



## Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
April 23, 2019 - 9:00AM  
MINUTES

### April 23, 2019 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" in the meeting room on the podium. 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 26, 2019 Meeting Minutes](#)

☞ [March 26, 2019 Meeting Minutes.pdf](#)

The minutes from the previous meeting were approved as written.

#### **Motion**

Approve minutes as written.

#### **Vote Results ( Approved )**

Motion: Lucy Hitch

Second: Chip Kreps

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. 4700 East US Hwy 80 - Request for Special Use - B-190401-00037-1](#)

[Aerial.pdf](#)

[Tax Map.pdf](#)

[Staff Report.pdf](#)

Marcus Lotson, MPC staff, presented a request for use approval #50. The subject property is located at 4700 US Highway 80 East. It is a proposed restaurant going in an existing property. Marcus Lotson noted that previous requests have been approved in the same plaza. The nearest residence is located 215 feet from the property. The properties are separated by a 20 foot easement, a 6-foot privacy fence, and a vegetative buffer. The petitioner, Chris, stated that the restaurant is replacing Sicilians Italian restaurant. The name of the restaurant will be called Joseph's Restaurant and Lounge. There was no discussion by the Board. A motion was made by Coren Ross and seconded by Lucy Hitch.

#### **Motion**

Board approves the petitioner's request to establish Use # 50, of the Chatham County Zoning Ordinance, Restaurants which serve alcoholic beverages, malt beer or wine by the drink, at 4700 Highway 80 East.

Use approval granted by the Board of Appeals shall be subject to the following provisions:

The use approval shall run with the property. The sale or transfer of an approved use to a new owner or tenant shall not require re-approval by the Board of Appeals.

The use approval shall apply only to the specific location on the property, configuration and intensity as identified in the site plan submitted with the use approval application and as approved by the Board.

Relocation of the use on the site, expansion of the use, or the establishment of additional similar uses on the site (where permitted by the district within which it is located) requires a new use approval application to the Board.

Any approved use which ceases to operate for a period of one year shall require Board approval to be reestablished

**Vote Results ( Approved )**

Motion: Coren Ross

Second: Lucy Hitch

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

[3. 209 Dobson Road - Rear yard setback variance request - B-190328-00033-1](#)

📎 [Aerial.pdf](#)

📎 [Staff Report00033-1.pdf](#)

📎 [Tax Map.pdf](#)

📎 [Layout.jpg](#)

Marcus Lotson, MPC staff, presented a case for approval of a 7-foot reduction of the 25-foot rear yard setback requirement for the purpose of constructing an enclosed addition on the rear of an existing single family residence. The subject property is located at 209 Dobson Road within the Harbour Creek subdivision in an R-1-A/EO zoning district. The lot is approximately 21,000 square feet in size and was originally developed in early 1970s. The property fronts onto Dobson Road, a dead end residential street on the north side of Johnny Mercer Boulevard. The proposed addition is located on an existing 12x15 uncovered concrete slab patio. The addition is 18 feet deep and 17 feet wide. It will be located 18 feet from the rear property line. The petitioner, Robb Dickerson, spoke in favor of his petition and to answer any questions from the Board. There was discussion about whether or not the proposed patio could be moved within the setback and the petitioner stated that it couldn't. After further discussion, a motion was made by James Coursey and seconded by Coren Ross. It passed without opposition.

**Motion**

Board approves the 7 foot rear yard setback variance request for 209 Dobson Road.

Marcus enclosed addition on an existing single family residence. dead ends into cul-de-sac. located on north side of johnny mercer blvd. substantial mature vegetation. 300 foot addition on rear of property. 18 feet deep and 17 feet wide. it will be 18 feet from property line. there was no opposition letters or calls. the current slab porch is 12 feet deep.

