



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
May 22, 2018 - 9:00AM
MINUTES

May 22, 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.

I. Call to Order and Welcome

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

[1. Approval of March 27, 2018 Meeting Minutes](#)

[March 27, 2018 Meeting Minutes.pdf](#)

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Chip Kreps

Second: Lucy Hitch

Chip Kreps - Aye

James Blackburn, Jr. - Aye

James Coursey - Aye

Quentin Marlin - Not Present

Lucy Hitch - Aye

Coren Ross - Aye

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

VI. Consent Agenda

VII. Old Business

[2. D1 - 707 Betz Creek Road - B-180308-00023-1 - Appeal of Zoning Administrators Decision](#)

- [☞ Tax Map.pdf](#)
- [☞ Proposed Structure.pdf](#)
- [☞ Staff Report 0522.pdf](#)

Motion

Approve appeal as it stands and deny sebek's recommendation and return to Administrator for reconsideration on merits of application.

Vote Results (Approved)

Motion: James Coursey

Second: Lucy Hitch

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

[3. D2 - 1522 Wilmington Island Road - B-180322-00032-1 - Front and Side Yard Setback Variance Request](#)

- [☞ Tax Map.pdf](#)
- [☞ Photo.pdf](#)
- [☞ 1522 Wilmington Site Plan.pdf](#)
- [☞ Staff Report 0522.pdf](#)

Motion

Staff recommends approval of the variance requests for 1522 Wilmington Island Road.

Vote Results (Approved)

Motion: Coren Ross

Second: Chip Kreps

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

[4. D3 - 307 McAlpin Street - B-1080330-00035-1 - Expansion of a nonconforming accessory structure](#)

- [☞ Tax Map.pdf](#)
- [☞ Site Plan.pdf](#)
- [☞ Staff Report 0522.pdf](#)

Motion

Staff recommends approval of the variance request for 307 McAlpin Street.

Vote Results (Approved)

Motion: Coren Ross
Second: James Coursey

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

VIII. Regular Agenda

[5. 38 Islanders Retreat - B-180426-00062-1 - Variance to section 3-6\(b\) Accessory Structures](#)

- [Staff Report.pdf](#)
- [Tax Map.pdf](#)
- [Proposed Elevations.pdf](#)
- [Proposed Site Plan.pdf](#)
- [aerial.pdf](#)

Motion

DENY STAFF'S RECOMMENDATION OF DENIAL. Approve petitioner's request.

Vote Results (Approved)

Motion: Chip Kreps
Second: Lucy Hitch

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

[6. 307 Battery Crescent - B-180427-00066-1 - Variance to Section 3-6\(b\) Accesory Structures](#)

- [staff report.pdf](#)
- [Tax Map.pdf](#)
- [Sikecth Plan.pdf](#)
- [Photo.pdf](#)

Motion

Continue to September 25 CZBA

Vote Results (Approved)

Motion: James Coursey

Second: Lucy Hitch

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

[7. 6 Shipwatch Road - B-180413-00045-1 - Marsh Buffer Setback Variance](#)

☞ [Staff Report.pdf](#)

☞ [Tax map.pdf](#)

☞ [Sketch Plan.pdf](#)

☞ [Aerial Images.pdf](#)

Motion

Approve petitioner's request

Vote Results (Approved)

Motion: Coren Ross

Second: Chip Kreps

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

[8. 445 Northport Parkway - B-180430-00067-1- Variance to required off street parking](#)

☞ [Staff Report.pdf](#)

☞ [Tax Map.pdf](#)

☞ [Northport - Shaw Exhibit plan_04-30-2018_SK1.pdf](#)

☞ [Aerial.pdf](#)

Motion

Approve the variance request. With restrictions as discussed: reserved future parking, any changes in use require review.

Vote Results (Approved)

Motion: James Coursey

Second: Coren Ross

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

9. 7632 LaRoche Avenue - B-180410-00042-1 - Front Yard Setback Variance

📎 [Staff Report.pdf](#)

📎 [Tax Map.pdf](#)

📎 [Aerial.pdf](#)

📎 [Neighborhood Responses.pdf](#)

📎 [20180507_153712.jpg](#)

📎 [20180507_153617.jpg](#)

Motion

Approve petition with conditions regarding vertical walls and screening.

Vote Results (Approved)

Motion: Coren Ross

Second: Lucy Hitch

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

10. 6 Lake Drive - B-180413-00048-1 - Front Yard and Side Yard Setback Variance

📎 [Staff Report.pdf](#)

📎 [Tax Map.pdf](#)

📎 [Streetview.pdf](#)

📎 [Exhibit.pdf](#)

Motion

Approve variance request

Vote Results (Approved)

Motion: Lucy Hitch

Second: Coren Ross

Chip Kreps - Aye

James Blackburn, Jr. - Aye

James Coursey - Aye

Quentin Marlin - Not Present

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.