



ZBA 0926-000645

Chatham County
Zoning Board of Appeals Application
1117 Eisenhower Dr ~ PO Box 8161
Savannah, Georgia 31412-8161
Phone: (912) 201-4300 / Fax: (912) 201-4301
www.chathamcounty.org



RECEIVED
SEP 11 2020
Metropolitan Planning Commission

All information must be completed in full before this application will be processed and scheduled for a Zoning Board of Appeals (ZBA) hearing. Additional instructions and information regarding the appeals process are located on page four. Applicants are encouraged to meet with MPC staff to discuss the application prior to the day of submission. The monthly hearing dates and applicable submission deadline dates are attached.

1) Subject Property

Street Address: 138 Keithlyn Cove, Savannah GA 31410
Subdivision Name: Beth Creek Subdivision Lot Number(s): 20 acre Portion of South Street
Property Identification Number(s): 10042 01089
Zoning District(s): R 3

2) Reason for Application

Check all that apply:

- ☐ To appeal an order, requirement, decision or determination of the Zoning Administrator when an error is alleged (Zoning Ordinance Section 10-6.1). You must attach a copy of the written determination of the Zoning Administrator that you are appealing. An appeal must be filed no later than 30 days after the date that the determination was rendered by the Zoning Administrator. The appeal must be filed with MPC and the Zoning Administrator.
- ☐ To establish a special use (Section 10-6.2) Use Number _____
- ☐ A request for an extension or expansion of a nonconforming use (Section 10-6.4)
- ☒ To request a variance (Section 10-6.3). Identify the type and amount of variance(s) below and refer to Page 4 for plot plan criteria. Example: 5 foot reduction of the 25 foot rear yard setback (use additional paper, if necessary):

11' Foot reduction of the 25' front yard set back

13 Foot reduction of the 35 Foot Chatham County
margin jurisdictional buffer

3) **Property Owner(s)**

Name(s): Gregory Holland
Address: [REDACTED]
City, State, Zip: Savannah GA 31406
Telephone: [REDACTED]
E-mail address: [REDACTED]

4) **Agent (If not property owner)**

If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization.

Name(s): Jamie Stuckey / TR Long Eng
Address: [REDACTED]
City, State, Zip: Hinesville GA 31313
Telephone: [REDACTED]
E-mail address: [REDACTED]

5) **Fee**

The application fee is based on the type of use for which relief is requested. Make check payable to Chatham County.

☐ Commercial: \$1300.00 (\$1,180 MPC fee + \$120 BSRS fee)
☒ Single Family Residential: \$620.00 (\$500 MPC fee + \$120 BSRS fee)

6) **Certification**

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

[Signature]
Applicant Name (Signature)

9-4-26
Date

Gregory Holland
Applicant Name (Print)

OFFICE USE ONLY

Project Planner:
Pre-application meeting date, if any:
Date notice posted on property:
Dates notice published in newspaper:

Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Numbers 10042 01089, I (we) authorize Jamie Struckey (Agent Name) of TR Long Eng (Firm or Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.


Owner Name (Signature)

Gregory Holland
Owner Name (Print)

9/4/26
Date

Instructions

1. Applicants shall meet with MPC staff to discuss their application prior to the day of submission. Call 651-1440 for an appointment.
2. The application form must be completed (including appropriate fee) and include all required supplemental materials before it will be processed and scheduled for a hearing. A plot plan must be provided when a dimensional variance or use permit is requested. Three copies of the application, plot plan and any other supporting documents must be provided. Plot plan criteria are listed below.
3. A printed or typed list including the names, addresses and zip codes of surrounding property owners (within 200 feet of the subject property) must be submitted with the application.
4. Applications must be submitted to Building Safety and Regulatory Services, 1117 Eisenhower Drive, Savannah, GA 31406.

