



C I T Y O F S A V A N N A H
Z O N I N G B O A R D O F A P P E A L S

Arthur Mendonsa Hearing Room
112 E. State Street
Minutes

April 28, 2016 Savannah Zoning Board of Appeals Meeting

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. To have evidence included in the official record, all documents must be stamped in prior to being presented during the hearing.

All proceedings of the Savannah Zoning Board of Appeals are recorded. Decisions of the Savannah Zoning Board of Appeals are final. Challenges to the decisions of the Savannah Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons wishing to speak are requested to sign on the "Sign-In Sheet" on the lectern.

I. Call to Order and Welcome

1. [Call to Order](#)

Chairman Branch called the April 28, 2016 Savannah Zoning Board of Appeals Meeting to order at 10:00 A.M.

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Approval of Minutes

2. [Approval of the March 24, 2016 SZBA Meeting Minutes](#)

Attachment: [March24thSZBAMinutes.pdf](#)

Board Action:

Approval of the March 24, 2016 SZBA Meeting Minutes as submitted. - PASS

Vote Results

Motion: LaShaun Lovett
Second: Timothy Mackey
Tom Branch - Aye
LaShaun Lovett - Aye

Timothy Mackey	- Aye
Tonia Miller	- Aye
Parker Morgan	- Aye

V. Approval of Final Agenda

The Consent Agenda consists of items for which the applicant is in agreement with the staff recommendation and for which no known objections have been identified nor anticipated by staff. Any objections raised at the meeting will result in the item being moved to the Regular Agenda.

VI. Consent Agenda

3. [409 W. Waldburg St. | Setback Variance | 582](#)

Attachment: [Staff Report 582.pdf](#)
Attachment: [Maps and Images 582.pdf](#)
Attachment: [COA - 409 West Waldburg Street 16-001764-COA.pdf](#)

Board Action:

Approval of the requested three-foot variance in side building setback on both side property lines. - PASS

Vote Results

Motion: Timothy Mackey
Second: Parker Morgan
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Parker Morgan - Aye

4. [2112 Bull St. | Fence Height Variance | 1785](#)

Attachment: [Staff Report 1785.pdf](#)
Attachment: [Maps and Images 1785.pdf](#)
Attachment: [2015 Bull St Decision Alcohol Sales.pdf](#)
Attachment: [2013 Board Decision Restaurant Use Approval.pdf](#)

Board Action:

Approval of the requested six-inch fence height variance for the mechanical equipment screening wall. - PASS

Vote Results

Motion: Timothy Mackey
Second: Parker Morgan
Tom Branch - Abstain
LaShaun Lovett - Aye
Timothy Mackey - Aye

Tonia Miller	- Aye
Parker Morgan	- Aye

5. [507 E. 65th St. | Remote Parking Plan | 1834](#)

Attachment: [Staff Report 1834.pdf](#)
Attachment: [Maps and Images 1834.pdf](#)
Attachment: [2011 Board Renewal of Approval.pdf](#)
Attachment: [2010 Board Approval.pdf](#)

Board Action:

Approval of the proposed remote parking plan. - PASS

Vote Results

Motion: Timothy Mackey
Second: Parker Morgan
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Parker Morgan - Aye

VII. Old Business

6. [128 E. Henry St. | Short Term Rental | 6753](#)

Attachment: [Staff Report 6753.pdf](#)
Attachment: [Images and Documents 6753.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Timothy Mackey
Second: Parker Morgan
Tom Branch - Aye
LaShaun Lovett - Nay
Timothy Mackey - Aye
Tonia Miller - Nay
Parker Morgan - Aye

7. [126 E. Henry St. | Short Term Rental | 129](#)

Attachment: [Staff Report 129.pdf](#)
Attachment: [Images and Documents 129.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results
Motion: Timothy Mackey
Second: Parker Morgan
Tom Branch - Aye
LaShaun Lovett - Nay
Timothy Mackey - Aye
Tonia Miller - Nay
Parker Morgan - Aye

8. [1116 Lincoln St. | Short Term Rental | 130](#)

Attachment: [Staff Report 130.pdf](#)
Attachment: [Images and Documents 130.pdf](#)

Board Action:
Approval of the proposed use. - PASS

Vote Results
Motion: Timothy Mackey
Second: Parker Morgan
Tom Branch - Aye
LaShaun Lovett - Nay
Timothy Mackey - Aye
Tonia Miller - Nay
Parker Morgan - Aye

9. [815 Whitaker St. | Short Term Rental | 134](#)

Attachment: [Staff Report 134.pdf](#)
Attachment: [Images and Documents 134.pdf](#)

Board Action:
Approval of the proposed use. - PASS

Vote Results
Motion: Timothy Mackey
Second: Parker Morgan
Tonia Miller - Nay
Parker Morgan - Aye
Tom Branch - Aye
LaShaun Lovett - Nay
Timothy Mackey - Aye

