

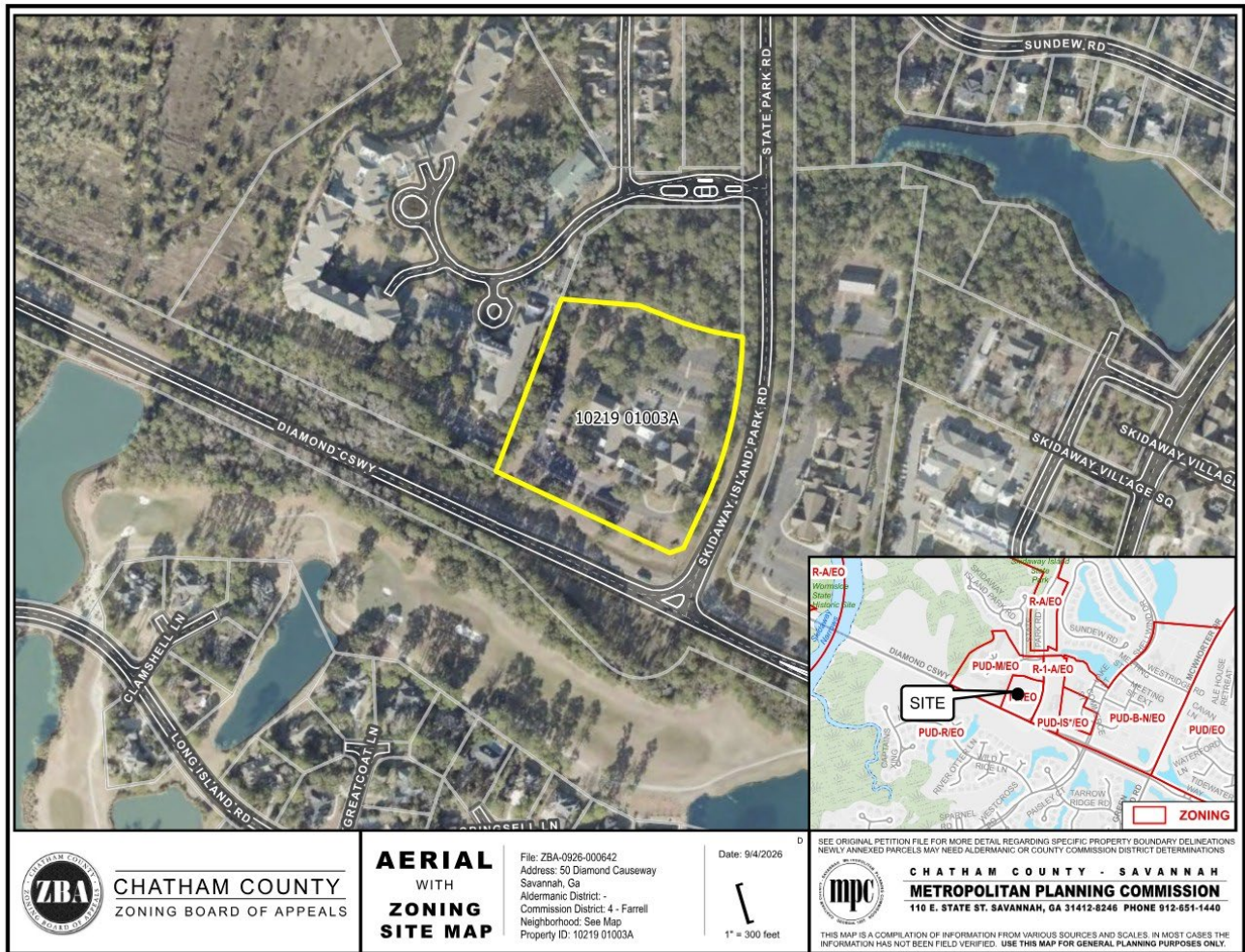
CHATHAM COUNTY ZONING BOARD OF APPEALS MPC

