



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
September 26, 2017 - 9:00AM
MINUTES

September 26, 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. July 25, 2017 Meeting Minutes](#)

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

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Chip Kreps

Second: James Coursey

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

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

VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

[2. D1 - 291 Cottonvale Road - B-170804-00088-1 - Variance to Section 3-3 of the Chatham County Zoning Ordinance](#)

☞ [Tax Map.pdf](#)

☞ [Photo.jpg](#)

☞ [Cottonvale Aerial.jpg](#)

☞ [Staff Report.pdf](#)

Marcus Lotson presented the staff report to the Board. The subject property is located at 291 Cottonvale Road and the petitioner is requesting a variance to Section 3-3 of the Chatham County Zoning Ordinance in order to allow a second electrical meter on a single lot. The petitioner, Puma Patel, is also owner of 297 and 303 Cottonvale Road which are both immediately east of the subject property. The Chatham County Zoning Ordinance states that single family residential lots shall be limited to one electrical meter. Puma Patel got up and spoke in favor of her petition. She explained the need for the meter and also stated that she was willing to speak to the Chatham County Health Department about their concerns. After discussion from the Board, it was voted to continue this petition until the October CZBA meeting so that the Health Department could give more insight on the matter.

Motion

Staff recommends continuance to October 24, 2017 CZBA meeting so the petitioner can get approval from the Chatham County Health Department about serving more than one property with one well.

Vote Results (Approved)

Motion: Chip Kreps

Second: James Coursey

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

[3. D3 - 14 N. Marsh Harbor Drive - B-170825-00097-1 - Variance request to maximum permitted height](#)

☞ [Marsh Harbor Aerial.jpg](#)

☞ [Tax Map.pdf](#)

☞ [Building Elevation.pdf](#)

☞ [Staff Report.pdf](#)

Marcus Lotson presented the staff report to the Board. The subject property is located at 14 Marsh Harbor Drive. The petitioner was requesting a 1'6" height variance from the 36 foot maximum permitted for the construction of a new family residence. Staff noted that the concept plan is in keeping with the subdivision and would not exceed standards to a degree that would negatively impact adjacent property owners. The petitioner, Stephan Jackson, spoke in favor of his petition. He explained that he completely agreed with staff's recommendation and had no objections. The petition was approved.

Motion

Staff recommends approval of the height variance for 14 Marsh Harbor Drive.

Vote Results (Approved)

Motion: James Overton

Second: James Blackburn, Jr.

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

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.