



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
March 28, 2017 - 9:00AM
MINUTES

March 28, 2017 Chatham County Zoning Board of Appeals

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony. All proceedings of the Chatham County Zoning Board of Appeals are recorded. Decisions of the Chatham County Zoning Board of Appeals are final. Challenges to the decisions of the Chatham County Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

I. Call to Order and Welcome

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

[1. Approval of March 7, 2017 Special Called Meeting Minutes](#)

☉ [March 7, 2017 Special Called Meeting Minutes.pdf](#)

Upon motion made by Chip Kreps and seconded by Lucy Hitch, the minutes were approved as written.

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Chip Kreps

Second: Lucy Hitch

| | |
|----------------|---------------|
| Chip Kreps | - Aye |
| James Overton | - Not Present |
| James Coursey | - Aye |
| Quentin Marlin | - Aye |
| Lucy Hitch | - Aye |
| Coren Ross | - Aye |

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

VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

[2. 4700 U.S. 80 East - B-170222-00012-1 - Use approval](#)

[Exhibits.pdf](#)

[Staff Report.pdf](#)

Marcus Lotson presented the staff report and pictures of the proposed restaurant with alcohol use. The petitioner was not present. Upon motion made by Lucy Hitch and seconded by Chip Kreps, the proposed use was approved.

Motion

Staff recommends approval of the request to establish use # 50 at 4700 Highway 80 East.

Vote Results (Approved)

Motion: Lucy Hitch

Second: Chip Kreps

| | |
|----------------|---------------|
| Chip Kreps | - Aye |
| James Overton | - Not Present |
| James Coursey | - Aye |
| Quentin Marlin | - Aye |
| Lucy Hitch | - Aye |
| Coren Ross | - Aye |

[3. 45 Shipwatch Road - B-170223-00016-1 - Marsh buffer setback variance request](#)

[Sketch Plan.pdf](#)

[Tax Map.pdf](#)

[Aerial Image.pdf](#)

[Staff Report.pdf](#)

[Photos.pdf](#)

Upon motion made by Coren Ross and seconded by Lucy Hitch, the Board approved the request to continue the petition to the April 25, 2017 meeting.

Motion

Board recommends continuance to the April 25, 2017 CZBA meeting for the marsh buffer setback variance for 45 Shipwatch Road.

Vote Results (Approved)

Motion: Coren Ross

Second: Lucy Hitch

| | |
|----------------|---------------|
| Chip Kreps | - Aye |
| James Overton | - Not Present |
| James Coursey | - Aye |
| Quentin Marlin | - Aye |
| Lucy Hitch | - Aye |
| Coren Ross | - Aye |

[4. 908 Sandpiper Road - B-170222-00014-1 - Side yard setback variance request](#)

[☞ Tax Map.pdf](#)

[☞ Sketch Plan.pdf](#)

[☞ Aerial Image.pdf](#)

[☞ Ortho Image.pdf](#)

[☞ Staff Report.pdf](#)

Upon motion made by Lucy Hitch and seconded by Coren Ross, the Board approved the 3 foot yard side yard setback variance.

Motion

Staff recommends approval of the 3 foot side yard setback variance for 908 Sandpiper Road.

Vote Results (Approved)

Motion: Lucy Hitch

Second: Coren Ross

| | |
|----------------|---------------|
| Chip Kreps | - Aye |
| James Overton | - Not Present |
| James Coursey | - Aye |
| Quentin Marlin | - Aye |
| Lucy Hitch | - Aye |
| Coren Ross | - Aye |

[5. 1 Old Hickory Lane - B-170227-00020-1 - Rear yard setback variance request](#)

[☞ Exhibits.pdf](#)

[☞ Staff Report.pdf](#)

Upon motion made by Chip Kreps and seconded by James Coursey, the Board approved the 7 foot rear yard setback variance.

Motion

Staff recommends approval of the 7 foot rear yard setback variance for 1 Old Hickory Lane.

Vote Results (Approved)

Motion: Chip Kreps

Second: James Coursey

| | |
|----------------|---------------|
| Chip Kreps | - Aye |
| James Overton | - Not Present |
| James Coursey | - Aye |
| Quentin Marlin | - Aye |
| Lucy Hitch | - Aye |
| Coren Ross | - Aye |

IX. Other Business

X. Adjournment

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.