Chatham County Zoning Board of Appeals

Action Minutes
November 17, 2026 at 9:00am
112 East State Street, Arthur Mendonsa Hearing Room

November 17, 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 September 22, 2026 Meeting Minutes

Motion

Approval of the September 22, 2026 Meeting Minutes.

Vote Results (Approved)

Motion: Meredith Stone

Second: Jenna Watkins

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
Todd Sansbury	- Aye

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

VII. Consent Agenda

VIII. Old Business

IX. Regular Agenda

2. 50 Diamond Causeway | Variance to building setback | ZBA-0926-000642

Motion

Approval of the requested setback reduction of 50 feet to 15 feet.

Vote Results (Approved)

Motion: Meredith Stone

Second: Kewaan Drayton

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

3. 138 Kaitlyn Cove | Variance to front setback and Marsh Buffer | ZBA-0926-000645

Motion

Approval with conditions of the variance to reduce the required 35-foot riparian buffer setback by 13 feet and to reduce the front setback from 25 feet to 11 feet subject to the following:

The Petitioner will also require action by the relevant state agencies before any work can occur in the 25-foot buffer.
The Petitioner shall combine the existing property with the area of former Right of Way consistent with the document titled "Marsh Line Survey Prepared for Paul Allen" dated 6/30/2026

Vote Results (Approved)

Motion: Todd Sansbury

Second: Kewaan Drayton

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

Tia Acker-Moore	- Not Present
Todd Sansbury	- Aye

4. 3 Sorghum Lane | Variance to front yard setback | ZBA-0926-000648

Motion

DENIAL of the requested setback reduction of 30 feet to 16 feet.

Vote Results (Approved)

Motion: Meredith Stone

Second: Jenna Watkins

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
Todd Sansbury	- Aye

5. 1912 E. President St | Variance to Type E Buffers | ZBA-0926-000644

Motion

Approval with conditions of the requested buffer variances for 1912 E. President Street, subject to the following conditions to ensure adequate screening, compatibility with adjacent properties, and compliance with applicable Chatham County requirements:

Final Buffer and Landscape Plan: Prior to site plan approval, the Petitioner shall submit a final buffer and landscape plan for Chatham County review and approval, identifying the proposed screening materials, native vegetation, tree and hedge species, planting locations, and applicable maintenance requirements. The plan shall demonstrate adequate screening of the proposed outdoor storage yard consistent with the intent of Section 3-12 of the Chatham County Zoning Ordinance.

Eastern Property Boundary and Fencing: Prior to site plan approval, the Petitioner shall submit a detailed screening and fence design for the eastern property boundary adjacent to Lepageville Memorial Cemetery, subject to Chatham County review and approval. The plan shall identify the proposed planted buffer, supplemental landscaping, fence materials, and overall fence height. Any fence design or height exceeding applicable ordinance standards shall require additional approval or variance relief, as determined by the County.

Archaeological Assessment: Prior to land-disturbing activity, the Petitioner shall coordinate with Chatham County and appropriate authorities to determine whether additional archaeological assessment or protective measures are necessary due to the property's proximity to LePageville Memorial Cemetery. Any required assessment and protective measures shall be completed in accordance with applicable local and state requirements prior to disturbance of the affected area.

Vote Results (Approved)

Motion: Todd Sansbury

Second: Jenna Watkins

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
Todd Sansbury	- Aye

6. 111 Green Island Rd | Height Variance | ZBA-0926-000651

Motion

Approval of the 2-foot, 9-inch variance from the 36-foot maximum building height in the R-1-C zoning district to allow a replacement single-family residence measuring no more than 38 feet, 9 inches in height, as shown in the submitted elevations.

Vote Results (Approved)

Motion: Meredith Stone

Second: Jenna Watkins

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
Todd Sansbury	- Aye

7. 135 Marsh Harbor Dr | Height Variance | ZBA-1026-000660

Motion

Approval of a 28-inch variance from the County-administered 36-foot grade-based height limit for the proposed residence, allowing a maximum regulated building height of 38 feet 4 inches measured from mean finished grade to the highest non-exempt roof point for the submitted design.

Vote Results (Approved)

Motion: Jenna Watkins

Second: Todd Sansbury	
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
Todd Sansbury	- Aye

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.