



**CHATHAM COUNTY DEPARTMENT OF BUILDING SAFETY AND REGULATORY SERVICES**

1117 EISENHOWER DRIVE, SAVANNAH, GA 31406  
P.O. Box 8161, Savannah, GA. 31412-8161  
912 201 4300 – Fax 912 201 4301

31- January 2024

Zoning Verification

To: Harley Krinski

From: Marcus Lotson, Chatham County Building Safety and Regulatory Services

RE: Marshland Agriculture

230 East Point Drive

PIN: 10047 01034A

Zoning Confirmation Letter

Mr. Krinski,

The Chatham County Zoning Ordinance identifies allowed uses by zoning district for all properties within unincorporated Chatham. Uses within these districts are either allowed by right, with no conditions or subject to approval of the Zoning Board of Appeals.

Pursuant to your request for information regarding an oyster farming facility, relative to zoning, this use is allowed at the above identified property and meets the provision of use as defined in Sec 4-5.2, allowed uses, of the Chatham County Zoning Ordinance in the Conservation-Marsh (C-M) zoning classification. No Special or Conditional Use permits are required. If you have any questions or need further clarification, please let me know.

Sincerely,

Marcus Lotson, Office of Zoning Administration  
Assistant Director, Chatham County Building Safety and Regulatory Services.



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1117 EISENHOWER DRIVE, SAVANNAH, GA 31406

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912 201 4300 – Fax 912 201 4301

November 1, 2024

Sam LaBarba  
LaBarba Environmental Consultants  
Brunswick, Georgia

RE: East Point Drive Dock  
CMPA Permit Application

Dear Mr. LaBarba,

In review of the provided documents, the determination has been made that Chatham County Building Safety and Regulatory Services cannot approve or deny the proposed changes to the East Point Drive dock. Construction, maintenance, and restoration of these facilities are in the purview of the State of Georgia. While the proposed changes to dock do not violate the Chatham County zoning ordinance, the Department of Natural Resources will authorize any modifications

If there are questions, I can be reached at 912 201 4315.

Sincerely,

A handwritten signature in black ink, appearing to read "Marcus Lotson", written over a horizontal line.

Marcus Lotson, Office of Zoning Administration  
Assistant Director, Building Safety and Regulatory Services.

Attachments



**CHATHAM COUNTY DEPARTMENT OF BUILDING SAFETY AND REGULATORY SERVICES**

1117 EISENHOWER DRIVE, SAVANNAH, GA 31406  
P.O. Box 8161, Savannah, GA. 31412-8161  
912 201 4300 – Fax 912 201 4301

7- November 2024

Paul Tobler  
Georgia Department of Natural Resources  
One Conservation Way  
Brunswick, Ga. 31520

RE: proposed dock modifications at 230 East Point Drive

Dear Mr. Tobler

As a follow-up to our phone conversation on November 5th, I thought it may be useful to clarify for the public record, any misunderstandings that may exist regarding the role of Chatham County in the Department of Natural Resources (DNR) review process for work in State waters. Our office is often requested to give zoning determinations regarding use within our jurisdiction. This process requires us to make a determination as to whether a use is allowed, or not, based on the zoning; or if it is for some reason not governed by local ordinances.

Relative to the East Point Drive dock, a request was submitted by LaBarba Environmental Services, for a determination regarding proposed dock modifications. As is our practice, we advised the consultant in writing that the construction, demolition, or modification of docks in State waters do not fall under the purview of the Chatham County Department of Building Safety and Regulatory Services (BSRS), and therefore is not governed by our zoning code. Because of that, the dock is not allowed or disallowed by the zoning code. We cannot approve or deny the proposed construction, which falls under the authority of DNR. We can, however, approve or deny land uses on property within unincorporated Chatham County. In a letter dated 1/31/24 we did respond to a request regarding oyster farming. Our response was based on our understanding that the operation occurred in the river. Although we understand this is not the Boards concern, we have not granted approval of any business uses on the upland property in question.

If there are questions, I can be reached at 912 201 4315.

Sincerely,

Marcus Lotson, Office of Zoning Administration  
Assistant Director, Chatham County Building Safety and Regulatory Services.

**From:** [Sam LaBarba](#)  
**To:** [Tobler, Paul](#); [Noble, Josh](#)  
**Subject:** Fw: Letter in regard to 230 East Point Dr.  
**Date:** Tuesday, January 28, 2025 7:59:01 PM  
**Attachments:** [doc00909120250128162104.pdf](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Paul and Josh,

Please see the attached letter from Chatham County. This should clarify everything, hopefully we can make the meeting in March.

