



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

Arthur Mendonsa Hearing Room  
December 17, 2013 9:00 A.M.  
Decisions

**December 17, 2013 Chatham County Zoning Board of Appeals Meeting**

**Members Present:** Lucy Hitch, Chairman  
Coren Ross, Vice Chairman  
Wayne Noha  
James Blackburn Jr.  
James Overton  
Quentin Marlin

**Members Not Present:**

**Staff Present:** Marcus Lotson, Secretary  
Constance Morgan, Assistant Secretary

**Advisory Staff Present:** Robert Sebek, Chatham County Zoning Administrator  
Jeff Kirkland, County Engineer

**I. Call to Order and Welcome**

**II. Notices, Proclamations and Acknowledgements**

**III. Petitions Ready for Hearing**

**IV. Approval of Minutes**

1. [Approval of the November 26, 2013 CZBA Meeting Minutes](#)

Attachment: [November 26th.pdf](#)

**Board Action:**

Approved of the November 26, 2013 CZBA Meeting Minutes as submitted. - PASS

**Vote Results**

Motion: Anthony Wayne Noha  
Second: James Overton

James Blackburn Jr.	- Aye
Lucy Hitch	- Aye
Quentin L. Marlin	- Not Present
Anthony Wayne Noha	- Aye
James Overton	- Aye
Coren Ross	- Not Present

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

2. [220 Quacco Trail - B-131023-00097-1 - Expansion of a Nonconforming Structure](#)

Attachment: [Maps.pdf](#)  
Attachment: [Photos.pdf](#)  
Attachment: [Staff Report 121713.pdf](#)

<b>Board Action:</b>	
Petitioner requests to continue this item to the January 28, 2014 CZBA meeting.	- PASS
<b>Vote Results</b>	
Motion: James Overton	
Second: Lucy Hitch	
James Blackburn Jr.	- Aye
Lucy Hitch	- Aye
Quentin L. Marlin	- Not Present
Anthony Wayne Noha	- Aye
James Overton	- Aye
Coren Ross	- Not Present

**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**

**VII. Old Business**

3. [126 Sweet Bailey Cove - B-131018-00091-1-Marsh Buffer Setback Variance](#)

Attachment: [Photos.pdf](#)  
Attachment: [Maps.pdf](#)  
Attachment: [Original Request.pdf](#)  
Attachment: [Revised Request.pdf](#)  
Attachment: [Staff Report 121713.pdf](#)

<b>Board Action:</b>	
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Approval of a 10 foot marsh buffer setback variance request.	- PASS
<b>Vote Results</b>	
Motion: James Blackburn Jr.	
Second: Quentin L. Marlin	
James Blackburn Jr.	- Aye
Lucy Hitch	- Aye
Quentin L. Marlin	- Aye
Anthony Wayne Noha	- Aye
James Overton	- Aye
Coren Ross	- Not Present

**VIII. Regular Agenda**

4. [35 McIntosh Drive - Request Extension of a Nonconforming Use](#)

- Attachment: [Staff Report.pdf](#)
- Attachment: [Aerials.pdf](#)
- Attachment: [Letter from Applicant.pdf](#)
- Attachment: [Existing and Proposed Configurations.pdf](#)
- Attachment: [Mcintosh Tax Map.pdf](#)
- Attachment: [State Permit Verification.pdf](#)

<b>Board Action:</b>	
Staff recommends <b>approval</b> of the expansion of a non conforming use, a dock, for 35 McIntosh Drive, with the condition that all necessary County permits be obtained in addition to the State permits - PASS already received, prior to construction.	
<b>Vote Results</b>	
Motion: James Blackburn Jr.	
Second: James Overton	
James Blackburn Jr.	- Aye
Lucy Hitch	- Abstain
Quentin L. Marlin	- Aye
Anthony Wayne Noha	- Nay
James Overton	- Aye
Coren Ross	- Abstain

5. [4690 Highway 80 East - Request for Use Approval](#)

- Attachment: [Maps and Photos.pdf](#)
- Attachment: [Staff Report.pdf](#)

**Board Action:**

Staff recommends **approval** of the petitioner's request to establish Use # 50, of the Chatham County Zoning Ordinance, Restaurants which serve - PASS alcoholic beverages, malt beer or wine by the drink, at 4690 Highway 80 East.

**Vote Results**

Motion: Anthony Wayne Noha

Second: Coren Ross

Lucy Hitch	- Aye
Quentin L. Marlin	- Aye
Anthony Wayne Noha	- Aye
James Overton	- Aye
Coren Ross	- Aye
James Blackburn Jr.	- Aye

6. [35 Franklin Creek Road South - Rear Yard Setback Variance Request](#)

Attachment: [photos.pdf](#)

Attachment: [Sketch and Elevations.pdf](#)

Attachment: [35 Franklin Tax Map.pdf](#)

Attachment: [Franklin Creek Aerial.pdf](#)

Attachment: [Staff Report.pdf](#)

**Board Action:**

Staff recommends **approval** of the 4 foot rear yard setback variance request for 35 Franklin Creek Road South - PASS

**Vote Results**

Motion: Coren Ross

Second: Quentin L. Marlin

James Blackburn Jr.	- Aye
Lucy Hitch	- Aye
Quentin L. Marlin	- Aye
Anthony Wayne Noha	- Aye
James Overton	- Aye
Coren Ross	- Aye

7. [4 Hardee Drive - Rear Yard Setback Variance Request](#)

Attachment: [Aerial Maps and Photos.pdf](#)

Attachment: [Sketch and Elevations.pdf](#)

Attachment: [Staff Report.pdf](#)

**Board Action:**  
Staff recommends **approval** of an 18 foot rear yard setback variance from the platted 75 foot setback requirement for 4 Hardee Drive. - PASS

**Vote Results**  
Motion: Anthony Wayne Noha  
Second: Coren Ross  
James Blackburn Jr. - Aye  
Lucy Hitch - Aye  
Quentin L. Marlin - Aye  
Anthony Wayne Noha - Aye  
James Overton - Aye  
Coren Ross - Aye

**IX. Other Business**

8. [Nomination of Officers](#)

**Board Action:**  
Chairman -Quentin Marllin - PASS

**Vote Results**  
Motion: James Blackburn Jr.  
Second: Anthony Wayne Noha  
James Blackburn Jr. - Aye  
Lucy Hitch - Aye  
Quentin L. Marlin - Aye  
Anthony Wayne Noha - Aye  
James Overton - Aye  
Coren Ross - Aye

**Board Action:**  
Vice Chairman -James Overton - PASS

**Vote Results**  
Motion: Lucy Hitch  
Second: Coren Ross  
James Blackburn Jr. - Aye  
Lucy Hitch - Aye  
Quentin L. Marlin - Aye  
Anthony Wayne Noha - Aye

James Overton	- Aye
Coren Ross	- Aye

**X. Adjournment**

9. Adjournment of the December 17, 2013 CZBA Meeting.

**Board Action:**

Motion to Adjourn.	- PASS
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**Vote Results**

Motion: Anthony Wayne Noha	
Second: Quentin L. Marlin	
James Blackburn Jr.	- Aye
Lucy Hitch	- Aye
Quentin L. Marlin	- Aye
Anthony Wayne Noha	- Aye
James Overton	- Aye
Coren Ross	- Aye

*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.*