



Chatham County Zoning Board of Appeals

November 16, 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 the October 26, 2021 Meeting Minutes](#)

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

Mr. Coursey stated that the minutes are better and includes more detailed information. The Board appreciates this.

Motion

The Chatham County Zoning Board of Appeals does hereby approve the October 26, 2021 Meeting Minutes.

Vote Results (Approved)

Motion: Benjamin Polote, Jr.

Second: Jeff Notrica

James Coursey - 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

[2. 17 Abraham Drive | Setback Variance Requests | ZBA 0921 000172](#)

Motion

The Chatham County Zoning Board of Appeals does hereby approve the request to remove 17 Abraham Drive from today's agenda.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Benjamin Polote, Jr.

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

[3. 5 Valleydale Way | Rear Yard Setback Variance | ZBA 1021-000183](#)

Motion

The Chatham County Zoning Board of Appeals does hereby approve the request to remove 5 Valleydale Way from today's agenda.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Benjamin Polote, Jr.

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

VII. Consent Agenda

VIII. Old Business

IX. Regular Agenda

[4. 6 Amberly Court - Variance to the minimum marsh land buffer setback requirement - ZBA-1021-000186](#)

📎 [Letter of Support #1.pdf](#)

📎 [Letter of Support #2.pdf](#)

📎 [site visit.pdf](#)

📎 [Application.pdf](#)

📎 [Map.pdf](#)

📎 [Letter of Support #3.pdf](#)

[Staff Report.pdf](#)

Ms. Leto gave the staff report. The petitioner is requesting a variance to the minimum marsh buffer setback requirement. The request is to construct a single-family residence with an attached accessory structure into the 35-foot marsh buffer setback to a proposed 25-foot marsh buffer setback at 6 Amberly Court.

Ms. Leto explained that the subject property is approximately 0.155 acres, or 6,764 square feet in size, and is located on the west side of Amberly Court in the PUD/EO (Planned Unit Development within an Environmental Overlay) zoning classification. The property is part of the Landings-Skidaway Island Neighborhood Association. The applicant is proposing to construct a two-story single-family structure on a vacant lot. Among the conditions in the Environmental Overlay district, there is a minimum 35-foot marsh land buffer setback requirement. The petitioner's property is approximately 106 feet in depth and 60 feet in width, the parcel is currently a vacant lot. The two adjacent properties to the subject parcel are single-family residences. The property owners at 5 Amberly Court, 4 Amberly Court, and 9 Amberly Court have provided letters of support for the marsh land buffer variance request.

Ms. Leto stated that the proposed single-family structure would utilize 40% of the lot coverage, or 2,738 square feet in size. The site plan provided by the applicant indicates that the remaining development standards including minimum side, front, rear setbacks, maximum lot coverage, minimum open space, and parking requirements would comply.

Ms. Leto reported that staff recommends approval of a 10-foot marsh land buffer setback variance from the 35-foot marsh land buffer setback requirement. She entertained questions from the Board.

Mr. Vinyard asked if the back of the proposed structure is basically in line with the structures on both sides.

Ms. Leto answered yes.

Mr. Coursey asked if the Landings-Skidaway Island Neighborhood Association is in agreement with the request.

Ms. Leto stated that once the variance is approved, the petitioner will go to the Landings-Skidaway Island Neighborhood Association.

Mr. Coursey asked what happens if the Neighborhood Association does not like the Board's decision.

PETITIONER COMMENTS

Mr. Jerry Shore, Mr. Tom Blanton, and Mr. Mark Keaton were present on behalf of the petition. Mr. Shore informed the Board that they meet the Landings-Skidaway Neighborhood Association's requirement, as it relates to the marsh land buffer. They meet the Architectural Review Committee's (ARC) guidelines.

PUBLIC COMMENTS

Mr. Les Carter resides at 7 Amberly Court. Mr. Carter's understanding is that there will not be a deck behind this house, but an announcement he saw stated that an attached accessory structure will be added. He was wondering if this will be a porch. Mr. Carter asked if it will be a deck or a porch. Will the house extend into the 25-foot marsh buffer?

Mr. Coursey asked the petitioner to address Mr. Carter's concerns.

Mr. Shore explained that he did not know anything about an attached accessory structure. What is shown on the site plan is exactly what they intend to build. No portion of the house nor the rear porch will extend into the 25-foot buffer. Factually, nothing will be built in the 25-foot buffer.

BOARD DISCUSSION

The Board was in agreement with the staff recommendation.

Motion

The Chatham County Zoning Board of Appeals does hereby approve a 10-foot marsh land buffer setback variance from the 35-foot marsh land buffer setback requirement for the property located at 6 Amberly Court.

Vote Results (Approved)

Motion: Robert Vinyard

Second: Jeff Notrica

James Coursey - Aye

Coren Ross - Aye

Meredith Stone - Aye

Robert Vinyard - Aye

Jeff Notrica - Aye

Benjamin Polote, Jr. - Aye

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.