



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
October 23, 2018 - 9:00AM
MINUTES

October 23, 2018 Chatham County Zoning Board of Appeals Meeting Agenda

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.

Members Present

Quentin Marlin, Chairman
James Blackburn, Jr., Vice Chairman
James Coursey
Lucy Hitch
Coren Ross

Members Not Present

Chip Kreps

I. Call to Order and Welcome

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

1. Approval of September 25, 2018 Meeting Minutes

📎 [September 25, 2018 Meeting Minutes.pdf](#)

The minutes of the previous meeting were approved as written upon a motion by Coren Ross and seconded by Lucy Hitch, with no opposition.

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Coren Ross

Second: Lucy Hitch

Chip Kreps	- Not Present
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. 307 Battery Crescent- Front and Rear Yard Setback Variance](#)

- 📎 [Before Picture.pdf](#)
- 📎 [Context Photos.pdf](#)
- 📎 [Staff Report 00066 1023.pdf](#)
- 📎 [Photo with Building.jpg](#)

Marcus Lotson, MPC staff, presented a request for an approval of a 5 foot side yard setback variance from the 10 foot required side yard setback for accessory structures on both side yards of the subject property. In addition to the request, there was also another request for a 25 foot front yard setback variance from the 50 foot front yard setback requirement. The subject property is located at 307 Battery Crescent in the Battery Point Penrose subdivision. The parcel is approximately 30 feet in width and 165 feet in depth. The Board of Assessors indicates that the original residence was constructed in 1935, at 30 feet wide, and is nonconforming. The proposed 50% encroachment into the side and front setbacks on the subject property is contrary to this intent. The petitioner, Robert McCorkle, spoke on behalf of the property owner. He stated that the owner has lived there for 40 years and the lot is only 30 feet wide. Robert McCorkle also stated that the garage was built in 2015. After discussion, a motion was made by Coren Ross and seconded by Lucy Hitch. The motion passed without opposition.

Motion

Board recommends approval of the 5 foot side yard setback variances from the 10 foot requirement and approval of the 25 foot front yard setback variance from the 50 foot requirement for 307 Battery Crescent.

Vote Results (Approved)

Motion: Coren Ross

Second: Lucy Hitch

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

VIII. Regular Agenda

[3. 302 Penrose Drive- Side Yard Setback Variance Request](#)

[☞ Tax Map00114.pdf](#)

[☞ Staff Report.pdf](#)

[☞ Site Plan.pdf](#)

[☞ Proposed House.pdf](#)

[☞ Existing House.pdf](#)

Marcus Lotson, MPC staff, presented a request for an approval of a 5 foot side yard setback variance from the 10 foot side yard setback requirement on the north and south of an existing residential lot. The variance request is related to the planned construction of a new single family residence. The subject property is approximately 2 acres in size and the new proposed home is 63 feet at the widest point. The size and location on the lot of the proposed structure is typical in the area. The petitioner, Brian Meiners, spoke in favor of his petition. Jeff Kirkland, Chatham County Environmental Program Coordinator, informed the Board that he wanted to add the caveat that the property owner not slope the yard so that it does not affect current drainage patterns. James Blackburn Jr. stated that he had no problem with the front yard setback, but believed that the side yard would block the view of an adjacent property. A motion was made by James Blackburn Jr. and seconded by James Coursey but the motion failed. A second motion was made by Lucy Hitch and seconded by Coren Ross. The motion passed and the variance was approved.

Motion

Staff recommends approval of the 4 foot side yard variance from the 10 foot requirement on each side property line for 302 Penrose Drive with conditions that the yard is not sloped so that it affects current drainage patterns.

Vote Results (Rejected)

Motion: James Blackburn, Jr.

Second: James Coursey

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

Motion

Board recommends approval of the 5 foot side yard variance from the 10 foot requirement on each side property line for 302 Penrose Drive with similar conditions are previous motion.

Vote Results (Approved)

Motion: Lucy Hitch

Second: Coren Ross

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

4. Lynes Parkway- Variance

- ☞ [Location Exhibit.pdf](#)
- ☞ [Staff Report 0116.pdf](#)
- ☞ [Tax Map 00116.pdf](#)
- ☞ [West Side of Lyons Pkwy Application.pdf](#)

Chairman Marlin informed the petitioner, Phillip McCorkle, and staff that he had to be to court at 10am and would not be able to hear the whole case. The petition had to be continued to the November 29, 2018 meeting because there would not have been a quorum if Chairman Marlin left. The Board passed the motion to continue without opposition.

Motion

Board recommends continuance to November 27, 2018. It will be advertised.

Vote Results (Not Started)

Motion:

Second:

IX. Other Business

5. 9970 Whitfield Update

Marcus Lotson, MPC staff, gave an update on 9970 Whitfield Avenue. He informed the Board, and public, that the petition was withdrawn and will no longer be heard by the Chatham County Zoning Board of Appeals.

X. Adjournment

Respectfully Submitted, Alexis Pusha

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.