



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
112 E. State Street -9:00 A.M.
Final Agenda

January 24, 2017 Chatham County 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 Chatham County Zoning Board of Appeals are recorded. Decisions of the Chatham County Zoning Board of Appeals are final. Challenges to the decisions of the Chatham County 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" on the table outside the entrance of the meeting room. Persons wishing to speak will indicate on the sheet.

I. Call to Order and Welcome

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

1. [Approval of the December 20, 2016 Meeting Minutes](#)

Attachment: [December 20, 2016 Minutes.pdf](#)

Board Action:

Approve minutes as written. - PASS

Vote Results

Motion: Chip Kreps

Second: Coren Ross

James Blackburn Jr. - Nay

Lucy Hitch - Aye

Chip Kreps - 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

VIII. Regular Agenda

2. [126 Carlisle Way - B-161121-00121-1 - Rear Yard Setback Variance Request](#)

- Attachment: [Tax Map.pdf](#)
- Attachment: [Aerial View.pdf](#)
- Attachment: [Ortho View.pdf](#)
- Attachment: [Staff Report.pdf](#)
- Attachment: [Petitioners Exhibit.pdf](#)
- Attachment: [Email from Neighbor_Redacted.pdf](#)

Marcus Lotson presented the staff's findings to the Board related to the variance request in which he recommended denial. The petitioner, Mr. Patel, stated that his contractor misled him and he was unaware that permits were required. The Board heard testimony from Mr. Patel and found that the conditions for granting a variance were not present. No other members of the public spoke on the petition. Upon motion made by James Blackburn, Jr. and seconded by Coren Ross, the Board voted to **deny** the petition.

Board Action:

Staff recommends **denial** of the eight foot rear yard setback variance. - PASS

Vote Results

Motion: James Blackburn Jr.

Second: Coren Ross

James Blackburn Jr. - Aye

Lucy Hitch - Aye

Chip Kreps - Aye

Coren Ross - Aye

3. [618 Wilmington Island Road - B-161219-00132-1 - Marsh Buffer Setback Variance](#)

- Attachment: [Staff Report.pdf](#)
- Attachment: [Tax Map.pdf](#)
- Attachment: [Narrative.pdf](#)
- Attachment: [Exhibit.pdf](#)
- Attachment: [Photos.pdf](#)
- Attachment: [Aerial Image.pdf](#)

Marcus Lotson presented the staff's findings to the board related to the marsh buffer setback variance in which he recommended approval. The petitioner, Robert McCorkle, stated that 618 Wilmington Island Road is a commercial site and the existing conditions are already impervious. Mr. McCorkle noted that there is currently a marsh buffer setback of 35'. The petitioner was requesting a 25 foot reduction of the required buffer

which would allow the property to be redeveloped. Ryan Smith also spoke in favor of this petition. Upon motion made by Coren Ross and seconded by Chip Kreps, the Board voted to **approve** the marsh buffer setback variance with the **condition** that there be no disturbance of the 10 foot buffer.

Board Action:

Staff recommends **approval** of the marsh buffer setback variance. "With stipulations - PASS

Vote Results

Motion: Coren Ross
Second: Chip Kreps
James Blackburn Jr. - Aye
Lucy Hitch - Aye
Chip Kreps - Aye
Coren Ross - Aye

4. [5794 Ogeechee Road - B-161219-00133-1 - Height Variance Request](#)

Attachment: [Staff report.pdf](#)

Attachment: [Tax Map.pdf](#)

Attachment: [Hwy 17 Multifamily - GDP Submittal 12-07-2016.pdf](#)

Attachment: [Hwy 17 Multifamily - BZA Submittal 12-16-2016.pdf](#)

Attachment: [Aerial Photo.pdf](#)

Marcus Lotson presented the staff's findings to the Board related to the height variance request in which he recommended approval. The petitioner, Guy Davidson, spoke in favor of the petition. He stated that the 50' that was being requested was for a pitched roof and not an additional floor. Upon motion made by Lucy Hitch and seconded by Chip Kreps, the Board recommended **approval** with stipulations that the petitioner contact the Southside Fire Department to get approval stating that they have sufficient equipment in case of a disaster.

Board Action:

Board recommends **approval** of the height variance with stipulation that fire department give approval to the height of these buildings. - PASS

Vote Results

Motion: Lucy Hitch
Second: Chip Kreps
James Blackburn Jr. - Aye
Lucy Hitch - Aye
Chip Kreps - Aye
Coren Ross - Aye

5. [204 Noble View Drive - B-161222-00135-1 - Setback, Height & Square Footage Variances](#)

- Attachment: [Staff Report.pdf](#)
- Attachment: [Aerial Photo.pdf](#)
- Attachment: [tax map.pdf](#)
- Attachment: [Narrative.pdf](#)
- Attachment: [Exhibits.pdf](#)

Marcus Lotson presented the staff's findings to the Board related to the setback, height and square footage variances. The petitioner, Becky Lynch, spoke in favor of the petition. Ms. Lynch noted that the property is in fact an undeveloped marsh hammock in the South Harbor subdivision. The petitioner's intent is to build a new single family residence and detached accessory building. The first story is non-habitable space. The proposed structure is designed to serve as a dock house and guest room. The maximum square footage allowed for structures of this kind in front yards is 900 square feet. Upon motion made by James Blackburn, Jr. and seconded by Chip Kreps, the Board voted to **approve** the requested variance for setback and height. Upon motion made by Chip Kreps and seconded by Lucy Hitch, the Board voted to **continue** request for additional square footage to February's meeting to see if the square footage could be reconfigured.

Board Action:

Board recommends approval of the request
variance for setback and height. - PASS

Vote Results

Motion: James Blackburn Jr.
Second: Chip Kreps
James Blackburn Jr. - Aye
Lucy Hitch - Aye
Chip Kreps - Aye
Coren Ross - Aye

Board Action:

Motion to continue for request of additional square
footage. - PASS

Vote Results

Motion: Chip Kreps
Second: Lucy Hitch
James Blackburn Jr. - Aye
Lucy Hitch - Aye
Chip Kreps - Aye
Coren Ross - Aye

IX. Other Business

6. Presentation Regarding Marsh Buffer Regulations

Attachment: [In Buffer.pdf](#)

Attachment: [Non Envirmental.pdf](#)

Presentation was continued to February 28, 2017 CZBA meeting due to many absences.

7. Nomination of Officers

Nominations were continued to February 28, 2017 CZBA meeting due to many absences.

X. Adjournment

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.