-Sam

Sent via the Samsung Galaxy S21 Ultra 5G, an AT&T 5G smartphone  
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---

**From:** Marcus Lotson <[marclotson@chathamcounty.org](mailto:marclotson@chathamcounty.org)>  
**Sent:** Tuesday, January 28, 2025 4:21:36 PM  
**To:** Sam LaBarba <[sam@labarbaenvironmentalservices.com](mailto:sam@labarbaenvironmentalservices.com)>; Harley Krinsky <[harleykrinsky@gmail.com](mailto:harleykrinsky@gmail.com)>  
**Subject:** RE: Letter in regard to 230 East Point Dr.

Letter regarding 230 East Point Dr. attached

-----Original Message-----

From: Sam LaBarba <[sam@labarbaenvironmentalservices.com](mailto:sam@labarbaenvironmentalservices.com)>  
Sent: Tuesday, January 28, 2025 10:25 AM  
To: Marcus Lotson <[marclotson@chathamcounty.org](mailto:marclotson@chathamcounty.org)>; Harley Krinsky <[harleykrinsky@gmail.com](mailto:harleykrinsky@gmail.com)>  
Subject: RE: Letter in regard to 230 East Point Dr.

CAUTION: This email originated from outside of Chatham County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Marcus, that would be great. DNR called again yesterday reminding me that we only have this week left.

Sincerely,

Sam LaBarba  
Owner  
P: (912) 215-1255  
E: [sam@labarbaenvironmentalservices.com](mailto:sam@labarbaenvironmentalservices.com)  
A: Brunswick, Georgia

-----Original Message-----

From: Marcus Lotson <marclotson@chathamcounty.org>  
Sent: Tuesday, January 28, 2025 8:29 AM  
To: Harley Krinsky <harleykrinsky@gmail.com>  
Cc: Sam LaBarba <sam@labarbaenvironmentalservices.com>  
Subject: RE: Letter in regard to 230 East Point Dr.

I plan to have this to you later today.

-----Original Message-----

From: Harley Krinsky <harleykrinsky@gmail.com>  
Sent: Monday, January 27, 2025 8:55 AM  
To: Marcus Lotson <marclotson@chathamcounty.org>  
Cc: Sam LaBarba <sam@labarbaenvironmentalservices.com>  
Subject: Letter in regard to 230 East Point Dr.

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Following up on our meeting from two weeks ago

We are desperately in need of the letter in regards to 230 East Point Dr.

I have to get the paperwork in this week to Dnr in order to be on the agenda for the March meeting

Please let me know the status

Thanks,

Harley

Sent from my iPhone

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## CHATHAM COUNTY

DEPARTMENT OF BUILDING SAFETY  
AND REGULATORY SERVICES

P.O. Box 8161

Savannah, GA 31412-8161

912-201-4300 | Fax 912-201-4301

<http://buildingsafety.chathamcounty.org>

27 - January 2025

To: Harley Krinsky

From: Marcus Lotson, Chatham County Building Safety and Regulatory Services

RE: Non-Violative Confirmation of Proposed Dock

230 East Point Drive PIN(s): 10047 01034A

Mr. Krinsky,

This letter is in response to your request for information of whether a dock is allowed on a particular property. Specific to 230 East Point Drive, PIN 10047 01034A, the property is zoned CM-EO (Marsh Conversation / Environmental Overlay). This zoning district is defined in section 4-1 of the Chatham County Zoning Ordinance as follows: "**C-M Marsh Conservation.** *The purpose of the C-M district is to encourage all reasonable public and private uses and developments of the marshlands, such as rice farming, marshland grass cultivation and harvesting, grazing, boating, fishing, hunting, and swimming that will not be significantly detrimental to the biological, ecology, aquatic life, wildlife, recreation, and scenic resources of the marshlands and will not pollute the inlets and coastal waters with human or industrial wastes or the long-term silting that would result from unduly disturbing the marshlands, all for the purpose of furthering the social and economic welfare of the citizens of Chatham County or the State of Georgia and of the Nation.*" The construction or renovation of a marine dock in the CM-EO zoning district does not violate the Chatham County ordinance. Any questions can be addressed to this office.

A handwritten signature in black ink, appearing to read "M. Lotson", is written over a horizontal line.

Marcus Lotson  
Assistant Director, Office of Zoning Administration  
Chatham County Building Safety and Regulatory Services

**From:** [diana.grahame@gmail.com](mailto:diana.grahame@gmail.com)  
**To:** [Tobler, Paul](#)  
**Subject:** Fwd: 228 E Point Drive  
**Date:** Thursday, February 27, 2025 9:21:04 AM

---

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Mr. Tobler,

Please include email below in the comments for the CRD committee regarding the application for a commercial dock facility for Sorry Charlie's Oyster Company.

