



Chatham County Zoning Board of Appeals

Action Minutes
January 27, 2026, 9:00am
112 East State Street, Arthur Mendonsa Hearing Room

January 27, 2026, 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
Subhashi Karunarathne, Planner, Development Services
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 December 16, 2025 Meeting Minutes](#)

Motion

Approval of the December 16, 2025 meeting minutes.

Vote Results (Approved)

Motion: Benjamin Polote, Jr.

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

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

VII. Consent Agenda

VIII. Old Business

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

Motion

Approval of the variance to reduce the required 35-foot setback from the marsh bulkhead to 10 feet to allow for the construction of a pool in the rear yard.

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

IX. Regular Agenda

[3. Variance to max. height allowed | 3 Modena Way | ZBA-1225-000593](#)

Motion

Approval of a variance to exceed the maximum permitted height by 10 feet.

Vote Results (Approved)

Motion: Jenna Watkins

Second: Benjamin Polote, Jr.

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.