



Chatham County Zoning Board of Appeals

Virtual Meeting
May 26, 2020 - 9:00 A.M.
Minutes

May 26, 2020 Chatham County Zoning Board of Appeals

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 February 25, 2020 Meeting Minutes](#)

[February 25, 2020 Meeting Minutes.pdf](#)

Minutes were approved as submitted.

Motion

Approve the minutes as submitted.

Vote Results (Approved)

Motion: Robert Vinyard

Second: Coren Ross

James Coursey - Aye

Quentin Marlin - Aye

Lucy Hitch - Aye

Coren Ross - Aye

Meredith Stone - Aye

David Simons - Aye

Robert Vinyard - Aye

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

VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

[2. 44 Shipwatch Road - Marsh Buffer Setvback Variance - B-200410 - 00043-1](#)

📎 [The Marshes Aerial View.pdf](#)

📎 [The Marshes Alternate View.pdf](#)

📎 [Site Layout.pdf](#)

📎 [Elevation.pdf](#)

📎 [Map 44 Shipwatch Rd.pdf](#)

📎 [Exhibit 1.pdf](#)

📎 [Staff Report 00043.pdf](#)

Mr. Marcus Lotson, Director of Development Services, stated the petitioner is seeking a 15 foot marsh buffer variance from the 35 foot requirement of Section 4 -12 of the Chatham County Zoning Ordinance in order to construct a new 200 square foot screened porch on an existing single family residence.

The property is developed with a single-story residential townhome which includes an attached uncovered deck. The petitioners' intent is to install a new 10x20 enclosure over the footprint of the existing deck and convert the open deck to a screened room.

Many of the residences at The Marshes are currently intruding into the setback as they were developed prior to existing standards. When the townhome community was originally developed, each of the marsh side units included an open deck. Over the years, many of them have been enclosed. A portion of the residence at the subject property is within approximately 20 feet of the marsh line. This is a common occurrence for marsh side homes in this development.

The most recent occurrence to come before the Board was on March 28, 2017 (**file no. B-170223-00016-1**) for the adjacent property, 45 Shipwatch Rd. The petitioner in that case sought a 17 foot variance. After initially continuing the hearing, the Board consulted with the Chatham County Environmental Program Coordinator. He visited the site and advised the board that the fact that the footprint already existed, mitigated most of the impacts of enclosing the space relative to stormwater runoff. In addition, he recommended certain landscaping improvements to be overseen by his department, be a condition if the Board chose to approve the variance.

Mr. Jeff Kirkland, Chatham County Environmental Program Coordinator, stated he doesn't think there are any additional requirements needed to what was already required on the other properties out there.

Mr. Gregg Cole, agent for the petitioner, stated the main difference between the last property, 45 Shipwatch and this one is we are not disturbing any soil on this property. This lot also has at least 8 to 10 feet of grass that the run off could saturate into before it ever hits the marsh.

Mr. Kirkland, stated since there will not be a slab added and there is good landscaping already there, then no special landscape is needed.

No Public Comments

Motion

Staff recommends approval of the marsh buffer setback variance request for 44 Shipwatch Road.

Vote Results (Approved)

Motion: Robert Vinyard

Second: Lucy Hitch

James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye
Coren Ross	- Aye
Meredith Stone	- Aye
David Simons	- Aye
Robert Vinyard	- Aye

IX. Other Business

3. Final Vote for Vice-Chairman

Mr. David Simons was elected as Vice-Chairman.

Motion

Motion to approve Mr. David Simons as Vice-Chairman

Vote Results (Approved)

Motion: Coren Ross

Second: Robert Vinyard

James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye
Coren Ross	- Aye
Meredith Stone	- Aye
David Simons	- Aye
Robert Vinyard	- Aye

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.