



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
September 25, 2018 - 9:00AM
MINUTES

September 25, 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.

Members Present

Quentin Marlin, Chairman
James Blackburn, Jr., Vice Chairman
Chip Kreps
James Coursey

Members Not Present

Lucy Hitch
Coren Ross

Chairman Marlin called the meeting to order at 9:05am.

I. Call to Order and Welcome

II. Notices, Proclamations and Acknowledgements

III. Petitions Ready for Hearing

IV. Approval of Minutes

[1. Approval of August 28, 2018 Meeting Minutes](#)

📎 [August 28, 2018 Meeting Minutes.pdf](#)

The minutes of the previous meeting were approved as written upon a motion by Chip Kreps and seconded by James Coursey, with no opposition.

Motion

Approve minutes as written.

Vote Results (Approved)

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

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

2. 307 Battery Crescent - B-180427-00066-1 - Variance to Section 3-6(b) Accessory Structures

- ☞ [Staff Report 00066.pdf](#)
- ☞ [Tax Map.pdf](#)
- ☞ [Sikecth Plan.pdf](#)
- ☞ [Photo.pdf](#)
- ☞ [Before Picture.pdf](#)
- ☞ [Photo with Building.jpg](#)

Motion

Board recommends continuance of public hearing to October 23, 2018.

Vote Results (Approved)

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

VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

3. 2086 Grove Point Road - B-180822-00101-1 - Request for Rural Designation

- ☞ [Staff Report 00101.pdf](#)
- ☞ [Tax Map.pdf](#)
- ☞ [Aerial.pdf](#)
- ☞ [Proposed SD.pdf](#)

Marcus Lotson, MPC staff, presented a request to identify 2086 Grove Point Road as a rural district pursuant to Article V Section 501 of the Chatham County Subdivision Regulations. The petitioner, Jay Maupin, submitted a proposed 12 lot subdivision of 42.65 acres of land on the east side of Grove Point Road approximately 1,750 feet south of Brandy Road in an R-A (Residential Agriculture) zoning district. The petitioner's intent is to allow the street paving standard identified in Article V to be applied to the Hollyoaks subdivision. Research conducted of the subdivision regulations with the County Clerk and Engineering staff does not clarify whether the Urban and Rural districts identified in Article V Section 500 were ever established. No evidence has been found that other properties in Chatham County have sought designation or been designated in this way. Since zoning was established, major subdivisions have been required to establish roadways paved to the county standards, which was a condition of approval for the subdivision in question. After much discussion, a motion was made by James Blackburn Jr. to continue the hearing for three months. The motion was seconded by James Coursey. The motion to continue for three months was made based on the Board agreeing to allow the petitioner to potentially meet with Chatham County Commission to essentially allow them to vote or discuss on the matter.

Motion

Based on information provided to date, Board recommends continuance for three months.

Vote Results (Approved)

Motion: James Blackburn, Jr.

Second: James Coursey

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

[4. 4700 U.S. 80 East - B-1280830-00104-1 - Request for Special Use Approval](#)

📎 [Staff Report00104.pdf](#)

📎 [Tax Map.pdf](#)

📎 [Aerial.pdf](#)

📎 [Street View.pdf](#)

Marcus Lotson, MPC staff, presented a request for approval of use #50 of the Chatham County Zoning ordinance. Use #50 is classified as restaurants which serve alcoholic beverages, malt beer or wine by the drink. The subject property is located at 4700 Highway 80 East which is within a P-B-N/EO (Planned Neighborhood Business/ Environmental Overlay) zoning district. Is an existing retail shopping center constructed in 1979. The petitioner, Ann Marie Thomas, spoke in favor of the petition. She stated that the existing café currently serves light lunch and noted that adjacent properties already serve beer and wine in the plaza. Marcus Lotson commented that he received no opposition letters. Following discussion, James Blackburn, Jr. made a motion to approve the petitioner's request and it was seconded by Chip Kreps.

Motion

Based on information provided to date, staff recommends approval of the petitioner's request.

Vote Results (Approved)

Motion: James Blackburn, Jr.

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

5. 8 Fat Friars Retreat - B-180831-00105 - Rear Yard Setback Variance Request

- [☞ Staff Report00105.pdf](#)
- [☞ Tax Map.pdf](#)
- [☞ Site Plan and Elevations.pdf](#)
- [☞ Aerial.pdf](#)

Marcus Lotson, MPC staff, presented a request for a 10-foot reduction from the 25-foot rear yard setback requirement of the Chatham County Zoning Ordinance for the purpose of adding a roof structure to convert an existing uncovered patio to an unenclosed porch. The subject property is located within The Landings subdivision in a PUD (Planned Unit Development) zoning district. The lot is approximately one half acre in size and was originally developed in 1974. The property is a marsh front lot which abuts common area on the rear, a portion of a golf course owned by the Landings Club. The petitioner, David Haynes, spoke in favor of his petition. He stated that the homeowner has a disability and would like the covered porch so he can enjoy the outside area. Upon a motion made by James Blackburn Jr. and seconded by Chip Kreps, the motion passed without opposition.

Motion

Board approves petitioner's request.

Vote Results (Approved)

Motion: James Blackburn, Jr.

Second: Chip Kreps

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

IX. Other Business

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.