**Vote Results ( Approved )**

Motion: James Coursey

Second: Coren Ross

Chip Kreps	- Aye
James Blackburn, Jr.	- Aye

James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye
Coren Ross	- Aye

4. 17 Bluff Drive - Request variance from section 3-3 - File No. B-190328-00035-1

[☞ Staff Report.pdf](#)

[☞ Tax Map.pdf](#)

[☞ Aerial.pdf](#)

Marcus Lotson, MPC staff, presented a request for a variance from section 3-3 of the Chatham County Zoning Ordinance which limits residential lots to a single electrical meter. The request was to place a second meter on an existing boat dock. The subject property is located at 17 Bluff Drive on Isle of Hope, included an existing single family residence and accessory structure. The property is zoned R-1-C E/O (One family residential environmental/ overlay. The proposed meter would serve the pool house. The development pattern in the vicinity of the subject property is characterized by large single-family residential lots. Many of these lots are deeper than they are wide. The subject property and adjacent properties are designed with R-1-C base zoning district which requires a minimum lot size of 32,000 square feet. The subject property, excluding the portion east of Bluff Drive is approximately 380 feet deep and 100 feet wide. The petitioners, James & Stephanie Lindley, spoke in favor of their petition. After Board discussion about the lot size, a motion was made by James B. Blackburn Jr. and seconded by Chip Kreps.

**Motion**

Board approves variance to Section 3-3 of the Chatham County Zoning Ordinance to allow a second electrical meter at 17 Bluff Drive.

**Vote Results ( Approved )**

Motion: James Blackburn, Jr.

Second: Chip Kreps

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

5. 1537 Grove Point Road - Side yard setback variance request - B-190318-00029-1

[☞ Tax Map.pdf](#)

[☞ Staff Report00029.pdf](#)

[☞ Aerial.pdf](#)

Marcus Lotson, MPC staff, presented a request for approval of a 35 foot side yard setback variance from the 50 foot requirement. The subject property is approximately 3.8 acres in size and is located on the south side of Grove Point between U.S. Highway 17 and King George Boulevard. It is lot 84 of the Mendel Wessels Place subdivision and is zoned R-A (residential agriculture). The property is developed with a 4,000 square foot assembly building used as a religious facility and a 1,080 square foot accessory building. Within the R-A zoning classification, religious facilities are subject to a number of conditions. The primary structure on the site has been used for religious assembly and the accessory structure has been used for storage. The applicant has sought building permits from Chatham County to convert the former storage building into habitable space

for the expansion of church operations. Both structures have been on site since the mid 1990s and the primary structure has been leased to various users over the years including other religious organizations.

After discussion about the lot size, width, and depth, a motion was made by James Blackburn Jr. and seconded by Chip Kreps.

### Motion

Board approves the side yard setback variance request for 1537 Grove Point Road.

### Vote Results ( Approved )

Motion: James Blackburn, Jr.

Second: Chip Kreps

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

## [6. 244 Old Hwy 204 - Front yard setback variance - B-190328-00034-1](#)

[Survey.pdf](#)

[Tax Map.pdf](#)

[Aerial.pdf](#)

[Staff Report00034.pdf](#)

Marcus Lotson, MPC staff, presented a case for a 37-foot lot width variance from the platted 100 foot lot width requirement for the purpose of dividing one rural lot into two lots. The subject property is a rural lot, approximately 11.5 acres in size, with an existing single family residential uses and two mobile homes. The property lies approximately 1,000 feet east of the boundary between Chatham County and Bryan County along the Ogeechee River. The petitioner is proposing to divide the parcel into two lots. Proposed lot 3-A will include the existing wood frame residence and proposed lot 3-B will contain the mobile homes, both of which are permitted uses on the property. It is not uncommon for large rural lots to have been platted with much larger lot width requirements that are typical. In the case of the subject property it is approximately 2,500 feet in depth and over 11 acres. Craig Brewer, petitioner for 244 Old Highway 204, spoke in favor of this petition and to clarify that one lot has an existing mobile home on it. After discussion ,much discussion about the lot size, a motion was made by Lucy Hitch and seconded by Chip Kreps to approve the petition.

### Motion

Board approves the 37 foot lot width variance from the 100 foot requirement for the subdivision of property located at 244 Old Highway 204.

### Vote Results ( Approved )

Motion: Lucy Hitch

Second: Chip Kreps

Chip Kreps	- Aye
James Blackburn, Jr.	- Aye
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.*