10. [116 E. Bolton Lane | Short Term Rental | 970](#)

Attachment: [Staff Report 970.pdf](#)
Attachment: [Images 970.pdf](#)

Board Action:
Approval of the proposed use. - PASS

Vote Results
Motion: Timothy Mackey
Second: Parker Morgan
Tom Branch - Aye
LaShaun Lovett - Nay
Timothy Mackey - Aye
Tonia Miller - Nay
Parker Morgan - Aye

11. [315 W. Waldburg Street | Short Term Rental | 971](#)

Attachment: [Staff Report 971.pdf](#)
Attachment: [Images 971.pdf](#)

Board Action:
Approval of the proposed use. - PASS

Vote Results
Motion: Timothy Mackey
Second: Parker Morgan
Tom Branch - Aye
LaShaun Lovett - Nay
Timothy Mackey - Aye
Tonia Miller - Nay
Parker Morgan - Aye

12. [315 W. Waldburg Street | Short Term Rental | 972](#)

Attachment: [Staff Report 972.pdf](#)
Attachment: [Images 972.pdf](#)

Board Action:
Approval of the proposed use. - PASS

Vote Results
Motion: Timothy Mackey
Second: Parker Morgan
Tom Branch - Aye
LaShaun Lovett - Nay
Timothy Mackey - Aye

Tonia Miller	- Nay
Parker Morgan	- Aye

13. [1010 Drayton Street, Unit A | Short Term Rental | 1084](#)

Attachment: [Staff Report 1084.pdf](#)
Attachment: [Images 1084.pdf](#)

Board Action:	
<u>Approval</u> of the proposed use.	- PASS
Vote Results	
Motion: Timothy Mackey	
Second: Parker Morgan	
Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Aye
Tonia Miller	- Nay
Parker Morgan	- Aye

14. [1010 Drayton Street Unit B | Short Term Rental | 1085](#)

Attachment: [Staff Report 1085.pdf](#)
Attachment: [Images 1085.pdf](#)

Board Action:	
<u>Approval</u> of the proposed use.	- PASS
Vote Results	
Motion: Timothy Mackey	
Second: Parker Morgan	
Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Aye
Tonia Miller	- Nay
Parker Morgan	- Aye

15. [412 Park Avenue | Short Term Rental | 1151](#)

Attachment: [Staff Report 1151.pdf](#)
Attachment: [Images 1151.pdf](#)

Board Action:	
<u>Approval</u> of the proposed use.	- PASS
Vote Results	
Motion: Timothy Mackey	

Second: Parker Morgan	
Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Aye
Tonia Miller	- Nay
Parker Morgan	- Aye

VIII. Regular Agenda

16. [110 W. Duffy Lane | Short Term Rental | 1492](#)

Attachment: [Staff Report 1492.pdf](#)
Attachment: [Maps and Images 1492.pdf](#)

Board Action:	
<u>Approval</u> of the proposed use.	- PASS
Vote Results	
Motion: Timothy Mackey	
Second: Parker Morgan	
Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Aye
Tonia Miller	- Nay
Parker Morgan	- Aye

17. [209 E. Park Ave. | Short Term Rental | 1493](#)

Attachment: [Staff Report 1493.pdf](#)
Attachment: [Maps and Images 1493.pdf](#)

Board Action:	
<u>Approval</u> of the proposed use.	- PASS
Vote Results	
Motion: Timothy Mackey	
Second: Parker Morgan	
Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Aye
Tonia Miller	- Nay
Parker Morgan	- Aye

18. [211 E. Park Ave. | Short Term Rental | 1494](#)

Attachment: [Staff Report 1494.pdf](#)

Attachment: [Maps and Images 1494.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

19. [202 W. Waldburg St. | Short Term Rental | 1815](#)

Attachment: [Staff Report 1815.pdf](#)

Attachment: [Maps and Images 1815.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

20. [300 W. Henry St. | Short Term Rental | 1843](#)

Attachment: [Staff Report 1843.pdf](#)

Attachment: [Maps and Images 1843.pdf](#)

Board Action:

Approval of the proposed use. - PASS

Vote Results

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Nay

Timothy Mackey - Aye

Tonia Miller - Nay

Parker Morgan - Aye

21. [524 E. Duffy St. | Short Term Rental | 1865](#)

Attachment: [Staff Report 1865.pdf](#)
Attachment: [Maps and Images 1865.pdf](#)

Board Action:
Approval of the proposed use. - PASS

Vote Results
Motion: Timothy Mackey
Second: Parker Morgan

Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Aye
Tonia Miller	- Nay
Parker Morgan	- Aye

22. [7202 White Bluff Rd. | Use Approval - Indoor Shooting Range | 1833](#)

Attachment: [Staff Report 1833.pdf](#)
Attachment: [Maps and Images 1833.pdf](#)

