



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
May 23, 2017 - 9:00AM
MINUTES

May 23, 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 April 25, 2017 Meeting Minutes](#)

[April 25, 2017 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: James Overton

Second: Lucy Hitch

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Not Present
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye

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

VI. Consent Agenda

VII. Old Business

2. 45 Shipwatch Road - B-170223-00016-1 - Marsh buffer setback variance request

- 📎 [Staff Report 052317.pdf](#)
- 📎 [Sketch Plan.pdf](#)
- 📎 [Photos.pdf](#)
- 📎 [Aerial Image.pdf](#)
- 📎 [2017-05-10 Buffer Determination, 45 Shipwatch.pdf](#)

Motion

Resolved, that the Chatham County Zoning Board of Appeals does hereby approve the petition with the condition that the property owner install landscaping along the rear property line in accordance with the recommendation of the Chatham County Environmental Program Coordinator. Approval with this condition is based on that the relief would not impair the intent of the zoning ordinance.

Vote Results (Not Started)

Motion: James Overton

Second: Chip Kreps

3. 29 Riverwatch Road

- 📎 [Tax Map.pdf](#)
- 📎 [2017-04-06 Buffer Determination, 29 Riverwatch.pdf](#)
- 📎 [Aerial.pdf](#)
- 📎 [Images.pdf](#)
- 📎 [Site Plan.pdf](#)
- 📎 [Findings about 29 Riverwatch Road.pdf](#)
- 📎 [M_Imaging_deed025_0288I_00296.pdf](#)
- 📎 [M_Imaging_deed025_0288I_00297.pdf](#)
- 📎 [Staff Report 052317.pdf](#)
- 📎 [2016_sidewalk.pdf](#)
- 📎 [2008_sidewalk.pdf](#)

Board voted to continue the hearing for staff and the petitioner to provide additional information.

Motion

Staff recommends approval of the 21 foot marsh buffer setback variance request for 29 Riverwatch Road.

Vote Results (Approved)

Motion: Chip Kreps

Second: James Overton

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Nay
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye

4. 144 Whistling Duck Court - B-170314-00028-1

- 📎 [Sketch Plan.pdf](#)
- 📎 [Tax Map.pdf](#)
- 📎 [Aerial.pdf](#)
- 📎 [Staff Report 052317.pdf](#)
- 📎 [Staie Porch Elevations Layout.pdf](#)
- 📎 [Staie Porch Layout.pdf](#)
- 📎 [Photos.pdf](#)

The petitioner, Melissa Staie, spoke in favor of the petition. Board voted to continue the hearing so that staff could provide additional information of this property. Board recommended that staff gather more information on 108 Whistling Duck Court, which was a previous petition that came before CZBA in November of 2016. Many questions were raised about how much did 108 Whistling Duck Court encroach and what was the Board's rationale on approval. Board wanted to make sure the requested variance is valid.

Motion

Board recommends approval of a 10 foot rear yard setback variance for 144 Whistling Duck Court.

Vote Results (Approved)

Motion: Lucy Hitch

Second: James Blackburn, Jr.

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye

VIII. Regular Agenda

5. 5973 Ogeechee Road - B-170412-00049-1 - Off street parking variance

- 📎 [Staff Report.pdf](#)
- 📎 [Aerial Image.pdf](#)
- 📎 [Tax Map.pdf](#)

Motion

Staff recommends approval of the requested parking variance for 5973 Ogeechee Road.

Vote Results (Approved)

Motion: James Overton

Second: James Coursey

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye

[6. 114 Sweet Bailey Cove - B-170428-00055-1 - Marsh Buffer and Front Yard Setback Variance Requests](#)

[☞ Staff Report.pdf](#)

[☞ Tax Map.pdf](#)

[☞ Elevations.pdf](#)

[☞ Ortho View.pdf](#)

[☞ Surveys.pdf](#)

[☞ West view.pdf](#)

The petitioner, Brian Norris, spoke in favor of the petition. A State Waters Buffer concern was raised during the meeting from board members, but Jeff Kirkland clarified that no State Waters Buffer is applicable however, the County buffer is. The board approved the request with the condition that no portion of the building other than the staircase encroach into the front yard setback.

Motion

Board recommends approval of the 15 foot marsh buffer setback variance request from the 35 foot requirement and approval of the 15 foot front yard setback variance from the 30 foot requirement for staircase only for 114 Sweet Bailey Cove. No parts of the building will encroach. This is allowed because of the unique lot and peculiar shape of lot.

Vote Results (Approved)

Motion: James Blackburn, Jr.

Second: Lucy Hitch

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye

[7. 4 Anchor Court - B-170421-00052-1 - Rear Yard Setback Variance Request](#)

[☞ East View.pdf](#)

- 📎 [North View.pdf](#)
- 📎 [Ortho Image.pdf](#)
- 📎 [Tax Map.pdf](#)
- 📎 [Sketch Plan.pdf](#)
- 📎 [Staff report.pdf](#)

The petitioner, Walter Strong as agent for Debbie Allen, spoke in favor of this petition. The petition was granted based on that the relief would not impair the intent on the zoning ordinance.

Motion

Staff recommends approval of the 10 foot rear yard setback variance for 4 Anchor Court.

Vote Results (Approved)

Motion: James Overton

Second: Lucy Hitch

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye

8. 301 Lathrop Avenue - B-170502-00056-1 - Variance to Maximum Height Permitted for Walls

- 📎 [Aerial Image.pdf](#)
- 📎 [Exhibits.pdf](#)
- 📎 [Staff Report.pdf](#)
- 📎 [Tax Map.pdf](#)

The petitioners for both Enmark Properties and Savannah Yacht Center spoke in favor of this petition. They explained that the wall is needed because they plan on working on bigger yachts. The approval was based on the fact that it is an industrial site and would have little impact. Chairman Quentin Marlin abstained from voting because he represents that company.

Motion

Staff recommends approval of the requested wall height variance for 301 Lathrop Avenue.

Vote Results (Approved)

Motion: Chip Kreps

Second: James Blackburn, Jr.

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Abstain

9. 115 Pettigrew Drive - B-170502-00087-1 - Rear Yard Setback Variance

[☞ Staff Report.pdf](#)

[☞ Tax Map.pdf](#)

[☞ Sletch Plan.pdf](#)

[☞ Ortho View.pdf](#)

The petitioner, Steven Arcanti, spoke in favor of this petition. He explained how this is a peculiar piece of property however, its' adjacency to common area minimizes any potential visual impacts for adjoining properties.

Motion

Staff recommends approval of the rear yard setback variance with the condition that only the stairs encroach into the setback for 115 Pettigrew Drive.

Vote Results (Approved)

Motion: James Blackburn, Jr.

Second: Chip Kreps

Chip Kreps	- Aye
James Overton	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- 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.