



City of Savannah Zoning Board of Appeals

Action Minutes
September 25, 2025 at 10:00 am
112 East State Street, Arthur Mendonsa Hearing Room

September 25, 2025, City of Savannah 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 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 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. Invocation and Pledge of Allegiance

III. Swearing in of Witnesses

IV. Notices, Proclamations and Acknowledgements

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

VI. Item(s) Requested to be Withdrawn

VII. Approval of Minutes

1. Approval of the July 24, 2025, SZBA Meeting minutes

📎 [07-24-2025-city-of-savannah-zoning-board-of-appeals-minutes \(1\).pdf](#)

Motion

Approval of the July 24, 2025, SZBA meeting minutes.

Vote Results (Approved)

Motion: Betty Jones

Second: Stephen Plunk

Stephen Merriman, Jr.

- Abstain

Michael Condon

- Aye

Stephen Plunk

- Aye

Betty Jones

- Aye

Armand Turner

- Not Present

Brad Baugh

- Aye

Benjamin Griffith

- Aye

VIII. Approval of Final Agenda

IX. Consent Agenda

X. Old Business

XI. Regular Agenda

[2. 320 E. 53rd St | Variance to min. lot size to establish ADU | 25-004189-ZBA](#)

🔗 [Application 320 E 53rd St.pdf](#)

🔗 [HPC Review for ADU 320 E 53rd St.pdf](#)

🔗 [Staff Report 320 E 53rd St.pdf](#)

🔗 [public comment D. Wills.pdf](#)

Motion

Approval of the requested variance to reduce the minimum required lot size from 7,500 square feet to 6,300 square feet to establish an ADU in the RSF-6 zoning district.

Vote Results (Approved)

Motion: Brad Baugh

Second: Stephen Plunk

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Not Present

Brad Baugh - Aye

Benjamin Griffith - Aye

[3. 1222 Graydon St | Variance to front yard setback to construct primary dwelling on a non-conforming lot | 25-004237-ZBA](#)

🔗 [Application 1222 Graydon St.pdf](#)

🔗 [Staff Report 1222 Graydon St.pdf](#)

Motion

Approval of the requested variance to reduce the front yard setback from 15 feet to 5 feet in association with the construction of a primary dwelling on a vacant nonconforming lot in the RSF-6 zoning district.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Michael Condon

Stephen Merriman, Jr. - Abstain

Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Not Present
Brad Baugh	- Aye
Benjamin Griffith	- Aye

[4. 1203 E. Waldburg St | Variance to side yard setbacks | 25-004241-ZBA](#)

🔗 [Application 1203 E Waldburg St.pdf](#)

🔗 [Staff Report 1203 E Waldburg St.pdf](#)

Motion

Approval of the following two variances in association with the construction of a primary dwelling on a vacant nonconforming lot in the RSF-6 zoning district:

To reduce the western side (interior) yard setback from 5 feet to 4 feet;
To reduce the eastern side (interior) yard setback from 5 feet to 3 feet.

Vote Results (Approved)

Motion: Brad Baugh

Second: Betty Jones

Stephen Merriman, Jr. - Abstain

Michael Condon - Aye

Stephen Plunk - Aye

Betty Jones - Aye

Armand Turner - Not Present

Brad Baugh - Aye

Benjamin Griffith - Aye

[5. 7936 White Bluff Rd | Variances for signs at a restaurant | 25-004284-ZBA](#)

🔗 [Application 7936 White Bluff Rd.pdf](#)

🔗 [Site Plan 7936 White Bluff Rd.pdf](#)

🔗 [Concept Plans 7936 White Bluff Rd.pdf](#)

🔗 [Plat 7936 White Bluff Rd.pdf](#)

🔗 [Reason for Variance 7936 White Bluff Rd.pdf](#)

🔗 [Staff Report 7936 White Bluff Rd.pdf](#)

Motion

Approval of the following variance at a restaurant in the B-C zoning district:

1. To allow digital changeable copy to comprise 100% of the sign area of a drive-thru sign, where 20% is permitted;
2. To allow 238.26 square feet of wall signage where 139.5 square feet is permitted based on the building frontage.

Vote Results (Approved)

Motion: Benjamin Griffith

Second: Michael Condon

Stephen Merriman, Jr.	- Abstain
Michael Condon	- Aye
Stephen Plunk	- Aye
Betty Jones	- Aye
Armand Turner	- Aye
Brad Baugh	- Aye
Benjamin Griffith	- Aye

XII. Other Business

XIII. Adjournment

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.