



Chatham County Zoning Board of Appeals

Virtual Meeting
February 23, 2021 - 9:00 A.M.
Minutes

February 23, 2021 Chatham County Zoning Board of Appeals

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. Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

IV. Petitions Ready for Hearing

V. Approval of Minutes

[1. Approval of January 26, 2021 Meeting Minutes](#)

[January 26, 2021 Meeting Minutes.pdf](#)

The January 26, 2021 meeting minutes were approved as submitted.

Motion

Approve minutes as submitted.

Vote Results (Approved)

Motion: Robert Vinyard

Second: Benjamin Polote, Jr.

James Coursey	- Aye
Lucy Hitch	- Aye
Coren Ross	- Aye
Meredith Stone	- Aye
Robert Vinyard	- Aye
Jeff Notrica	- Aye
Benjamin Polote, Jr.	- Aye

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

VII. Consent Agenda

VIII. Old Business

[2. 109 & 121 Dogwood Avenue | Variance | ZBA-1020-000084](#)

📎 [Application.pdf](#)

📎 [Map.pdf](#)

📎 [Aerial Map.pdf](#)

📎 [Staff Report.pdf](#)

Mr. Jordan Holloway, Development Services Planner, stated the petitioner is requesting approval of a variance for a 2,300 square foot increase to the maximum 900 square foot limit for accessory structures directly abutting rivers/marshland and not restricted to the rear yards.

The property is a 1.34-acre conforming lot along Dogwood Avenue that has an existing single-family residence in the R-1-A/EO Zoning District. There is an existing garage that is located on the eastern side of the parcel, along with two other smaller structures.

The property was previously two separate parcels and was recently recombined in order to request this variance.

The proposed accessory structure will be 3,200 square feet, which is 2,300 square feet above the maximum 900 square foot limit for accessory structures and more than three-times larger than Ordinance requirements.

The location of the proposed accessory structure is within the front yard of this property, as allowed by the Ordinance for properties directly adjacent to a river or marshland. It appears to be approximately 10 feet from the southern property line and around 10 feet from the eastern property line.

A significant number of opposition statements have been submitted to the MPC regarding this application.

Ms. Lucy Hitch, Board Member, asked what was the purpose of this structure?

Mr. Holloway, stated we believe it's storage for boat, RV and vehicles.

Mr. Holloway read some letters of opposition into the record.

Ms. Gretchen Callejas, agent for the petitioner, stated before this property was recombined there was a single family house on it. The old house was one story and 3,900 sq feet. The building we are proposing is smaller than the house that used to be on the property. There is no intention for this to be a commercial property. It is just to store his trailers, cars and boats to keep them off the site. There will be a fence around the whole property. We are happy to provide a letter stating there will be no filming at this property. I read through a few of the opposition letters and they all were concerned this would be a commercial structure and cause traffic. That is not the case.

Mr. Michael Groover, petitioner, stated at one time Paula did film there with film trucks and a crew, but now she does it with one guy and an Iphone. Having the filming crew will never happen again. I know that is a concern with people in Turner's Cove. As far as coming in and out at night, that will not be an issue. I will cut the lights off at night.

Public Comments:

Mr. Marcus Ille, spoke in opposition. He stated Dogwood Avenue is a quiet residential area. I'm located right on the corner and my main concern is I has an offer for my home and they rescinded the offer because they heard the petitioners were going to build a TV station.

Ms. Karen O'Neill, Treasurer, Turners Cove Homeowner Association, spoke in opposition. She stated one concern they have if the large building is put there, in some years time there could be another variance requested to make the property and activities of the building commercial. I feel like I wouldn't be able to object because the building is already there.

Mr. Holloway, stated you are not allowed to request a variance for a use or zoning change. In order for that to happen, they would have to have the property rezoned to a commercial zoning district that would allow that kind of activities. That would be a hard request to get approved since this property is surrounded by all residential.

Motion

Denial of a variance request for a 2,300 square-foot increase to the allowable 900 square-foot accessory structure ordinance requirements at 109/121 Dogwood Avenue.

Vote Results (Approved)

Motion: Robert Vinyard

Second: Coren Ross

James Coursey - Aye

Lucy Hitch - Aye

Coren Ross - Aye

Meredith Stone - Aye

Robert Vinyard - Aye

Jeff Notrica - Aye

Benjamin Polote, Jr. - Aye

IX. Regular Agenda

X. Other Business

XI. 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.