Zoning Board of Appeals Process (After the Application is Submitted)

1. Once an application submittal is determined to be complete, it will be scheduled for the next posted ZBA hearing date. The applicant will receive a notice of the date and time of the ZBA meeting. As a policy, MPC will mail a notice of the hearing to all owners of property within a 300 foot radius of the subject property. All ZBA meetings are held on the fourth Tuesday of each month at 9:00 a.m. unless otherwise posted.
2. The applicant must post a sign announcing the ZBA hearing at least 15 days prior to the scheduled hearing date. Once an application is deemed complete by MPC staff, the applicant will be contacted to pick up a sign at the Building Safety and Regulatory Services office. Instructions regarding posting will be attached to the sign.
3. A copy of the staff report will be provided to the owner or agent before the ZBA meeting. The ZBA is responsible for making the decision.
4. PowerPoint presentations must be provided to staff no later than the day prior to the meeting. Copies of any item used to support your petition must be submitted for the record. Petitioner shall provide a sufficient number of copies for the Board and Board Secretary.
5. A request to continue a petition that occurs after legal notice of the petition is published can be continued only by the ZBA; however, the ZBA may or may not grant the request.
6. A written decision of the ZBA will be prepared and sent to the owner or agent after the meeting.

Plot Plan Information

If you are applying for a dimensional variance, a plot plan must be submitted with this application. An example of a plot plan is available upon request. The plot plan must include the following information:

- North arrow and scale
- Street name(s)
- Dimensions of lot
- Existing and proposed structures on lot (identify each structure - e.g., house, shed, pool)
- Dimensions between all structures and property lines and/or fences
- Dimensions between all structures on lot
- Location and dimensions of proposed addition
- Type of fence (for example, chain link, wood, masonry, etc.)
- Proposed landscaping
- Project status (proposed or existing)

Other Contacts

Zoning Administrator: Building Safety and Regulatory Services, 1117 Eisenhower Dr (Phone: 912-201-4300)
(Mailing Address: P.O. Box 8161, Savannah, GA 31412-8161)

County Engineering: 124 Bull Street, Room 430 (Phone: 912-652-7800)
(Mailing Address: P. O. Box 8161, Savannah, GA 31412-8161)

Metropolitan Planning Commission: 110 E. State Street, Savannah, GA 31401 (Phone: 912-651-1440)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

The Conflict of Interest in Zoning Actions Act (O.C.G.A. Chapter 67A) requires that an applicant for a map amendment /rezoning action must disclose campaign contributions in the amount of \$250 or more that have been made to local government officials who will consider the application. This requirement also applies to agents, including attorneys, who may represent the applicant.

In compliance with the Act, this form must be completed and filed with the local governing authority within ten (10) days after the application for the rezoning request is filed. Failure to comply with the provisions of this Act is a misdemeanor.

1. Within two years preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below?
Yes _____ No X

If you answered "Yes", please complete Question 2.

CHATHAM COUNTY COMMISSION

Chester A. Ellis, Chairman	Tanya Milton, District 5
Wayne Noha, District 1	Aaron "Adot" Whitely, District 6
Malinda Scott - Hodge, District 2	Dean Kicklighter, District 7
Bobby Lockett, District 3	Marsha Buford, District 8
Patrick Farrell, District 4	

METROPOLITAN PLANNING COMMISSION

Karen Jarrett, Chair	Michael Kaigler, Ex-Officio	Jeff Notrica
Travis Coles, Vice-Chair	Stephen Plunk	Traci Arrick
Amanda Wilson	Coren Ross	Joseph Welch
Laureen Boles, Treasurer	Joseph Ervin	Tom Woiwode
Jay Melder, Ex-Officio	Dwayne Stephens	

2. If you checked "Yes" to Question 1, complete the section below.

CONTRIBUTION

Name of Official to Whom Contribution was Made	Official Position at time of Contribution	Date of Contribution	Description and Dollar Amount of Contribution

Gregory A. Holland
Signature of Petitioner or Petitioner's Agent

9-4-26
Date

Gregory Holland
Printed Name

File No.

CHATHAM COUNTY ZONING BOARD OF APPEALS

DECISION OF BOARD

PETITIONER: Gregory Holland
FILE NO: ZBA-0422-000267
ADDRESS: 0 South Street
DATE: May 24, 2022

Nature of Request

The petitioner is requesting variances to the minimum marsh buffer setback and to the minimum front yard setback requirement. The two requested variances are for a proposed single-family residence at 0 South Street.

