



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
February 26, 2019 - 9:00AM
FINAL AGENDA

February 26, 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 December 18, 2018 Meeting Minutes](#)

📎 [December 18, 2018 Meeting Minutes.pdf](#)

The minutes from the previous meeting were approved 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	- Not Present

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

VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

[2. 108 Marsh Harbor Drive - B-190101-00001-1 - Marsh Buffer Setback Variance Request](#)

- [☞ Staff Report.pdf](#)
- [☞ Tax Map.pdf](#)
- [☞ Marsh Harbor Aerial.pdf](#)
- [☞ Env. Comments.pdf](#)
- [☞ 108 Marsh Harbor Site Plan.pdf](#)

Marcus Lotson, MPC staff, presented a request for a 10 foot marsh buffer setback variance from the 35 foot requirement of section 4-12 of the Chatham County Zoning Ordinance. The subject property is an undeveloped single family residential parcel in the Marsh Harbor subdivision. The Marsh Harbor subdivision is located on the east side of Bryan Woods Road. The property in question is a conforming lot of record and is approximately 25,000 square feet in size. The petitioner's intent is to construct a new single family residence on the property. The property abuts marsh along the rear property line. There are a number of residences within the subdivision on similar sized lots that meet the required setback. As currently designed, the proposed structure will essentially abut both the front yard and rear yard setback. After further discussion, a motion was made by James Coursey and seconded by Chip Kreps.

Motion

Board approves a 6 foot marsh buffer setback variance from the 35 foot requirement of the Chatham County zoning ordinance subject to the recommendations of Jefferson Kirkland as stated in his January 9, 2019 e-mail.

Vote Results (Approved)

Motion: James Coursey

Second: Chip Kreps

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

[3. 103 Wiley Bottom Road - B-190109-00007-1 - Rear Yard Setback Variance Request](#)

- [☞ Aerial.pdf](#)
- [☞ Tax Map.pdf](#)
- [☞ View from East.pdf](#)
- [☞ Building Layout.pdf](#)
- [☞ site plan.pdf](#)
- [☞ Staff Report 00007-1.pdf](#)

Marcus Lotson, MPC staff, presented request for approval of a 5-foot reduction of the 25-foot rear yard setback requirement for the purpose of constructing an enclosed porch on the rear of an existing single family residence. The subject property is located at 103 Wiley Bottom Road with The Landings subdivision in a PUD

(Planned Unit Development) zoning district. The lot is approximately 18,000 square feet in size and was originally developed in 1979. The property fronts onto Wiley Bottom Road and abuts a single-family residential lot on the south side. All other sides abut common area owned by The Landings Association (TLA). The Landings Association maintains Architectural Review Board which has reviewed and approved the proposed addition. The petitioner, Ross Petronchak, was in favor of the petition and had nothing to add. A motion was made by James Blackburn, Jr. and seconded by Chip Kreps.

Motion

Board approves the 5 foot rear yard setback variance request for 103 Wiley Bottom 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	- Not Present
Coren Ross	- Not Present

[4. 104, 106 & 108 Newbridge Road - B-190204-00014-1 - Front Yard Setback Variance Request](#)

📎 [Aerial Blue Heron Bluff.pdf](#)

📎 [Tax Map.pdf](#)

📎 [Subdivision.pdf](#)

📎 [Pictometry.pdf](#)

📎 [Staff Report0014.pdf](#)

Marcus Lotson, MPC staff, presented an approval of a 10 foot front yard setback variance from the 30 foot front yard setback requirement for the purpose of constructing three new single family residences. The subject properties are located at 104, 106, and 108 Newbridge Road in the Blue Heron Bluff subdivision which was originally approved in 2007. In 2018, a recombination was approved to facilitate the expansion of the buildable area of two lots which are now 104 and 106 Newbridge Road. Although the lot areas of the subject properties are similar to the other parcels in the subdivision, the issue is the buildable area and the extent to which these lots are impacted by wetlands and the shape of each parcel. The intent of the front yard setback requirement is to provide a consistent pattern of development along the street frontage. The Blue Heron subdivision is unique in that it is surrounded on three sides by wetlands. The petitioner, Randal Sizemore, spoke in favor of his petition. He explained in further detail the reasoning for the request. After further discussion, a motion was made by James Coursey and seconded by Chip Kreps.

Motion

Board approves the 10 foot front yard setback variance from the 30 foot requirement for 104 and 106 Newbridge Road and approval of a 5 foot front yard setback for 108 Newbridge road based on the marsh line contour and build-able area of the lots.

Vote Results (Approved)

Motion: James Coursey

Second: Chip Kreps

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