



Chatham County Zoning Board of Appeals

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

January 27, 2026, 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 December 16, 2025 Meeting Minutes](#)

📎 [december-16-2025-chatham-county-zoning-board-of-appeals-minutes.pdf](#)

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](#)

📎 [Application_Red.pdf](#)

📎 [Small Pool Plan 12.18.2025.pdf](#)

📎 [Staff Report 01.27.2026.pdf](#)

📎 [Ross 23 Penrose Drive Preliminary Tree Preservation Report.pdf](#)

📎 [Executive Summery Jan27th meeting 12.18.2025.2.pdf](#)

📎 [State Waters and Buffer Determination.pdf](#)

IX. Regular Agenda

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

📎 [Application_Red.pdf](#)

- 📎 [2025-11-25_Robertson Residence_CZBA Draft.pdf](#)
- 📎 [Public comment K & A Blocker.pdf](#)
- 📎 [public comment J. Baird.pdf](#)
- 📎 [2025-12-09_Robertson Residence_CZBA.pdf](#)
- 📎 [Public Comment Bud Robertson.pdf](#)
- 📎 [Staff Report.pdf](#)

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.