



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 A. Mendonsa Hearing Room
110 E. State Street -9:00am
Minutes

July 28, 2015 Chatham County Zoning Board of Appeals Meeting

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

Members Not Present: Wayne Noha

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

Advisory Staff Present: Robert Sebek, Chatham County Zoning Administrator
Jeff Kirkland, County Environmental Program Coordinator

I. Call to Order and Welcome

1. [Call to Order](#)

The Chairman called the July 28, 2015 CZBA meeting to order at 9:05am. He changed the order of the agenda to allow One Land Bridge Lane to be the first item heard on the agenda.

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

2. [Approval of the June 23, 2015 CZBA Meeting Minutes](#)

Attachment: [June23CZBA Minutes.pdf](#)

Board Action:

Approval of the June 23, 2015 CZBA meeting minutes as submitted. - PASS

Vote Results

Motion: James Overton

Second: Coren Ross

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Not Present

James Overton - Aye

Coren Ross - Aye

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

VII. Old Business

3. [604 Wilmington Island Road - B-150603-00048-1 - Appeal of a Zoning Administrator Decision](#)

Attachment: [ZBA Application.pdf](#)

Attachment: [DBL Permit Application to DNR.pdf](#)

Attachment: [Email in Opposition.pdf](#)

Attachment: [Letter from Appellant to County Commissioner.pdf](#)

Attachment: [Letter from Appellant to DNR.pdf](#)

Attachment: [Letter from DNR to Zoning Administrator.pdf](#)

Attachment: [Letter from Zoning Administrator to DBL Representative.pdf](#)

Attachment: [Request to rescind.pdf](#)

Attachment: [Letter from Zoning Administrator to ZBA.pdf](#)

Attachment: [Tax Map.pdf](#)

Attachment: [Aerial Map.pdf](#)

Attachment: [7300-01 zba supplemental brief v2.pdf](#)

Attachment: [Staff Report 0728.pdf](#)

Attachment: [County Attorney Findings.pdf](#)

Attachment: [7300-01 zba briefv2.pdf](#)

Board Action:

Denial of the appeal based on the appeal procedures as outlined in section 10-4 of the Zoning Ordinance. - PASS

Vote Results

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

VIII. Regular Agenda

4. [1 Land Bridge Lane - B-150608-00049-1 - Rear Yard Setback Variance Request](#)

Attachment: [Staff Report.pdf](#)
Attachment: [1 Land Bridge Lane Tax Map.pdf](#)
Attachment: [Aerial Image.pdf](#)
Attachment: [Ortho Image.pdf](#)
Attachment: [Sketch Plan.pdf](#)
Attachment: [Photos.pdf](#)

The chairman requested that this item be moved up on the agenda and heard prior to Item VII. Old Business.

Board Action:

Approval of the rear yard setback variance request - PASS
for 1 Land Bridge Lane.

Vote Results

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

5. [2020 Westlake Avenue - B-150708-00053-1 - Appeal of a Zoning Administrators Decision](#)

Attachment: [Chatham County Denial Letter - 7-8-15.pdf](#)
Attachment: [Maps & Site Plan.pdf](#)
Attachment: [Staff Report.pdf](#)
Attachment: [Legal Brief.pdf](#)

Board Action:

Approval of the petitioner's request that the
General Development Plan be remanded to the

MPC for reconsideration based on the development standards outlined in the Zoning Ordinance. - PASS

Vote Results

Motion: James Overton

Second: Coren Ross

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Quentin L. Marlin - Aye

Anthony Wayne Noha - Not Present

James Overton - Aye

Coren Ross - Aye

IX. Other Business

X. Adjournment

6. [Adjournment of the July 28, 2015 Chatham County Zoning Board of Appeals Hearing](#)

There being no other business to come before the board, the chairman declared the July 28, 2015 CZBA hearing adjourned.

Respectfully submitted,

Marcus Lotson, CZBA 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.