Thanks,  
Diana Grahame

Begin forwarded message:

**From:** Marcus Lotson <[marclotson@chathamcounty.org](mailto:marclotson@chathamcounty.org)>  
**Date:** February 27, 2025 at 9:09:18 AM EST  
**To:** Diana Grahame <[diana.grahame@gmail.com](mailto:diana.grahame@gmail.com)>  
**Subject:** RE: 228 E Point Drive

Mrs. Grahame,

In review of the uses permitted in R-1-A zoning district. Commercial uses are very limited. Section 4-5.2 the C & R Use Table includes such commercial uses as Child and Adult Care Centers; however, they would not be feasible at 228 E Point due to the use conditions.

-Marcus

**From:** Diana Grahame <[diana.grahame@gmail.com](mailto:diana.grahame@gmail.com)>  
**Sent:** Sunday, February 23, 2025 11:59 PM  
**To:** Marcus Lotson <[marclotson@chathamcounty.org](mailto:marclotson@chathamcounty.org)>  
**Subject:** 228 E Point Drive

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Mr. Lotson,

A commercial oyster company, Sorry Charlie's Oyster Company, is leasing residential property 228 E Point Drive, which has the zoning R-1-A in Chatham County. Can you confirm that commercial activity is not allowed

on 228 E Point Drive?

Thank you,  
Diana Grahame

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## CHATHAM COUNTY

DEPARTMENT OF BUILDING SAFETY  
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P.O. Box 8161  
Savannah, GA 31412-8161  
912-201-4300 | Fax 912-201-4301  
<http://buildingsafety.chathamcounty.org>

4 - February 2025

To: Diana Grahame

From: Marcus Lotson, Chatham County Building Safety and Regulatory Services

RE: Response to Email dated 31-January 2025 copied below

*Mr. Lotson,*

*Thank you again for speaking with me on the phone yesterday. Here are some follow up questions for you.*

*In the Zoning Ordinance of Chatham County, is a commercial dock listed as a permitted use for zone C-M?*

*If either a use or class of use is not specifically indicated as being permitted in a district, is such use or class of use prohibited in such district according to the Zoning Ordinance of Chatham County?*

*I may have follow up questions but I wanted to start here.*

*Thank you,  
Diana Grahame  
(404)518-2461*

Ms. Grahame

The permitted uses for the C-M (marsh conservation) zoning district are indexed in Sec 4-5.1 *Index for "C and R" Use Schedule* and identified in the associated Use Table. A "commercial dock" is not listed in these sections.

Section 4-4 of the Chatham County Zoning Ordinance states that *"If either a use or class of use is not specifically indicated as being permitted in a district, either as a matter of right, or on the approval of the Board of Appeals, then such use or class of use shall be prohibited in such district."*

If you have any additional questions, forward them to my attention.

Marcus Lotson  
Assistant Director, Office of Zoning Administration  
Chatham County Building Safety and Regulatory Services

**From:** [Marcus Lotson](#)  
**To:** [Andrews, Jill](#)  
**Cc:** [Tobler, Paul](#)  
**Subject:** Re: Sorry Charlie's Oyster Co, LLC CMPA application: 230 East Point Dr.  
**Date:** Wednesday, February 26, 2025 5:29:54 PM

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Jill,  
In reviewing our procedures in this area. We will no longer be signing plans. The reason for this is that since we don't have review and approval authority on docks, we can only verify if the use violates or ordinance or not.  
Marcus

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**From:** Andrews, Jill <Jill.Andrews@dnr.ga.gov>  
**Sent:** Wednesday, February 26, 2025 3:14:26 PM  
**To:** Marcus Lotson <marclotson@chathamcounty.org>  
**Cc:** Tobler, Paul <paul.tobler@dnr.ga.gov>  
**Subject:** FW: Sorry Charlie's Oyster Co, LLC CMPA application: 230 East Point Dr.

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Marcus,  
I'm sorry I overlooked this part of the request when spoke most recently. Hopefully it won't be a problem to sign the drawing as per the usual process, but let us know if you have any questions.

Thank you,  
Jill

Jill H. Andrews  
Chief, Coastal Management Section  
[Coastal Resources Division](#)  
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Reception: (912) 264-7218  
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GEORGIA DEPARTMENT OF NATURAL RESOURCES

**From:** Tobler, Paul <paul.tobler@dnr.ga.gov>  
**Sent:** Monday, February 24, 2025 8:50 AM  
**To:** Marcus Lotson <marclotson@chathamcounty.org>  
**Cc:** Noble, Josh <Josh.Noble@dnr.ga.gov>; Andrews, Jill <Jill.Andrews@dnr.ga.gov>

**Subject:** RE: Sorry Charlie's Oyster Co, LLC CMPA application: 230 East Point Dr.

Marcus,

Thank you for sending over the updated letter. Please take a look at the attached drawings and ensure that they are representative of the dock you reference in the letter. If the plans meet your approval, could you please sign and date them, and then return them to me so they can accompany your letter in our project file?

