



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
November 27, 2018 - 9:00AM
MINUTES

November 27, 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" in the meeting room on the podium. 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 October 23, 2018 Meeting Minutes](#)

[October 23, 2018 Meeting Minutes.pdf](#)

The minutes from the previous meeting were approved as written upon a motion made by Lucy Hitch and seconded by Chip Kreps.

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Lucy Hitch

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

2. Lynes Parkway Separate Use Sign - B-180928-00116-1 - Distance Variance

- ☞ [Staff Report.pdf](#)
- ☞ [Location Exhibit.pdf](#)
- ☞ [Tax Map 00116.pdf](#)
- ☞ [516@ Veterans.pdf](#)

Marcus Lotson, MPC staff, presented a request for approval of a distance variance. The petitioner, Philip McCorkle, spoke in favor of this petition. He stated that the issue is distance from the interchange. He also noted that the request is in compliance with state laws. The petitioner, Philip McCorkle, noted that the request would not cause detriment to the public good. James Coursey wanted to know if there was possible detriment to residents in that area. Philip McCorkle said no. He also stated that the billboard would be facing north. Lucy Hitch asked if it was the only place that the sign could be placed and McCorkle said it is the only area zoned for principle use signs. Petitioner clarified that it will be rolling images, not static images. The billboard will be 35 feet above the road. James Coursey was concerned about line of sight. No comment was made however, the petitioner did clarify that the ordinance was adopted in 2001 in regards to billboards in Chatham County. Quentin Marlin questioned what was the intent of the ordinance, and the intent was for no billboard to be placed every 500 feet. After further discussion, a motion was made and the petition passed.

Motion

Board approves petition based on relief, if granted, is not harmful.

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	- Nay
Coren Ross	- Aye

VIII. Regular Agenda

3. 19 Rockaway Lane - B-181026-00126-1 - Side Yard Setback Variance

- ☞ [Staff Report.pdf](#)
- ☞ [Tax Map.pdf](#)
- ☞ [letter of opposition.pdf](#)
- ☞ [photos.pdf](#)

Marcus Lotson, MPC staff, presented a request for a setback variance. Because 19 Rockaway Lane and 21 Rockaway Lane are two adjacent properties requesting the same variance by the same petitioner, Marcus Lotson presented the cases together. The subject property is an existing lot of record and is approximately 10,000 square feet in size. The lot is a slightly irregular rectangle that is 85 feet wide at the widest point and 133 feet deep. The property is a part of Phase 4 of The Villages at Autumn Lake, an existing single family residential subdivision with numerous lots still under construction. The petitioner, Mark Bouy, spoke in favor of his petition. He stated that the variance was necessary in order to preserve a live oak tree at the rear of the

property. The footprint was shifted slightly forward which resulted in the encroachment on the side. Marcus Lotson also commented that there was one opposition letter. A motion was made by James Coursey and seconded by Coren Ross. The vote passed without opposition.

Motion

Board approves the requested variance.

Vote Results (Approved)

Motion: James Coursey

Second: Coren Ross

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

[4. 21 Rockaway Lane - B-181026-00125-1 - Side Yard Setback Variance](#)

📎 [Tax Map.pdf](#)

📎 [Staff Report.pdf](#)

📎 [photos.pdf](#)

📎 [letter of opposition.pdf](#)

Please refer to the previous petition for minutes. Both 19 Rockaway Lane and 21 Rockaway Lane were presented together.

Motion

Board approves requested variance.

Vote Results (Approved)

Motion: James Coursey

Second: Lucy Hitch

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

IX. Other Business

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.