



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
August 28, 2018 - 9:00AM
MINUTES

August 28, 2018 Chatham County Zoning Board of Appeals Meeting

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.

Members Present

Quentin Marlin, Chairman

James Blackburn, Jr., Vice Chairman

James Coursey

Lucy Hitch

Chip Kreps

Coren Ross

The Chatham County Zoning Board of Appeals meeting was held on August 28, 2018. Chairman Marlin called the meeting to order at 9:03am.

I. Call to Order and Welcome

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

1. Approval of July 24, 2018 Meeting Minutes

📎 [July 24, 2018 Meeting Minutes.pdf](#)

The minutes of the previous meeting were approved as written upon a motion by Chip Kreps and seconded by Coren Ross, with no opposition.

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Chip Kreps

Second: Coren Ross

| | |
|----------------------|---------------|
| Chip Kreps | - Aye |
| James Blackburn, Jr. | - 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. 106 Brevard Court - Rear Yard Setback Variance Request - File No. B-180725-00092-1](#)

- ☞ [Staff report - 0092.pdf](#)
- ☞ [Aerial.pdf](#)
- ☞ [Photos.pdf](#)
- ☞ [Tax Map.pdf](#)
- ☞ [Site Plan.pdf](#)
- ☞ [Letter of Support.pdf](#)

Marcus Lotson, MPC staff, presented a rear yard setback variance to allow an unenclosed raised deck addition onto an existing single family residence. The petitioner's intent is to extend an existing covered porch resulting in a raised open deck. The proposed addition will leave a 15 foot setback between the proposed deck and the property line. The petitioner, Kevin Artz, spoke in favor to clarify where the front of his home is located. He informed the Board and staff that his neighbors supported his petition. Marcus Lotson commented that he received no opposition letters. Following discussion, James Blackburn Jr. made a motion to approve the petitioner's request because it is not detrimental to the zoning ordinance and the lot is unusual. Lucy Hitch seconded and passed without opposition.

Motion

Board recommends approval because it is not detrimental to zoning ordinance. Lot is unusual and has two frontages.

Vote Results (Approved)

Motion: James Blackburn, Jr.

Second: Lucy Hitch

| | |
|----------------------|-------|
| Chip Kreps | - Aye |
| James Blackburn, Jr. | - Aye |
| James Coursey | - Aye |
| Quentin Marlin | - Aye |
| Lucy Hitch | - Aye |
| Coren Ross | - Aye |

[3. 11 Government Road - Front and Rear yard setback variance requests - B-180725-00095-1](#)

[☞ Tax Map.pdf](#)

[☞ Staff Report 8.23.2018.pdf](#)

[☞ 11 Government Road.pdf](#)

[☞ Site Plan.pdf](#)

Marcus Lotson, MPC staff, presented a front and rear yard setback variance to the Board. The petitioner was requesting a 15 foot front yard setback variance from the required 50 foot setback requirement and a 1 foot rear yard setback variance from the 25 foot requirement for the purpose of constructing a new single family residence at 11 Government Road. The property is within a R-1-A/ EO (one family residential/ environmental overlay) zoning district. The subject property is an existing undeveloped lot of record located at 11 Government Road on Isle of Hope. Due to the requirements of the Chatham County Subdivision Ordinance regarding the maximum number of lots on an unpaved access, no further subdivision of land can take place on these lots. The petitioner, Laurie deVegter, spoke on behalf of the petition. She presented the site plan and informed the Board that the housing style fits with integrity and consistency within Isle of Hope. The proposed wrap around porch will be located to the right. After discussion, Chip Kreps made a motion to approve staff's recommendation because it is not detrimental to the zoning ordinance. Motion was seconded by Coren Ross and passed without opposition.

Motion

Board recommends approval of staff's recommendation.

Vote Results (Approved)

Motion: Chip Kreps

Second: Coren Ross

| | |
|----------------------|-------|
| Chip Kreps | - Aye |
| James Blackburn, Jr. | - Aye |
| James Coursey | - Aye |
| Quentin Marlin | - Aye |
| Lucy Hitch | - Aye |
| Coren Ross | - Aye |

[4. 9970 Whitefield Avenue - Appeal of a Decision of the Zoning Administrator - B-180706-00090-1](#)

[☞ Tax Map.pdf](#)

[☞ Exhibits.pdf](#)

[☞ Staff Report 0090.pdf](#)

[☞ B-180706-00090-1 -- Appellant's Position Paper.pdf](#)

James Coursey wanted the record to reflect that he was recusing himself from the petition of 9970 Whitefield Avenue. He stepped down from the bench and Chairman Marlin continued with the meeting. Marcus Lotson, MPC staff, stated an appeal was filed as it relates to a decision of the zoning administrator. The recipient, Patricia McLeod, filed for a building permit for a pool in the backyard. The permits were granted by the zoning administrator. Legal action was taken and based on the action, Marcus believed the Board should determine whether or not the appeal would be heard. The permit for 9970 Whitefield Avenue was issued on May 25, 2018. Chairman Marlin questioned whether the order was entered on record and Marcus Lotson confirmed. Attorney Edgar Smith spoke on behalf of Helen Stone. He stated they were exploring appeal rights and asked that it not be disposed of. James Blackburn Jr. questioned Robert Sebek, zoning administrator, as to whether there was a requirement in the law that stated notice needed to be given with each building permit that is issued within the County. Mr. Sebek stated he was not aware of such requirement. Chip Kreps questioned whether timeliness was an issue in regards to coming back before the Board. George Milmine spoke on behalf of Patricia McLeod. He wanted the petition to be heard instead of continuing the matter to the October 23, 2018 meeting. After discussion, Chip Kreps made a motion to continue the meeting to October 23, 2018. It was seconded by Coren Ross and approved.

Motion

Board recommends continuance of 9970 Whitefield Avenue to October 23, 2018.

Vote Results (Approved)

Motion: Chip Kreps

Second: Coren Ross

| | |
|----------------------|-----------|
| Chip Kreps | - Aye |
| James Blackburn, Jr. | - Nay |
| James Coursey | - Abstain |
| Quentin Marlin | - Aye |
| Lucy Hitch | - Nay |
| Coren Ross | - Aye |

IX. Other Business

[5. Introduction of Marcel Williams](#)

Melanie Wilson, Executive Director of the Metropolitan Planning Commission, introduced Marcel Williams to the Board. He gave background information on where he graduated from and his technical skills. Melanie stated how excited she was to have him as staff and the Board thanked him for attending the meeting.

X. Adjournment

[6. Meeting Adjourned](#)

There was no further discussion and the meeting was adjourned by Chairman Marlin.

Respectfully Submitted,
Alexis Pusha

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.