The requested variances are the following:

- An 11-foot reduction of the 35-foot Chatham County marsh jurisdictional buffer.
- An 16-foot reduction of the 25-foot front yard setback.

Decision of Board

Upon a motion made by Mr. Robert Vinyard and seconded by Mr. Ben Polote, the Chatham County Zoning Board of Appeals adopts the following resolution:

Resolved, that the Chatham County Zoning Board of Appeals does hereby approve the petitioner's request.

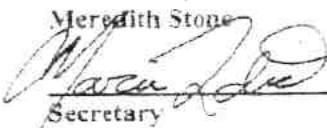
This decision is limited to the development plan submitted and reviewed by the Chatham County Zoning Board of Appeals.

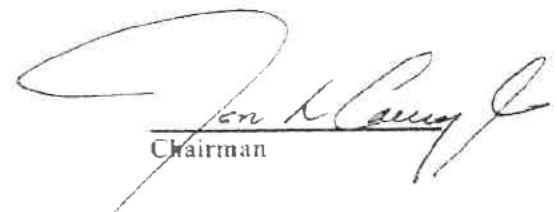
VOTING FOR
DECISION

VOTING AGAINST
DECISION

ABSENT OR
FAILING TO VOTE

James Coursey, Chairman
Ben Polote
Coren Ross
Robert Vinyard
Meredith Stone


Secretary


Chairman

ML/mm



NOTES:
1. HORIZONTAL COORDINATES ARE BASED ON GEORGIA EAST ZONE
NAD83 AND VERTICAL DATUM IS BASED ON NAVD 85. HORIZONTAL,
AND VERTICAL ESTABLISHED USING EGPS NETWORK.

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELONIE WILSON, EXECUTIVE DIRECTOR

DATE _____

APPROVED BY CHATHAM COUNTY ENGINEER

SUZANNE COOLER, PE

E 3 A 16

SURVEY FOR CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND APPROVED FOR ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY AND PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



JOSEPH J. STUCKEY, III, REG. L.S. LIC. NO. 3050 DATE

NOTE:
VARIANCE OBTAINED
ZBA-0422-000267
1. REDUCE FRONT YARD SETBACK
FROM 25' TO 5'
2. REDUCE CHATHAM COUNTY
MARSH BUFFER FROM 35' TO 24'

LEGEND:
N/F NOW OR FORMALLY
PB PLAT BOOK
DB DEED BOOK
PG PAGE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
RBS REBAR SET
RBF REBAR FOUND

REFERENCES
PLAT BOOK 42P PG 53
PLAT BOOK SUB A PG 44
PLAT BOOK ES PG 68

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

THE FIELD DATA UPON WHICH THIS PLAY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,481 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE
AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT
IN 123.281 FEET

EQUIPMENT USED: CARLSON
GPS BRX7 BASE & ROVER,
CRX2 ROBOTIC TOTAL STATION
& RT4+ DATA COLLECTOR.
FIELD WORK DATE
3/27/2025

NOTE
THIS PLAT IS SUBJECT TO ALL RECORDED
EASEMENTS AND RESTRICTIONS AND IS
VALID ONLY FOR THE PERSON OR PERSONS
NAMED IN THE TITLE.

