- Attachment: [Staff Report.pdf](#)
- Attachment: [Public Comment.pdf](#)
- Attachment: [Sketch Plan.pdf](#)
- Attachment: [Ortho Image.pdf](#)

Board Action:
Approval of staff recommendation. - PASS

Vote Results
 Motion: James Overton
 Second: Lucy Hitch
 James Blackburn Jr. - Aye
 Lucy Hitch - Aye
 Quentin L. Marlin - Aye
 James Overton - Aye
 Coren Ross - Aye
 James Coursey - Aye
 Chip Kreps - Aye

5. [2213 & 2215 Cinder Landing Court - Setback Varaince Request - B-151022-00091-1](#)

- Attachment: [Tax Map Cinder Landing.pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Aerial Photo.pdf](#)
- Attachment: [Current Survey.pdf](#)
- Attachment: [Former Survey.pdf](#)

Board Action:
Approval of staff recommendation. - PASS

Vote Results
 Motion: James Overton
 Second: Lucy Hitch
 James Blackburn Jr. - Aye
 James Coursey - Aye
 Lucy Hitch - Aye
 Chip Kreps - Aye
 Quentin L. Marlin - Aye
 James Overton - Aye
 Coren Ross - Aye

6. [306 East Point Drive - Appeal of a Decision by the Zoning Administrator - B-151028-00094-1](#)

- Attachment: [Tax Map.pdf](#)
- Attachment: [Aerial View.pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Petitioner's Exhibit.pdf](#)

Attachment: [Opposing Correspondence.pdf](#)
Attachment: [Dock Permit request.pdf](#)
Attachment: [2015 Court Documents.pdf](#)

Board Action:

Reversal of the Zoning
Administrators determination. - PASS

Vote Results

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

7. [21 Shellworth Crossing - Setback Varaince Request - B-151029-00095-1](#)

Attachment: [Tax Map.pdf](#)
Attachment: [Sketch Plan.pdf](#)
Attachment: [Aerial View.pdf](#)
Attachment: [View of Buffer.pdf](#)
Attachment: [Staff report.pdf](#)

Board Action:

Approval of the staff recommendation. - PASS

Vote Results

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

8. [4 Breckenridge Lane - Setback Variacne Request File No. B151029-00096-1](#)

Attachment: [Tax Map.pdf](#)
Attachment: [Aerial Photo.pdf](#)
Attachment: [Correspondence from The Landings.pdf](#)
Attachment: [Deck Plans.pdf](#)

Attachment: [Staff report.pdf](#)
Attachment: [Neighbor Correspondence.pdf](#)

Board Action:

Approval of the staff recommendation with conditions. - PASS

Vote Results

Motion: James Overton

Second: James Blackburn Jr.

James Blackburn Jr. - Aye

James Coursey - Aye

Lucy Hitch - Aye

Chip Kreps - Aye

Quentin L. Marlin - Aye

James Overton - Aye

Coren Ross - Aye

IX. Other Business

9. [Notice of Board Officer Elections](#)

X. Adjournment

10. [Adjournment of the November 24, 2015 CZBA Meeting](#)

There being no other business to come before the board, Chairman Marlin declared the November 24, 2015 CZBA meeting adjourned.

Respectfully submitted,

Marcus Lotson, CZBA Secretary

/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.