



Chatham County Zoning Board of Appeals

Arthur A. Mendonsa Hearing Room
January 23, 2024 - 9:00 a.m.
Final Agenda

JANUARY 23, 2024 - 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

[1. Call to Order and Welcome](#)

II. Pledge of Allegiance

[2. Pledge of Allegiance](#)

III. Notices, Proclamations and Acknowledgements

IV. Petitions Ready for Hearing

V. Approval of Minutes

[3. Approve November 28, 2023 Meeting Minutes](#)

[November 28, 2023 Meeting Minutes.pdf](#)

Motion

The Chatham County Zoning Board of Appeals does hereby approve the November 28, 2023 meeting minutes.

Vote Results (Approved)

Motion: Meredith Stone

Second: Coren Ross

James Coursey - Aye

Coren Ross - Aye

Meredith Stone - Aye

Kewaan Drayton - Aye

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

VII. Consent Agenda

VIII. Old Business

IX. Regular Agenda

[4. 125 Little Neck Road | Variance to development standards | ZBA-1207-000409](#)

- [📎 Exhibits.pdf](#)
- [📎 Application_.pdf](#)
- [📎 AERIAL & SITE MAP ZBA \(125 Little Neck\).pdf](#)
- [📎 Sec 4-5.2 _ 107.pdf](#)
- [📎 Staff Report - 125 Little Neck Rd.pdf](#)
- [📎 Zoning Certification Letter.pdf](#)

Motion

The Chatham County Zoning Board of Appeals does hereby approve the variance request to exceed the maximum allowable acreage for the permitted use with the condition that the existing lots are recombined in the manner proposed and the development site plan meets all other County regulations and requirements. The use will otherwise comply with all other aspects of the Ordinance as written.

Vote Results (Approved)

- Motion: Coren Ross
- Second: Meredith Stone
- James Coursey - Aye
- Coren Ross - Aye
- Meredith Stone - Aye
- Kewaan Drayton - Aye

[5. 7 Fen Court | Front setback variance | ZBA-1207-000411](#)

- [📎 7 Fen Court - STAFF REPORT.pdf](#)
- [📎 Thebo Letter of Support.pdf](#)
- [📎 Application.pdf](#)
- [📎 Site Plan_Survey_Elevations](#)

Motion

The Chatham County Zoning Board of Appeals does hereby approve a variance to encroach into the required 20' front yard setback for construction of a new single-family home in The Landings Planned Unit Development (PUD) at 7 Fen Court. The front yard setback would be reduced to 6'11" at the closest points.

Vote Results (Approved)

- Motion: Meredith Stone
- Second: Coren Ross

James Coursey	- Aye
Coren Ross	- Aye
Meredith Stone	- Aye
Kewaan Drayton	- Aye

X. Other Business

6. Nomination of Officers for 2024

Motion

The Chatham County Zoning Board of Appeals does hereby defer the Nomination of Officers for 2024 to the February 22, 2024 meeting.

Vote Results (Approved)

Motion: Coren Ross
Second: Meredith Stone

James Coursey	- Aye
Coren Ross	- Aye
Meredith Stone	- Aye
Kewaan Drayton	- Aye

XI. Adjournment

7. Adjourned

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.