



# Chatham County Zoning Board of Appeals

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Minutes  
December 16, 2025 at 9:00am  
112 East State Street, Arthur Mendonsa Hearing Room

## December 16, 2025, Chatham County Zoning Board of Appeals

Members Present: Robert Vineyard, Chair  
Meredith Stone  
Benjamin Polote  
Keewan Drayton  
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  
Sadie Esch-Laurent, Planner, Development Services

### 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 October 28, 2025, Meeting Minutes](#)

[📎 october-28-2025-chatham-county-zoning-board-of-appeals-minutes \(1\).pdf](#)

#### **Motion**

Approval of the October 28, 2025, Meeting Minutes.

#### **Vote Results ( Approved )**

Motion: Benjamin Polote, Jr.

Second: Meredith Stone

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

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. 10 Breckenridge Ln | Variance to side yard setback | ZBA -1125-000595](#)[📎 Application\\_Red.pdf](#)[📎 Staff Report 10 Breckenridge Ln.pdf](#)[📎 Approval Notice letter for 10 Breckenridge Lane.pdf](#)[📎 001Site Plan 10 Breckenridge Ln.pdf](#)[📎 002Site Plan 10 Breckenridge Ln.pdf](#)[📎 003Site Plan 10 Breckenridge Ln.pdf](#)[📎 004Site Plan 10 Breckenridge Ln.pdf](#)

**Ms. Sadie Esch-Laurent, Planner for Development Services**, presented the Staff report. **Ms. Esch-Laurent** stated the Petitioner is requesting a variance to reduce the eastern side yard setback from 20 feet to 18 feet and 8 inches in association with an addition to an existing attached garage on a parcel in The Landings PUD. The garage currently encroaches into the setback by approximately 1 inch. The subject property measures approximately 24,829 square feet. It has varying lengths of width and depth due to the irregular shape of the parcel. It is zoned PUD/EO. The parcel is a conforming within regard to the standards of the PUD and remains as was originally platted. The property is inside the AE flood zone, according to SAGIS. The subject property contains a primary dwelling that was built in or about 1995 with a building footprint of approximately 2,825 square feet. There is also an existing attached garage with a building footprint of approximately 640 square feet. It is currently encroaching into the setback by approximately 1 inch.

The Petitioner is proposing an addition to the front of the existing garage. The addition will add 570 square feet to the building footprint. Additionally, it will encroach 1 foot and 4 inches into the required 20-foot side yard setback. According to the Petitioner, the variance is being requested because the Owner's vehicle does not fit into the existing garage. The addition is the minimum necessary to fit the Owner's vehicle. The Petitioner received a letter of approval from the Architectural Review Department with The Landings Association. As the eastern lot line is angled and the addition does not extend any farther east than the existing garage, MPC Staff recommends approval of the requested variance to reduce the eastern side yard setback from 20 feet to 18 feet and 8 inches in association with an addition to an existing attached garage on a parcel in The Landings PUD.

**Mr. Phillip Hurd, Petitioner**, said the reason we brought this petition before you, the vehicles we have now, do not fit in the garage. It is so narrow that we are unable to get both vehicles in. We need more room. That is why we are requesting to extend the garage out by approximately twenty feet. To keep the lines of the house straight, it causes a slight encroachment. There is a bonus room above the garage, we will extend that as well.

**Mr. Vinyard, Chairman**, asked if this had been approved by the Landings Association.

**Mr. Hurd** said yes.

There being no public comment or Board discussion, the Board entertained a motion.

**Motion**

Approval of the requested variance to reduce the eastern side yard setback from 20 feet to 18 feet and 8 inches in association with an addition to an existing attached garage on a parcel in The Landings PUD.

**Vote Results ( Approved )**

Motion: Meredith Stone

Second: Jenna Watkins

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