STAFF REPORT

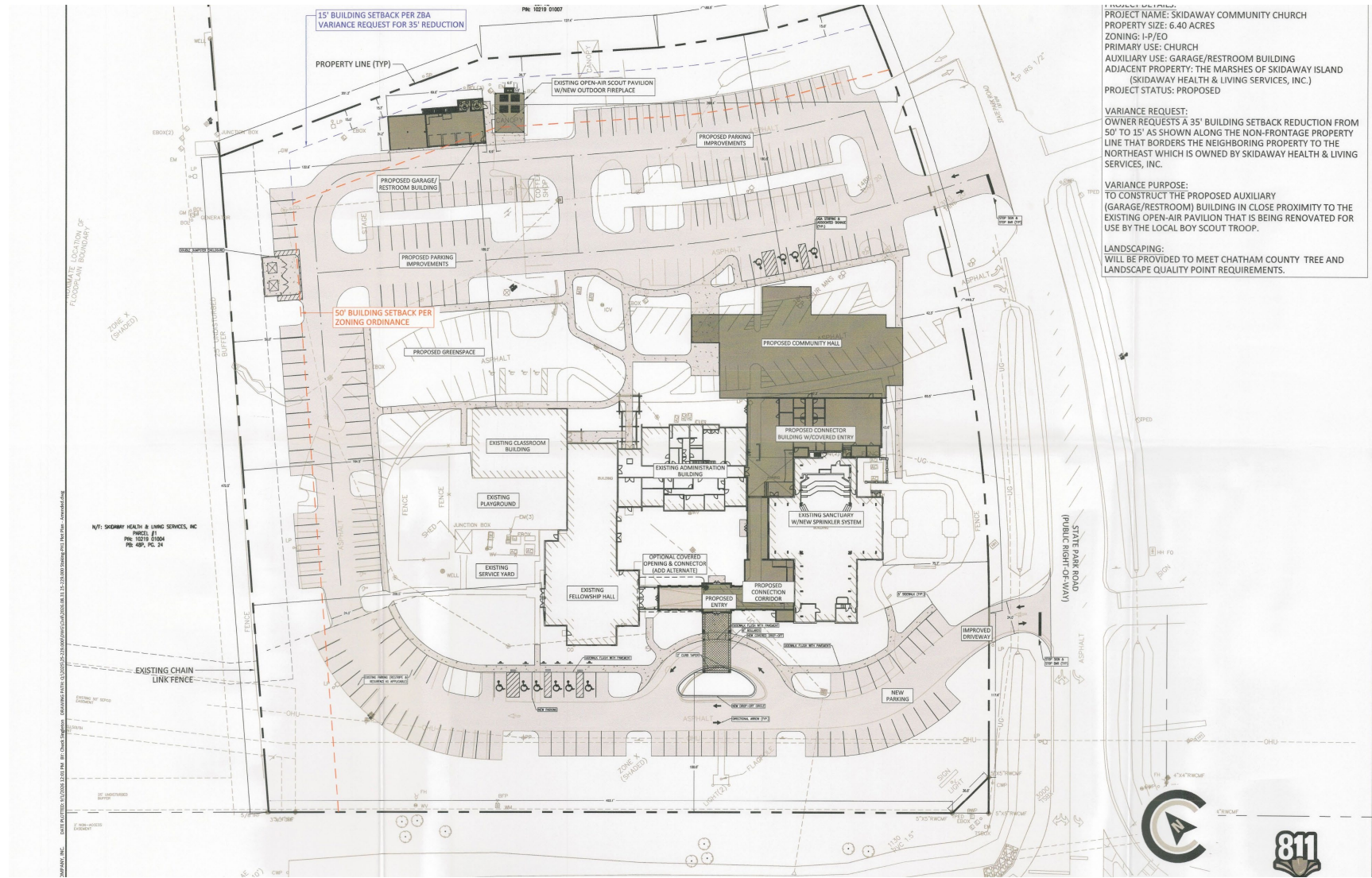
PETITIONER: Skidaway Community Church – Agent - Chuck Singleton (Coleman Company)
FILE NO: ZBA-0926-000642
ADDRESS: 50 Diamond Causeway
PIN: 10219 01003A
DATE: September 22, 2026

Nature of Request

The petitioner is requesting a variance to decrease the required building setback for a Church and other places of worship from 50 feet to 15 feet.



Aerial & Site Map of 50 Diamond Causeway



Submitted Site Plan

PROJECT DETAILS:
PROJECT NAME: SKIDAWAY COMMUNITY CHURCH
PROPERTY SIZE: 6.40 ACRES
ZONING: I-P/EO
PRIMARY USE: CHURCH
AUXILIARY USE: GARAGE/RESTROOM BUILDING
ADJACENT PROPERTY: THE MARSHES OF SKIDAWAY ISLAND
(SKIDAWAY HEALTH & LIVING SERVICES, INC.)
PROJECT STATUS: PROPOSED

VARIANCE REQUEST:
OWNER REQUESTS A 35' BUILDING SETBACK REDUCTION FROM
50' TO 15' AS SHOWN ALONG THE NON-FRONTAGE PROPERTY
LINE THAT BORDERS THE NEIGHBORING PROPERTY TO THE
NORTHEAST WHICH IS OWNED BY SKIDAWAY HEALTH & LIVING
SERVICES, INC.

