

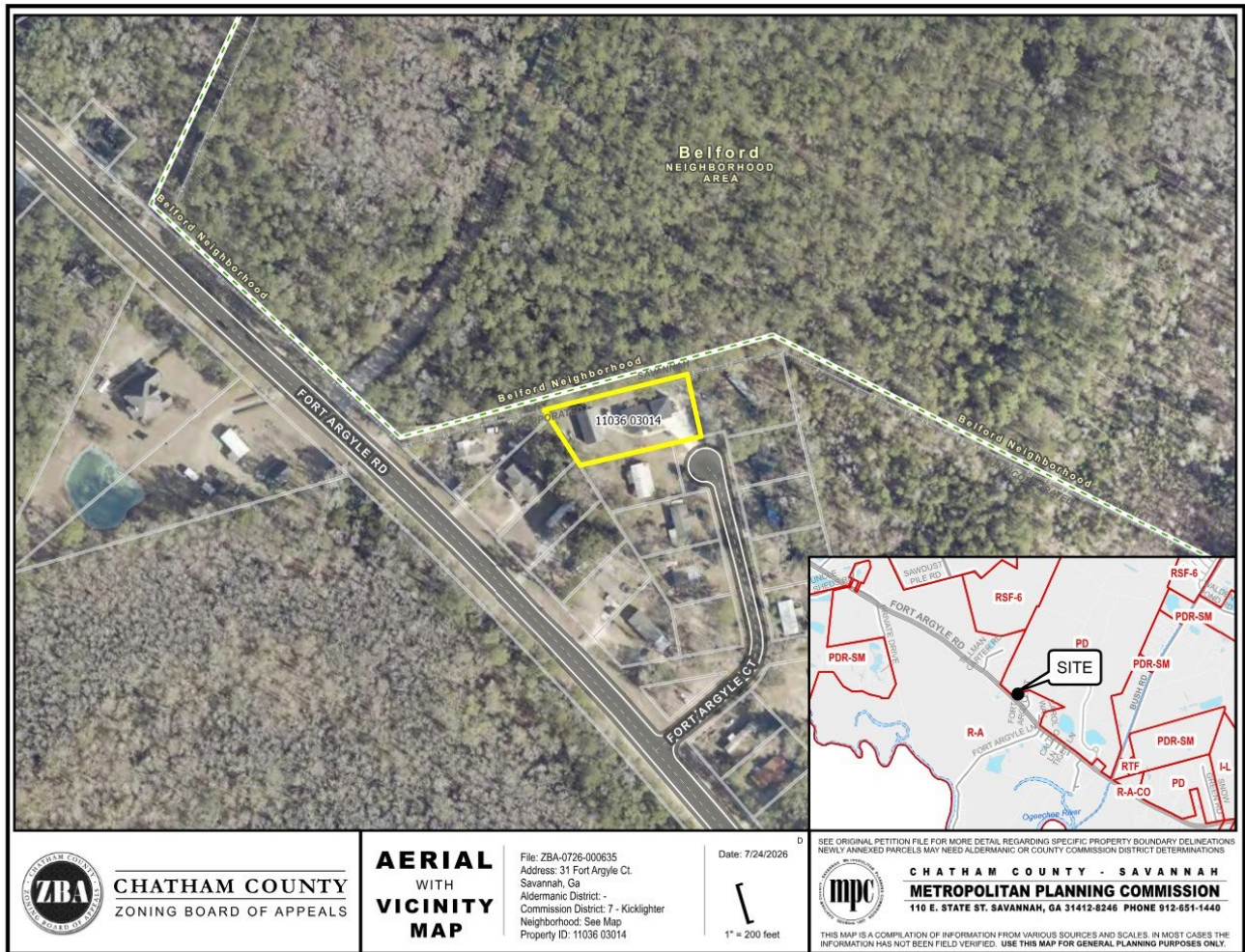
CHATHAM COUNTY ZONING BOARD OF APPEALS MPC

STAFF REPORT

PETITIONER: Stacy Knight
FILE NO: ZBA-0726-000635
ADDRESS: 31 Fort Argyle Ct
PIN: 11036 03014
DATE: September 22, 2026

Nature of Request

The petitioner is requesting a variance to increase the maximum fence height from 6 feet to 8 feet for a fence in the front and side yard.



