



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
March 26, 2019 - 9:00AM
MINUTES

March 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 February 26, 2019 Meeting Minutes](#)

📎 [February 26, 2019 Meeting Minutes.pdf](#)

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

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: James Coursey

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. 7360 Skidaway Road - B-190301-00022-1 - Request for Special Use Approval](#)

📎 [Staff Report.pdf](#)

📎 [Aerial.pdf](#)

📎 [Tax Map.pdf](#)

Marcus Lotson, MPC staff, presented a request for approval of use#95a, veterinary hospital or animal clinic. The property is located at 7360 Skidaway Road. The building is formerly known as The Piggly Wiggly grocery store. Joshua Yellin, the petitioner, spoke in favor of petition. It is approximately 30,000 square feet and has been vacant since 2015. He clarified it would be a full service dog grooming facility with dog boarding and a veterinarian on site. There will be a pool on site for animals as well. Quentin Marlin asked if there was sound proofing and Joshua Yellin clarified that there is no sound requirement according to the Zoning Ordinance. Pet waste is allowed to be used in a sewer. There is no outside component as of yet, but the public is concerned about neighboring residents. The preliminary site plan has 100 dogs that will be allowed at a time. The petitioner got approval from the owner. Paul Childers spoke on behalf of Your Pie. He wanted to know if there was a plan for outside use and the petitioner said not as of yet. Paul Childers wanted The Health Department to be involved if the dogs would be outside for possible food contamination. MPC staff stated that if there is outside work, then a site plan would be required. Norman Luten spoke to represent Sandfly Neighborhood Association. He wanted to make sure there would be sound proofing for the building. Robert Sebek clarified that sound proofing is a requirement according to the Zoning Ordinance. Joshua Yellin made a comment that the petitioner was in agreement about sound proofing and assured it would be done. After further discussion, a motion was made by James B Blackburn, Jr that there be no outside facilities and subject to the provisions of use 95a of the Chatham County Zoning Ordinance. It was approved unanimously.

Motion

Board approves the petitioner's request to establish Use # 95a, of the Chatham County Zoning Ordinance, animal hospital, veterinary clinic or animal boarding place subject to there being no outside facilities and subject to the provision f use 95a that setback from 100 feet of any dwelling. Referenced from Chatham County Zoning Ordinance, use 95a.

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. 132 Waterway Drive - B-190307-00025-1 - Marsh Buffer Setback Variance Request](#)

📎 [Staff Report.pdf](#)

📎 [Aerial.pdf](#)

📎 [Tax Map.pdf](#)

📎 [Comments - Chatham County Engineering.pdf](#)

[Site Layout.pdf](#)

Marcus Lotson, MPC staff, presented a request for a 10 foot marsh buffer setback from the 35 foot requirement of the Chatham County Zoning Ordinance. The subject property is an undeveloped single family residential parcel in the Moon River subdivision. The Moon River subdivision is located on the west side of Green Island Road and is part of The Landings Planned Unit Development. The property in question is a conforming lot of record and is approximately 26,000 square feet in size with an average depth of approximately 210 linear feet. The petitioner's intent is to construct a new single family residence on the property. As currently designed, the proposed structure which includes an attached garage at the street side of the property, is behind the required front yard setback. The house could be moved forward to give relief to the marsh side encroachment. The petitioner, Timothy Clemm, spoke in favor of this petition. He stated that it is his brother's property, Mark Clemm, and he was speaking on behalf of his brother. James Blackburn Jr. wanted to know if a building permit was issued for the property and Marcus said no. No land disturbance has taken place as of March 26, 2019. He said that a well known surveyor surveyed the lot, and the issue is that finding good framers is problematic and asked if the Board could consider that the space that is being requested is very small. James Blackburn asked if there was any reason the house couldn't be moved forward and Timothy Clemm said it could be moved forward or they could get rid of the patio in the design. The Board expressed concern about precedent and having to eventually approve all requests of the same nature if they approved this current petition. Jeff Kirkland was concerned about the date on the marsh line and said it was only good for one year. Timothy Clemm clarified that his letter was dated from March 25, 2019. A motion was made by James Blackburn Jr. to deny the petitioner's request. It was approved unanimously.

Motion

Board denies the requested 10 foot marsh buffer setback variance from the 35 foot requirement of the Chatham County Zoning Ordinance.

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

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.