VARIANCE PURPOSE:
TO CONSTRUCT THE PROPOSED AUXILIARY
(GARAGE/RESTROOM) BUILDING IN CLOSE PROXIMITY TO THE
EXISTING OPEN-AIR PAVILION THAT IS BEING RENOVATED FOR
USE BY THE LOCAL BOY SCOUT TROOP.

LANDSCAPING:
WILL BE PROVIDED TO MEET CHATHAM COUNTY TREE AND
LANDSCAPE QUALITY POINT REQUIREMENTS.



NOT FOR CONSTRUCTION

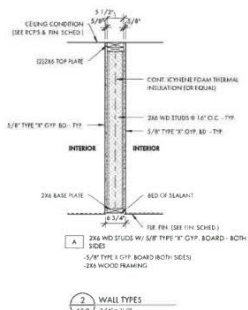
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SKIDAWAY COMMUNITY CHURCH
MASTER PLAN
LOCATED IN CHATHAM COUNTY, GEORGIA
PREPARED FOR SKIDAWAY COMMUNITY CHURCH

JOB NUMBER: 25-229-000
DATE: 09/01/2026
DRAWN BY: ARC
CHECKED BY: CCS
SCALE: AS NOTED

PLOT PLAN

SHEET:

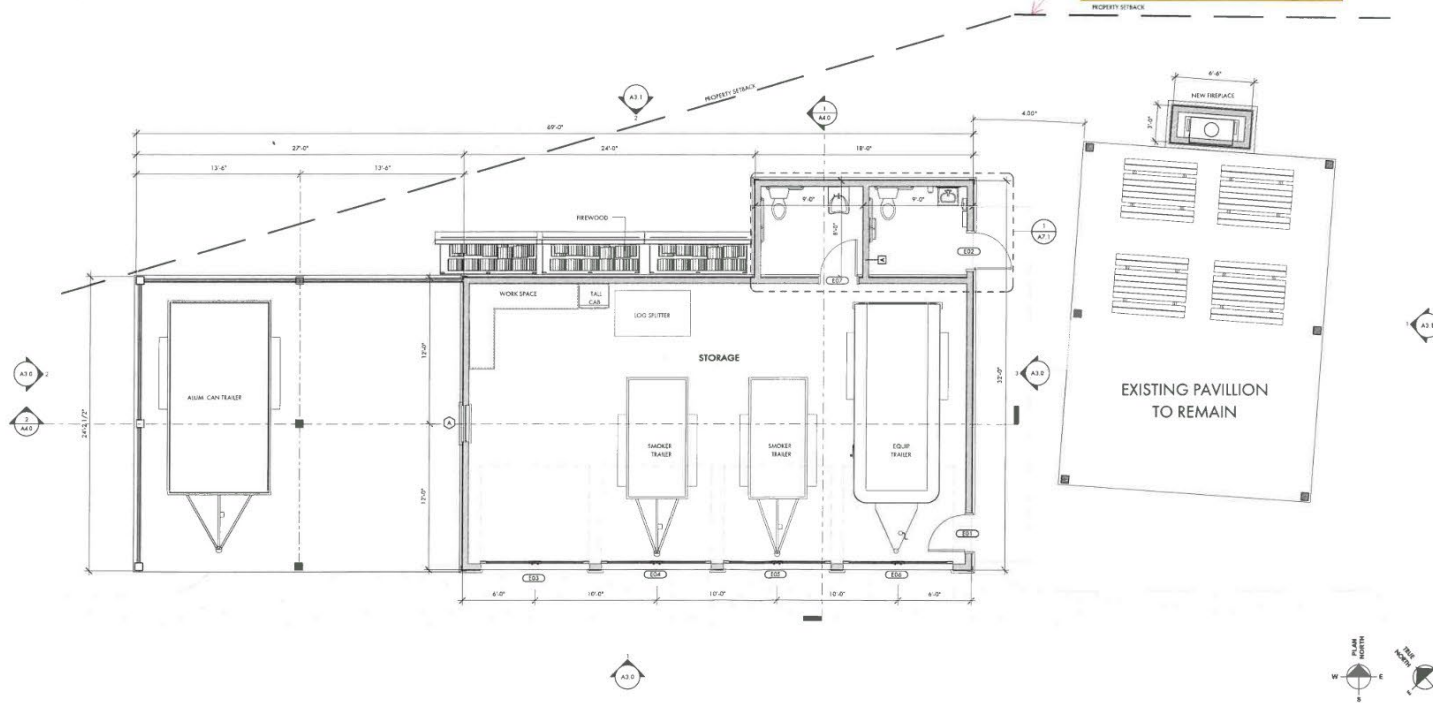


ARCHITECTURAL PLAN FOR EXISTING PAVILION AND GARAGE/RESTROOM BUILDING (MPC FILE NO. SP-0626-000631)

GENERAL FLOOR PLAN NOTES:

1. ALL FLOOR CONTRACTORS SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF COMPLETING THE SCOPE OF WORK.
2. SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
3. SEE A2.2 FOR ANY/ADA REQUIREMENTS.
4. CO-OWNER TO COORDINATE ALL IN-SLAB ELECTRICAL AND PLUMBING REQUIREMENTS WITH APPROPRIATE SUB-CONTRACTOR TRADES PRIOR TO PLACING SLAB.
5. ADJUST TOP OF SLAB, WALL, AND FLOOR BEARING PLATES AS REQUIRED FOR CHANGES IN STRUCTURAL MEMBER SIZES OR EXISTING SITE CONDITIONS.
6. STRUCTURAL ENGINEERING DOCUMENTS SUPERSEDE ARCHITECTURAL DOCUMENTS AND SCHEDULES WITH REGARD TO SIZE OF STRUCTURAL MEMBERS, PLACEMENT, AND CONNECTION DETAILS.
7. DIMENSIONS ARE TO THE EDGE OF FOUNDATION AND FRAMING, UNLESS OTHERWISE NOTED. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
8. UNLESS WALL TYPE SHALL BE TYPE "ZZZZ".
9. WALL LATH DESIGNATIONS ARE INCREASED FOR THE LENGTH OF THE WALL ON THE SIDE OF THE EXISTING OR NEW CONSTRUCTION IS LOCATED.
10. DOOR DRINKINGS SET 4" ON INTERSECTING WALL UNLESS OTHERWISE DIMENSIONED.

PROPOSED 15' BUILDING SETBACK LINE



1. FIRST FLOOR LIFE SAFETY 1

5/7/2024 8:05:17 AM

**COURT
ATKINS
GROUP**
POST OFFICE BOX 3978
BLUFFTON, SC 29910
PH: 843.815.2557
FX: 843.815.2547
WWW.COURTATKINS.COM

SKIDAWAY CHURCH-BOYS SCOUTS
SKIDAWAY ISLAND PARK RD

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

PROJECT INFO
Date: 06/08/2024
Project No: 22-045
ISSUE
