



Chatham County Zoning Board of Appeals

Action Minutes
September 23, 2025, CZBA Meeting 9:00am
112 East State Street, Arthur Mendonsa Hearing Room

September 23, 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 August 26, 2025, CZBA Meeting Minutes](#)

📎 [august-26-2025-chatham-county-zoning-board-of-appeals-minutes.pdf](#)

Motion

Approval of the August 26, 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. 209 Battery Way | Variance for relief from encroachment of Chatham County Marsh Buffer and the front yard setback | ZBA-0825-000574](#)

🔗 [Application.pdf](#)

🔗 [Site Plan.pdf](#)

🔗 [revised site plan.pdf](#)

🔗 [Staff Report 209 Battery Way.pdf](#)

🔗 [public comment, K. Pleau, Environmental Health Specialist.pdf](#)

🔗 [public comment J. Torg.pdf](#)

Motion

Approval of the following two variances in association with the construction of a single-family primary dwelling on a vacant lot:

To reduce the front yard setback from 25 feet to 10 feet;

To reduce Chatham County's 10-foot riparian buffer to 0 feet required by the Environmental Overlay (EO) zoning district. The proposed home design only accounts for the required State riparian buffer of 25 feet.

Vote Results (Approved)

Motion: Meredith Stone

Second: Benjamin Polote, Jr.

James Coursey	- Not Present
Meredith Stone	- Aye
Robert Vinyard	- Nay
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.