



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
December 18, 2018 - 9:00AM
MINUTES

December 18, 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" 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 November 27, 2018 Meeting Minutes](#)

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

The minutes from the previous meeting were approved as written upon a motion made by Chip Kreps and seconded by James Coursey.

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Chip Kreps

Second: James Coursey

Chip Kreps - Aye

James Blackburn, Jr. - Aye

James Coursey - Aye

Quentin Marlin - Aye

Lucy Hitch - Not Present

Coren Ross - Aye

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

VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

[2. 32 Bristlecone Drive - B-1801130-00135-1 Rear Yard Setback Variance Request](#)

☞ [Staff report - 0135.pdf](#)

☞ [Tax Map.pdf](#)

☞ [Aerial View.pdf](#)

☞ [Zoom View.pdf](#)

Marcus Lotson, MPC staff, presented a request for a 12 foot rear yard setback variance. The subject property is located at 32 Bristlecone Drive in the Kings Grant subdivision in Georgetown. It is developed with a single family residence and is within a PUD-C zoning district. The petitioner's intent is to establish a new sunroom at the rear of the residence. The proposed sunroom is 432 square feet in size. This addition as designed creates a 12 foot encroachment into the 25 required rear yard setback. Chip Kreps questioned whether the proposed structure would be a patio or deck and Marcus Lotson confirmed it would be a patio in terms of foundation. James Blackburn Jr. questioned if there was anyone directly behind or beside the property and Marcus clarified that the closet house to the subject property is across the lagoon to the rear of the property. Marcus noted that there were no variance request on record for any home located on Bristlecone Drive. The petitioner, Pamela Greminger, spoke in favor of the petition. After further discussion, a motion was made by James Blackburn Jr. to approve the 12 foot rear yard setback variance request for 32 Bristlecone Drive and seconded by Coren Ross.

Motion

Based on information provided to date, Board approves of the 12 foot rear yard setback variance request for 32 Bristlecone Drive.

Vote Results (Approved)

Motion: James Blackburn, Jr.

Second: Coren Ross

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

[3. 1 Noble Glen Drive - B-181102-00127-1 - Variance from Section 3-3](#)

☞ [Staff Report.pdf](#)

☞ [Tax Map.pdf](#)

☞ [Aerial Map.pdf](#)

Marcus Lotson, MPC staff, presented a request from section 3-3 of the Chatham County Zoning Ordinance which limits residential lots to a single electrical meter. The request is to place a second meter on an existing boat dock. The subject property is located at 1 Noble Glen Drive on Isle of Hope, which includes an existing single family residence and a boat dock. The property is zoned R-1-C- E/O. The zoning ordinance states in section 3-3 that only one electrical meter shall be allowed per residential lot. The intent of this regulation is to deter the possibility of detached accessory structures being used as independent residences on a parcel of

land designated for single family use. Variances from the standard have been granted in the past in cases where distance from the primary structure has been a factor. The primary residence on the site is approximately 350 linear feet from the boat dock. There was no discussion and the petitioner did not have anything to add. A motion was made by Lucy Hitch 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 1 Noble Glen Drive.

Vote Results (Approved)

Motion: Lucy Hitch

Second: Chip Kreps

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

IX. Other Business

[4. Update on 2086 Grove Point Road](#)

Marcus Lotson, MPC staff, gave an update on the current status of Grove Point Road. He noted that the petitioner, Jay Maupin, has withdrawn his application that was submitted to the Chatham County Zoning Board of Appeals.

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.