Board Action:
Approval of the proposed use with the condition that the petitioner be required to design the facility to meet the design standards of the National Institute of Building Science with regards to indoor firing ranges for Ventilation and Lead, and Noise Mitigation. - PASS

Vote Results
Motion: Timothy Mackey
Second: Parker Morgan

Tom Branch	- Aye
LaShaun Lovett	- Nay
Timothy Mackey	- Aye
Tonia Miller	- Nay
Parker Morgan	- Aye

23. [308 E. 51st St. | Lot Standard Variance | 1862](#)

Attachment: [Staff Report 1862.pdf](#)
Attachment: [Subdivision 1543 \(needing variance 1862\).pdf](#)
Attachment: [Maps and Images 1862.pdf](#)
Attachment: [Comment 1.pdf](#)

Board Action:

Denial of the petitioner's request. - PASS

Vote Results
Motion: Parker Morgan
Second: Timothy Mackey
Tom Branch - Nay
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Parker Morgan - Aye

24. [611 W. Oglethorpe Ave. | Historic Standard Variance | 1861](#)

Attachment: [Staff Report 1861.pdf](#)
Attachment: [Maps and Images 1861.pdf](#)
Attachment: [Historic Dist Boundary.pdf](#)
Attachment: [HDBR Staff Recc.pdf](#)

Board Action:
Denial of the requested standard variance, with the condition that the petitioner meet with historic preservation staff to seek an approvable screening design. - PASS

Vote Results
Motion: Parker Morgan
Second: Tonia Miller
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Parker Morgan - Aye

25. [1525 Lloyd St. | Lot Variances | 1724](#)

Attachment: [Maps and Images 1724.pdf](#)
Attachment: [Staff Report 1724.pdf](#)

Board Action:
Approval of the requested setback and lot coverage variances. - PASS

Vote Results
Motion: LaShaun Lovett
Second: Parker Morgan
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye

Parker Morgan - Aye

26. [3109 W. Bay St. | Separation Variance | 1858](#)

Attachment: [Maps and Images 1858.pdf](#)

Attachment: [Staff Report 1858.pdf](#)

Board Action:

Denial of the requested standard variance. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Timothy Mackey

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

Parker Morgan - Nay

27. [2122 Bona Bella Ave. | Buffer Variance | 1836](#)

Attachment: [Staff Report 2014.pdf](#)

Attachment: [Maps and Images 1836.pdf](#)

Attachment: [Bonna Bella Storage GDP - 2014 plans.pdf](#)

Attachment: [Bonna Bella Storage GDP - 2016 plans.pdf](#)

Attachment: [New Staff Report 1836.pdf](#)

Board Action:

APPROVAL of the requested variance. - PASS

Vote Results

Motion: Timothy Mackey

Second: Parker Morgan

Tom Branch - Aye

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

Parker Morgan - Aye

28. [1311 Lincoln St. | Lot Standard Variances | 1835](#)

Attachment: [Staff Report 1835.pdf](#)

Attachment: [Maps and Images 1835.pdf](#)

Attachment: [Comment.pdf](#)

Board Action:

Approval of the requested of lot area variances of 606-square feet on Parcel A and 137-square feet on Parcel B, and **approval** of the requested 15.2 percent lot coverage variance on Parcel A. - PASS

Vote Results

Motion: Timothy Mackey
Second: Parker Morgan
Tom Branch - Aye
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Parker Morgan - Aye

29. [7804 Abercorn St. | Sign Variance | 1748](#)

Attachment: [Staff Report 1748.pdf](#)
Attachment: [Maps and Images 1748.pdf](#)
Attachment: [2015 Board Decision 5705.pdf](#)

Board Action:
APPROVAL of the requested variance. - FAIL

Vote Results
Motion: LaShaun Lovett
Second: Tonia Miller
Tom Branch - Not Present
LaShaun Lovett - Aye
Timothy Mackey - Nay
Tonia Miller - Aye
Parker Morgan - Nay

Board Action:
Reconsideration of the original motion. - PASS

Vote Results
Motion: LaShaun Lovett
Second: Tonia Miller
Tom Branch - Not Present
LaShaun Lovett - Aye
Timothy Mackey - Aye
Tonia Miller - Aye
Parker Morgan - Aye

Board Action:

APPROVAL of the requested variance. - PASS

Vote Results

Motion: LaShaun Lovett

Second: Tonia Miller

Tom Branch - Not Present

LaShaun Lovett - Aye

Timothy Mackey - Aye

Tonia Miller - Aye

Parker Morgan - Nay

IX. Other Business

X. Adjournment

30. [Adjournment of the April 28, 2016 SZBA Meeting](#)

There being no other business to come before the board, Chairman Branch declared the April 28, 2016 Savannah Zoning Board of Appeals Meeting adjourned.

Respectfully submitted,

Jack Butler, SZBA Secretary

/cm

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.