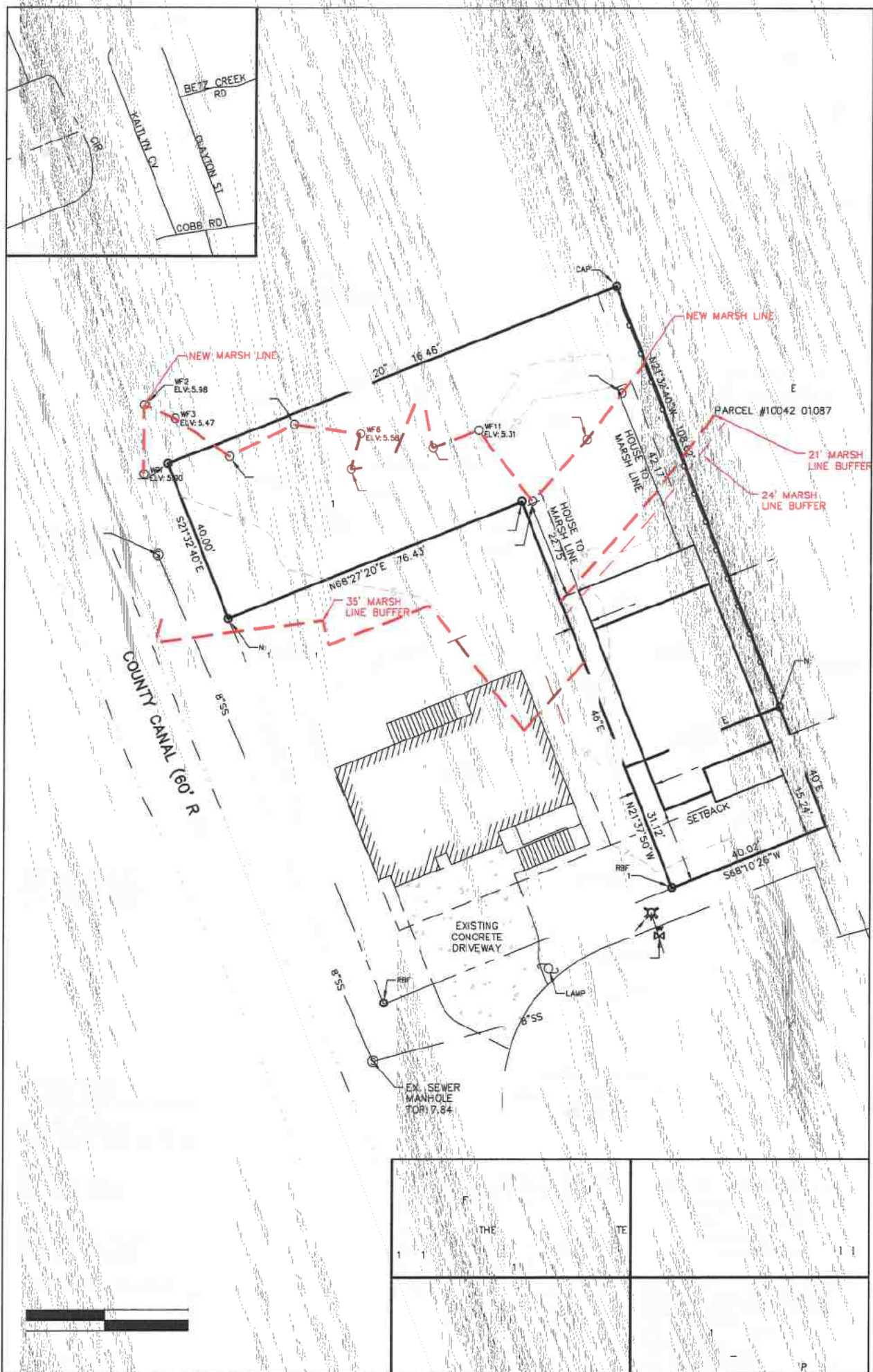
ACCORDING TO THE FLOOD INSURANCE RATE
MAP FOR CHAMPAIGN COUNTY (MAP NUMBER
13051001900) THIS PROPERTY IS IN A
FLOOD ZONE "AE (1:10)"

T. R. Long Engineering, P.C.
114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664
(912) 368-7206 Fax
LSH001309

COMBINATION PLAT
OF RIGHT-OF-WAY
AND EXISTING PARCEL

PREPARED FOR
PAUL ALLEN
138 KAITLYN COVE
WILMINGTON ISLAND, GEORGIA 31410

0.20 ACRE PORTION OF SOUTH STREET
BETZ CREEK SUBDIVISION WILMINGTON
ISLAND, CHATHAM COUNTY, GEORGIA
5TH C&M DISTRICT
TAX PARCEL: 10042 01080
PLAT DATE: 12/19/2025
REV DATE: 5/18/2036
FILE NUMBER: 2025-244 PAGE 1 OF 3



Greg Holland

[REDACTED]

Savannah, GA 31420

[REDACTED]

Cliff Crawford

136 Kaitlyn Cove

Savannah GA 31410

[REDACTED]

Tim Kinsey

408 Clayton Street

Savannah, GA 31410

[REDACTED]