



## Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room  
May 28, 2019 - 9:00AM  
MINUTES

### May 28, 2019 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 April 23, 2019 Meeting Minutes](#)

[April 23, 2019 Meeting Minutes.pdf](#)

The minutes from the April CZBA meeting were previously distributed to the Board. There was no discussion and a motion to approve the minutes as written was made by Lucy Hitch and seconded by Chip Kreps. The motion passed without opposition.

#### **Motion**

Approve minutes as written.

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

Motion: Lucy Hitch

Second: Chip Kreps

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

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

VI. Consent Agenda

VII. Old Business

VIII. Regular Agenda

[2. 8010 & 8020 East U.S. Hwy 80 | Height and Setback Variance Requests | File No. B-190401-00036-1](#)

- [☞ Staff Report.pdf](#)
- [☞ Tax Map.pdf](#)
- [☞ View From Hwy 80.pdf](#)
- [☞ View Toward River.jpg](#)
- [☞ Pictometry.pdf](#)
- [☞ Concept Plan - 5-8-19.pdf](#)
- [☞ Aerial Map.pdf](#)

Marcus Lotson, MPC staff, presented a request for two variances. One variance was a 14 foot variance from section 4-12 of the Chatham County Zoning Ordinance and an eight space parking variance from section 6-3, Off Street Parking Requirements, which requires one half space for each in-water or dry storage space and one space for each employee. The subject properties are two adjacent parcels on the west side of US Highway 80 at Bull River comprising approximately 5 acres. Both sites are essentially vacant excluding accessory storage buildings and some equipment associated with a previous marina facility. The site is approximately 50% encumbered with wetlands. The properties are zoned T-B (Tourist-Business) and W-I (Waterfront-Industry). Both districts permit the proposed use as a boat storage facility and both properties are within the Environmental Overlay district. The petitioner is proposing to redevelop the site to include dry stack and in water boat storage with accessory marina services. The proposed development included three buildings to house 36 boats in each building. As currently designed, the buildings exceed the maximum to allow buildings not to exceed 50 feet. In addition to the proposed dry stacked storage, the petitioner is proposing 25 in water spaces. The off street parking requirement for a use of this type is one half space per boat storage space plus one space for each employee. Marcus Lotson noted that they received no opposition prior to the agenda link being sent out, but over the weekend before the meeting, there were several e-mails. The petitioners, Harold Yellin and 3 Sea Sons, LLC, spoke in favor of this petition. After hearing much opposition from Tony Tomaeno, Jim Daly, Jimmy Ducey, and rebuttal from the petitioners, they agreed that a maximum height of 45 feet and a six space parking variance would suffice. A motion was made by James Blackburn Jr and seconded by Lucy Hitch to approve a 9 foot height variance from the 36 foot maximum and approve the 8 space parking variance. An amendment was made to James Blackburn Jr.'s motion by Chip Kreps to allow a 45 foot variance with a six space parking variance. It was seconded by Quentin Marlin and the motion passed.

**Motion**

Board approves a 9 foot height variance from the 36 foot maximum and approves the 8 space parking variance.

**Vote Results ( Approved )**

Motion: Chip Kreps

Second: Quentin Marlin

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

**Motion**

Board approves a 9 foot height variance from the 36 foot maximum and approval of the 8 space parking variance.

Approval of amended motion.

**Vote Results ( Approved )**

Motion: Chip Kreps

Second: Quentin Marlin

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

**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.***