Aerial & Site Map of 31 Fort Argyle Ct

AE

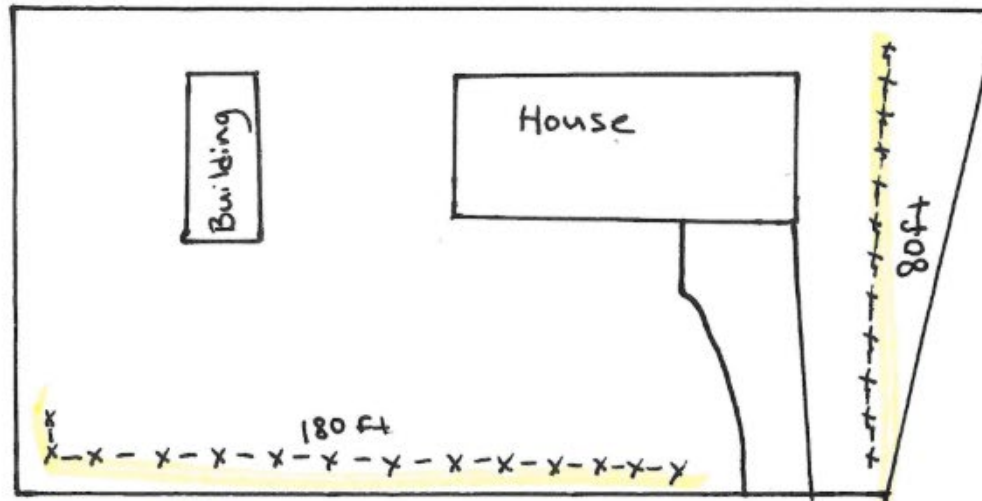
R-A

FENCES MUST BE ON OR INSIDE
PROPERTY LINES AND OUTSIDE OF
EASEMENTS

RECEIVED
CHATHAM COUNTY

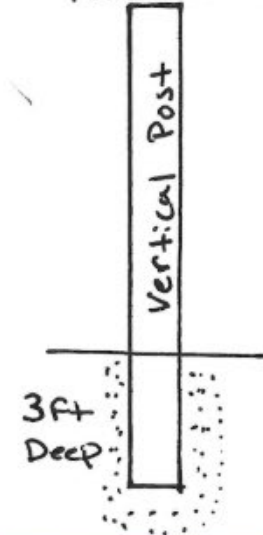
APR 14 2026

DEPT. OF BUILDING SAFETY
& REGULATORY SERVICES



[Signature]
4/16/26

Pressure Treadet



Permit #: BLDR-0426-0817

Address: 31 FORT ARGYLE CT

PIN: 11036 03014

Submitted Fence Site Plan

Background:

Within Residential zoning districts, or in any district listed in the C or R Use Schedule, walls and fences shall not exceed six feet in height in front and side yards, nor eight feet in height in rear yards. For the purposes of this lot front and side yard shall mean any portion of the property that is between the rearmost façade of the residence and Catalina Dr.

This parcel is in the R-A (Residential-Agriculture) zoning district.

The petitioner has applied for a fence permit to install an 8-foot-tall fence to match the fence on the neighboring property, as well as others in the vicinity. Upon review the petitioner was informed that a 6-foot-tall fence would be permitted by right, but the petitioner's request would require a variance. A fence permit was approved for the location of the fence, with the height of said fence being dependent on this application.

Findings:

1. The subject property is a 0.5 acres in the Argyle Village Subdivision.
2. This petition is regarding the Fences and Walls section of the zoning ordinance.
3. The property is bounded to the rear by a yet to be developed Planned Development, and on the other side by the other lots within it's subdivision.
4. The fence was already installed, and as a result this application as well as the fence permit are after the fact reviews.

Variance Criteria:

The Zoning Board of Appeals may authorize a variance in an individual case upon a finding that:

- (a) **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.**

No, the property does not present extraordinary or exceptional conditions based solely on its size, shape, or topography. Although the orientation of the lot does mean that more of the lot is visible from the road.

- (b) **The application of this chapter to this particular piece of property would create an unnecessary hardship.**

No, application of this chapter to the subject property would not create an unnecessary hardship; while the residences location on the property and the orientation of the lot does create a large portion of the property to be considered "front" and "side" yards this is not necessarily irregular.

- (c) **Such conditions are peculiar to the particular piece of property involved.**

No.

- (d) **Relief, if granted, would not cause substantial detriment to the public good, or impair the**

purposes and intent of the Chatham County Zoning Ordinance.

The fence while it would not be in keeping with the intent of the ordinance, does exist largely on a portion of the property that would be the side yard for other properties.

Recommendation

MPC staff recommends **approval** of the variance to increase the height of a fence in the front and side yard from 6 feet to 8 feet.

Note: This recommendation could change subject to new information provided at the Zoning Board of Appeals meeting. Final decisions will be made by the Zoning Board of Appeals at the public hearing based on information provided at the meeting, as well as information submitted for the staff report.