



## Chatham County Zoning Board of Appeals

Minutes  
October 28, 2025 9:00am  
112 East State Street, Arthur Mendonsa Hearing Room

### October 28, 2025, 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. Pledge of Allegiance

#### III. Notices, Proclamations and Acknowledgements

#### IV. Petitions Ready for Hearing

#### V. Approval of Minutes

##### [1. Approval of the September 23, 2025 CZBA Meeting Minutes](#)

📎 [september-23-2025-chatham-county-zoning-board-of-appeals-minutes \(1\).pdf](#)

#### **Motion**

Approval of the September 23, 2025, Meeting Minutes.

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

Motion: Meredith Stone

Second: Kewaan Drayton

James Coursey - Not Present

Meredith Stone - Aye

Robert Vinyard - Aye

Benjamin Polote, Jr. - Not Present

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

### [2. Approval of the 2026 Meeting Calendar](#)

📎 [master calendar 2026 final sg.pdf](#)

#### **Motion**

Approval of the 2026 CZBA Meeting Calendar.

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

Motion: Jenna Watkins

Second: Meredith Stone

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

## VIII. Old Business

## IX. Regular Agenda

### [3. 218 Bradley Creek Drive | Variance to setback for a garage | ZBA-0925-000578](#)

📎 [Application.pdf](#)

📎 [Site Plan 218 Bradley Creek Dr.pdf](#)

📎 [Site Plan Supplement 218 Bradley Creek Dr.pdf](#)

📎 [Staff Report 218 Bradley Creek Dr.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 front yard setback from 55 feet to 50 feet in association with the construction of an attached garage in the R-1-A/EO zoning district. The lot is currently vacant, and the Petitioner is proposing a primary dwelling and multiple accessory structures. The subject property is currently vacant. The Petitioner is proposing a primary dwelling and multiple accessory structures. The proposed primarily dwelling has a building footprint of approximately 7,811 square feet. The proposed attached accessory structure that is encroaching into the front yard setback has a building footprint of approximately 1,194 square feet. There is no hardship regarding the application of this chapter to this particular piece of property. The Petitioner can modify the site plan to be within the required setback. There are no physical conditions that are peculiar to the particular piece of property involved.

As there is no hardship, MPC Staff recommends denial of the variance request to reduce the front yard setback from 55 feet to 50 feet in association with the construction of a garage in the R-1-A/EO zoning district.

**Mr. Ben Waller, Property Owner**, said he is requesting the variance to be able to construct an attached garage. There is a good amount of distance between this property and the closest neighbor. We spoke with the neighbor, and she is okay with our petition. This will be our primary dwelling; we intend for this to be our home forever.

**Mr. Vinyard, Chairman**, asked if there were any comments from any other neighbors.

**Mr. Waller** said no.

**Ms. Watkins, Board member**, said the variance is in the setback and only effects the neighbor Ms. Warren who said she was ok with the request.

**Mr. Waller** said that is correct. The request is on the side that is closer to her property.

**No Public Comment**

**No Board Discussion**

**Motion**

Approval of the variance request to reduce the front yard setback from 55 feet to 50 feet in association with the construction of a garage in the R-1-A/EO zoning district.

**Vote Results ( Approved )**

Motion: Jenna Watkins

Second: Kewaan Drayton

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

[4. 23 Penrose Dr | Variance to the 35' Marsh Buffer | ZBA-0925-000585](#)

[Application.pdf](#)

[Staff Report.pdf](#)

[23 Penrose Drive Pool Variance.pdf](#)

Item was presented to the board. After discussion, the Board voted to continue the petition to the January 2026 meeting agenda.

**Motion**

Item continued to the January 2026 CZBA Meeting Agenda.

**Vote Results ( Approved )**

Motion: Jenna Watkins

Second: Meredith Stone

James Coursey	- Not Present
Meredith Stone	- Aye
Robert Vinyard	- Aye
Benjamin Polote, Jr.	- Aye

Kewaan Drayton	- Not Present
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.***