REV. DATE DESCRIPTION

SHEET TITLE
FIRST FLOOR PLAN
A2.0

Submitted Floor Plan

Background:

Within the Institutional-Professional (I-P) zoning district a Church or other places of worship is permitted by right, with the condition that any building or structure established in connection with such use shall be setback not less than 50 feet from any property line (Sec 4-5.2 Use 17)... This structure is proposed as part of an overall larger project to expand the principal structure and parking lot.

A meeting with County staff was held where this project was presented prior to submittal, the accessory building was not included at that time and was added to the plans later in the design phase. The 50 foot setback was brought up in that initial meeting as part of the discussion regarding the expanded principal structure.

A portion of this property originally expanded to the north but was transferred to the adjacent property.

The area where the accessory building is proposed is currently a vacant portion of the property.

Findings:

1. The subject property is 6.4 acres at the intersection of Diamond Causeway and Skidaway Island Park Rd.
2. This petition is regarding the development standards specifically associated with the existing and proposed expanded use.
3. An existing unenclosed structure does currently exist within the building setback.

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. Given the size of the lot and the amount of work proposed, this accessory structure could be moved and meet required setbacks while maintaining the other proposed improvements.

- (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; this variance is a result of the Petitioner's design.

- (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 ordinance specifically calls out increased requirements for any building attached to the existing use to mitigate and/or prevent potential impacts. While the proposed structure will not be the most intensive use, it is still well into the setback.

Recommendation

MPC staff recommends **denial** of the variance to reduce the required building setback from 50 feet to 15 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.