



Chatham County Zoning Board of Appeals

Minutes
August 26, 2025 CZBA at 9:00am
112 East State Street, Arthur Mendonsa Hearing Room

August 26, 2025, Chatham County Zoning Board of Appeals

Members Present: Robert Vineyard, Chair
Meredith Stone
Benjamin Polote
Keewan Drayton

Member Absent: Jenna Watkins

Others Present: Edward Morrow, Current Planning/Development Services Director
Sally Helm, Administrative Assistant II, Development Services/Current Planning
Hind Patel, IT Helpdesk & Support
Jefferson Kirkland, Chatham County

I. Call to Order and Welcome

II. Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Petitions Ready for Hearing

V. Approval of Minutes

[1. Approval of the July 22, 2025, Meeting Minutes](#)

📎 [july-22-2025-chatham-county-zoning-board-of-appeals-minutes.pdf](#)

Motion

Approval of the July 22, 2025, Meeting Minutes.

Vote Results (Approved)

Motion: Meredith Stone

Second: Benjamin Polote, Jr.

James Coursey - Not Present

Meredith Stone - Aye

Robert Vinyard - Aye

Benjamin Polote, Jr. - Aye

Kewaan Drayton	- Aye
Jenna Watkins	- Not Present
Tia Acker-Moore	- Not Present

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

VII. Consent Agenda

VIII. Old Business

IX. Regular Agenda

[2. Rear Setback Variance | 7 Tomachichi Lane | ZBA-0725-000566](#)

📎 [ZBA-0725-000566 - STAFF REPORT.pdf](#)

📎 [Architectural Guidelines - 2022.pdf](#)

📎 [Master Plan.pdf](#)

Mr. Edward Morrow, Director of Development Services/Current Planning, presented the Staff report. **Mr. Morrow** stated the Petitioner is requesting a variance for the 25-foot rear-yard setback for single-family dwellings in Phase 1 of the Landings Club within the Landings PUD. The Petitioner proposes to enclose an existing rear deck. The encroachment measures approximately 260 square feet in area and has received approval from The Landings Architectural Review Committee. The subject property consists of one parcel approximately 0.46-acres in size and is identified as Parcel 166 within Phase 1 of the Landings on Skidaway Island. The parcel is a conforming within regard to the standards of the PUD and remains as was originally platted. The subject parcel contains a single-family home built in 1979 per the Chatham County Tax Assessor. The home is indicated as containing 2,598 square feet of living area. The home has an existing wood deck per the property record card. Per The Landings Architectural

Guidelines, single-family homes within this Phase of development have a rear setback of 25 feet or as platted. The property record card indicates no permits related to the construction of a deck, suggesting the deck is original to the dwelling from the time of its construction. Staff found no record of prior variances issued to permit a rear yard encroachment. Per the Petitioner, the proposed modification would result only in the enclosure of the existing deck with no expansion of the existing encroachment.

As the proposed modification will not increase the extent of the existing nonconformity, MPC Staff recommends approval of the Petitioner's request for a rear setback encroachment to enclose an existing rear deck.

Mr. Bruce Dalrymple, Petitioner, said for clarification, this is not an enclosure of the entire deck. This is an enclosure that will be approximately 22 - 23 feet wide. The footprint going from the back of the house to where the variance is now, remains the same. This is a screened in porch that is less than half of the deck.

No Public Comment

No Board Discussion

Motion

Approval of the petitioner's request for a rear setback encroachment to enclose an existing rear deck.

Vote Results (Approved)

Motion: Benjamin Polote, Jr.

Second: Kewaan Drayton

James Coursey	- Not Present
Meredith Stone	- Aye
Robert Vinyard	- Aye
Benjamin Polote, Jr.	- Aye
Kewaan Drayton	- Aye
Jenna Watkins	- Not Present
Tia Acker-Moore	- Not Present

X. Other Business

XI. 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.