



Chatham County Zoning Board of Appeals

Chatham County Commission Chambers
December 17, 2019 - 9:00 A.M.
Minutes

December 17, 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 the November 26, 2019 Meeting Minutes

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

The minutes were approved as written.

Motion

Approve as submitted.

Vote Results (Approved)

Motion: Lucy Hitch

Second: Coren Ross

Quentin Marlin - Aye

Lucy Hitch - Aye

Coren Ross - Aye

Meredith Stone - Aye

David Simons - Aye

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

VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

[2. 612 & 618 Wilmington Island Road | Height Variance | B-191203-00122-1](#)

- ☞ [Staff Report 00122-1.pdf](#)
- ☞ [Application.pdf](#)
- ☞ [7983-01 ZBA Narrative.pdf](#)
- ☞ [Tax Map.pdf](#)
- ☞ [WP adjacent property \(134' tall\) A.pdf](#)
- ☞ [WP adjacent property \(134' tall\) B.pdf](#)
- ☞ [WP height variance exhibit 2.pdf](#)
- ☞ [WP height variance exhibit 3.pdf](#)
- ☞ [WP height variance exhibit 4.pdf](#)
- ☞ [Aerial.pdf](#)
- ☞ [Pictometry.pdf](#)
- ☞ [WP height variance exhibit 1.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is requesting a 29 foot variance from Section 4-12 (1) General Development Standards of the Chatham County Zoning Ordinance which states that the “maximum building height shall be 36 feet above grade or the 100 year base flood elevation; whichever is higher, excluding appurtenances otherwise exempted by the Zoning Ordinance.” The subject property consists of two existing lots located at 612 and 618 Wilmington Island Road; PIN(s) 10109 01005 & -006). The waterfront lots are accessed via a spur of Wilmington Island Road, which serves as one of the access points to the Wilmington Plantation Condominium site to the south, and the adjacent boat yard to the east. The subject properties are approximately 6 acres combined and are within the T-B/EO (Tourist Business / Environmental Overlay zoning district.

The petitioner has stated that they intend to construct a mixed-use development on the subject property to include a residential component along with a public marina and associated amenities. The development pattern immediately adjacent and across the street from the subject property include the Wilmington Plantation Condominium and Savannah Country Club golf course to the south, and a boat yard and marina to the east. The north and west sides of the properties are waterfront.

Staff recommends that the public hearing be **continued** so that the applicant can provide the Board with greater detail as to the on-site impacts of the requested variance.

Mr. David Simons, Board Member, stated that he supports the request and believes this site is perfect for development.

Robert McCorkle, agent for the petitioner, stated this property has been vacant for more than 25 years. One of the challenges is figuring out a way to make a viable project out of a restaurant and public marina. These are expensive projects to develop. They are also highly cost intensive; having other types of users on site would make it economically feasible. This property has 1200 feet of water frontage. This one particular site has probably the most minimal amount of impact you could possibly have by having this kind of height on a site. We have a golf course across the street, a 134 foot tall, 13 story building immediately next door. We also have two additional lots next to this that we are not asking for any type of variance. These will buffer from the residents. The closest neighbor is three lots down. All of this to say that this piece of property is very unique; it's sheltered in the corner of an island that can't be seen from the street and adjacent to the tallest building in Chatham County. We need the additional height because, in order to make this a viable project, we need to have a certain amount of density of the residential use. So that adequate density, by having height will allow us five stories, makes this development economically feasible. The text amendment that got granted from Chatham County

Commission to allow residential on this site is restricted to TB zoning on properties of more than four acres.

No Public Comments

Board discussion on motion.

Mr. Quentin Marlin, Chairman, asked if the motion included the restrictions stated by the petitioner?

Mr. Simons, stated no. He sees no reason to put restrictions on it because this is the one area on Wilmington Island that needs to be developed.

Mr. Marlin, stated he likes how the highest part of the development is away from the water. The motion without the restrictions I will probably vote against it, but with the restriction I would vote for it.

Motion

Motion to approve the petitioners request for a 29 foot variance.

Vote Results (Approved)

Motion: David Simons

Second: Coren Ross

Quentin Marlin	- Nay
Lucy Hitch	- Aye
Coren Ross	- Aye
Meredith Stone	- Nay
David Simons	- 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.