



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
August 2, 2019 - 9:00AM
MINUTES

AUGUST 2, 2019 SPECIAL CALLED 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 June 25, 2019 Meeting Minutes](#)

[June 25, 2019 Meeting Minutes.pdf](#)

The minutes from the June meeting were approved as written.

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: James Blackburn, Jr.

Second: Lucy Hitch

Chip Kreps - Aye

James Blackburn, Jr. - Aye

James Coursey - Aye

Quentin Marlin - Aye

Lucy Hitch - Aye

Coren Ross - Aye

[2. Approval of May 28, 2019 Meeting Minutes](#)

📎 [May 28, 2019 Meeting Minutes.pdf](#)

The minutes from the May meeting were approved. They were continued to this August meeting due to errors in the minutes that were submitted at the June meeting.

Motion

Approve minutes as written.

Vote Results (Approved)

Motion: Chip Kreps

Second: Coren Ross

Chip Kreps	- Aye
James Blackburn, Jr.	- Aye
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. 29 Nancy Place - Rear Yard Setback Variance Request - B-190701 - 00069-1](#)

📎 [Staff Report00069-1.pdf](#)

📎 [Tax Map.pdf](#)

📎 [Sketch Plan.pdf](#)

📎 [Streetview Nancy Place.pdf](#)

📎 [Aerial 29 Nancy Place.pdf](#)

Marcus Lotson, MPC staff, presented a request for approval of an 8-foot reduction of the 25-foot rear yard setback requirement. The purpose of this request is the construct an enclosed porch on the rear of an existing single family residence. The subject property is located at 29 Nancy Place within the Wymberly subdivision on the Isle of Hope in an R-1-A/EO zoning district. The lot is approximately 16,000 square feet in size and was originally developed in 1938 and redeveloped in 1980. It is a conforming lot of record similar to others in the neighborhood. The property fronts onto Nancy Place and abuts single-family residential on three sides. Because of the significant understory vegetation, which is typical in the area, the proposed addition on the rear is somewhat obscured from the neighboring properties. The structure has an average side yard setback of 34 feet and will be 34 feet from the front yard property line. James Blackburn, Jr. wanted clarification as to whether the lot was trapezoidal and Marcus Lotson confirmed that there were mitigating circumstances in this particular case. He stated that because of the lot shape, it impacts the rear yard setback. Chip Kreps wanted to know about the negative correspondence from surrounding property owners and Marcus Lotson clarified that a neighbor misunderstood the request thinking that the request was to build 2 feet from the property line. The petitioner did not have anything to add to the request and there was no discussion. James Blackburn Jr. moved to approve the request and Coren Ross seconded.

Motion

Board approves the 8-foot rear yard setback variance request for 29 Nancy Place.

Vote Results (Approved)

Motion: James Blackburn, Jr.

Second: Coren Ross

Chip Kreps	- Aye
James Blackburn, Jr.	- Aye
James Coursey	- Aye
Quentin Marlin	- Aye
Lucy Hitch	- Aye
Coren Ross	- Aye

[4. 7878 East U.S. Hwy 80. Setback and Parking Variance Requests - B-190701-00068-1](#)

[☞ Tax Map.pdf](#)

[☞ Site Plan Ritas.pdf](#)

[☞ Staff Report 00068-1.pdf](#)

[☞ 7878+US-80,+Streetview.pdf](#)

Marcel Williams, MPC staff, presented a request for approval of a 2 foot setback variance from the 20 foot setback required from the right of way of US highway 80 and a 2-space parking variance from the 10 spaces required for the construction of an addition onto an existing commercial building. The subject property is located at 7878 East US Highway 80 in a T-B/EO (Tourist Business/Environmental Overlay) zoning district. The lot is approximately one quarter acre in size and is occupied by a one-story commercial structure that currently hosts a seafood store. The property sits at the northeastern corner of the intersection of US Highway 80 and Johnny Mercer Boulevard. It abuts a restaurant to the east and a mini-golf facility to the north. The Environmental Overlay (Section 4-12) specifies under its corridor development standards that "buffers along designated roads shall be 10 percent of the average depth of the site, to a maximum depth of 50 feet and a minimum of 20 feet". Since US 80 is a designated road and the site is relatively narrow, the 20-foot minimum buffer applies in this case. The petitioner's request is to construct a 400 square foot addition to the existing structure to host an ice cream store. The existing structure encroaches 1.5 feet into the required 20-foot buffer and the proposed addition would extend this encroachment. The existing seafood market has a parking requirement of 4 spaces, determined as one space per 200 square feet for the category of retail sales and services. The proposed ice cream shop is classified as "restaurants or places dispensing food and drink" which requires one space for each 4 seats provided for patron use. Quentin Marlin questioned whether it was 400 square feet total and Marcel confirmed that it is. Lucy Hitch questioned if there was a street between the green space and the building and Marcel said there was not a street there. James Blackburn Jr. asked about green space between Old Highway 80 and Marcel clarified that it appears on the site plan right beyond the property line. Coren Ross asked about the current parking spaces on site and Marcel said there is nothing in the ordinance that demands parking. Quentin Marlin questioned whether there was any comment from neighbors and Marcel said no. James Blackburn Jr. commented that there are future plans for a highway but Marcel commented that he had no knowledge of it. James Blackburn Jr. also noted there is an error in Marcel's staff report. James Blackburn Jr. commented that provisions to the NewZo are exactly the same as the current ordinance. The petitioner, Jessica Vick, spoke in favor of her petition. She spoke on behalf of the owners of the ice cream shop. She clarified that the blue lines on the site plan are actually a little bigger than what is presented because it included a 2013 addition. Lucy Hitch questioned whether the parking will be shared with the ice cream shop and Jessica Vick said yes. She also added that Suba Steve's, the shop that will be shared with the ice cream shop does not produce a lot of traffic. There was no further comment from the public and a motion was made by Coren Ross and seconded by Lucy Hitch.

Motion

Board approves the 2-foot buffer setback variance the 2-space parking variance at 7878 East US Highway 80.

Vote Results (Approved)

Motion: Coren Ross

Second: Lucy Hitch

Chip Kreps	- Aye
James Blackburn, Jr.	- Nay
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.