



## Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
July 24, 2018 - 9:00AM  
Minutes

### July 24, 2018 Chatham County 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. 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 May 22, 2018 Meeting Minutes](#)

[☞ may-22-2018-chatham-county-zoning-board-of-appeals-meeting-minutes.pdf](#)

#### **Motion**

Approve minutes as written.

#### **Vote Results ( Approved )**

Motion: Chip Kreps

Second: Lucy Hitch

Chip Kreps - Aye

James Blackburn, Jr. - Not Present

James Coursey - Aye

Quentin Marlin - Aye

Lucy Hitch - Aye

Coren Ross - Aye

##### [2. Approval of June 26, 2018 Meeting Minutes](#)

[☞ june-26-2018-chatham-county-zoning-board-of-appeals-meeting-minutes.pdf](#)

#### **Motion**

Approve minutes as written.

**Vote Results ( Approved )**

Motion: Coren Ross

Second: Chip Kreps

Chip Kreps	- Aye
James Blackburn, Jr.	- Not Present
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye
Coren Ross	- Aye

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

**VI. Consent Agenda**

**VII. Old Business**

**VIII. Regular Agenda**

[3. 35 Modena Island Drive -B-180621-00085-1 - Expansion of a Nonconforming Use](#)

📎 [Staff Report.pdf](#)

📎 [Existing Site.pdf](#)

📎 [Neighborhood Aerial.pdf](#)

📎 [Tax Map.pdf](#)

📎 [Photos.pdf](#)

📎 [Aerial Images.pdf](#)

📎 [Proposed Site.pdf](#)

📎 [County Objection.pdf](#)

Mr. Josh Bull gave a brief summary of what the petitioner is requesting.  
There was no one in the audience to speak on this petition.

**Motion**

Motion to approve requested expansion of a nonconforming use of a property at 35 Modena Island Drive with exception of the terrace expansion and with approval of Chatham County Engineering department.

**Vote Results ( Approved )**

Motion: Coren Ross

Second: James Coursey

Chip Kreps	- Aye
James Blackburn, Jr.	- Nay
James Coursey	- Aye
Quentin Marlin	- Aye

Lucy Hitch	- Aye
Coren Ross	- Aye

4. 1518 Wilmington Island Road - B-180628-00086-1 - Side Yard Setback Variance Request

- [☞ Tax Map.pdf](#)
- [☞ Staff Report.pdf](#)
- [☞ Site Plan.jpg](#)
- [☞ Property Card.pdf](#)
- [☞ Aerial.pdf](#)
- [☞ Aerial 2.pdf](#)

Mr. Ed Pynch gave a brief summary of what the petitioner is requesting. There was no one in the audience to speak on this petition.

**Motion**

Motion to approve the 2 foot 6 inch side yard setback variance from the 10 foot requirement for property at 1518 Wilmington Island.

**Vote Results ( Approved )**

Motion: Lucy Hitch  
Second: Chip Kreps

Chip Kreps	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Not Present
Lucy Hitch	- Aye
Coren Ross	- Aye

**IX. Other Business**

5. Board Discussion

Mr. Blackburn voiced his concerns on how the minutes are being recorded. He would like to see more details to include the attendance, who spoke and discussion.

Mr. Marcus Lotson stated that the Executive Director is aware of his concerns and they will be address.

Mr. James Coursey stated: I have one matter as a conclusion: on the next month's agenda I believe there's going to be a matter that which I have a client that has filed an appeal. I will recuse myself for that matter and step down from the rostrum and I have turned it over to another attorney to urge. I don't believe it would be appropriate for me to advocate or appear in front of the same Board on which I sit upon. I do ask staff, if possible, place that matter first on the agenda, so I won't even have to take the rostrum that day until it's over and then I can assume the position.

Mr. James Blackburn stated that the minutes should reflect that he didn't participate. That's another one of those little things that important to get in the minutes.

Mr. Marcus Lotson replied of course.

**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.*