Please let us know if you have any questions or concerns.

Sincerely,

Paul D. Tobler

Coastal Permit Coordinator

**Coastal Resources Division**

Direct: (912) 689-6261

Main: (912) 264-7218

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**From:** Marcus Lotson <[marclotson@chathamcounty.org](mailto:marclotson@chathamcounty.org)>

**Sent:** Friday, February 21, 2025 5:21 PM

**To:** Andrews, Jill <[Jill.Andrews@dnr.ga.gov](mailto:Jill.Andrews@dnr.ga.gov)>

**Cc:** Noble, Josh <[Josh.Noble@dnr.ga.gov](mailto:Josh.Noble@dnr.ga.gov)>; Tobler, Paul <[paul.tobler@dnr.ga.gov](mailto:paul.tobler@dnr.ga.gov)>

**Subject:** RE: Sorry Charlie's Oyster Co, LLC CMPA application: 230 East Point Dr.

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See attached document

**From:** Andrews, Jill <[Jill.Andrews@dnr.ga.gov](mailto:Jill.Andrews@dnr.ga.gov)>

**Sent:** Tuesday, February 18, 2025 2:57 PM

**To:** Marcus Lotson <[marclotson@chathamcounty.org](mailto:marclotson@chathamcounty.org)>

**Cc:** Noble, Josh <[Josh.Noble@dnr.ga.gov](mailto:Josh.Noble@dnr.ga.gov)>; Tobler, Paul <[paul.tobler@dnr.ga.gov](mailto:paul.tobler@dnr.ga.gov)>

**Subject:** Sorry Charlie's Oyster Co, LLC CMPA application: 230 East Point Dr.

**CAUTION:** This email originated from outside of Chatham County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Lotson,

Thank you so much for speaking with me this morning regarding zoning for the proposed construction of a commercial dock facility at 230 East Point Dr., Chatham County. Sorry Charlie's Oyster Co., LLC (applicant) has applied to the DNR Coastal Resources Division (CRD) for a Coastal Marshlands Protection Act permit to construct a commercial dock facility in coastal marshlands at this location.

Per the Coastal Marshlands Protection Act, every permit application is required to submit the following (see O.C.G.A. 12-5-286(b)(6)): "A letter from the local governing authority of the political subdivision in which the property is located, stating that the applicant's proposal is not violative of any zoning law." You provided such a letter to the applicant, Mr. Harley Krinsky, on January 27, 2025 stating "the construction or renovation of a marine dock in the CM-EO zoning district does not violate the Chatham County Ordinance." That letter was submitted to CRD by the applicant.

In preparation for a hearing of the proposed project by the Coastal Marshlands Protection Committee (CMPC) on March 7<sup>th</sup>, the project was placed on public notice, during which time CRD received a comment containing correspondence with your office that could be interpreted as contradictory to your January 27, 2025 letter to Mr. Krinsky. To be certain that we understand the position of the County, should the CMPC have any questions at the public hearing, I wanted to reverify your statement from January 27, 2025, and ask if you would be so willing to provide a letter to CRD to state specifically to whether or not the project proposed is violative of any zoning laws of Chatham County. If it is possible to receive something from you by March 3<sup>rd</sup>, we would be able to share it with the CMPC for their review in advance of their meeting.

Your assistance is much appreciated. Please let me know if you have any questions or concerns. Thank you!

Sincerely,  
Jill Andrews

Jill H. Andrews  
Chief, Coastal Management Section  
[Coastal Resources Division](#)  
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Savannah, GA 31412-8161  
912-201-4300 | Fax 912-201-4301  
<http://buildingsafety.chathamcounty.org>

February 21, 2025

Jill Andrews  
Coastal Resources Division  
Ga. Dept. of Natural Resources

Re: 230 East Point Drive  
PIN 10047 01034A

Ms. Andrews,

My letter to Mr. Krinski, dated January 27<sup>th</sup>, was in response to his question as to whether the construction or renovation of a dock at 230 East Point Drive violated the Chatham County Zoning Ordinance. My email stated that it does not. The letter your office received during public notice was in response to a question from a nearby property owner about the use table (Sec 4-5.1) and Sec 4-4 Uses Prohibited. Subsequent letters from my office to that property owner were sent to answer other questions about uses and to clarify my position.

Further questions may be directed to this office at 912 201 4315

Sincerely,

A handwritten signature in black ink, appearing to read "M. Lotson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Marcus Lotson  
Assistant Director, Office of Zoning Administration  
Chatham County Building Safety and Regulatory Services

**From:** [diana.grahame@gmail.com](mailto:diana.grahame@gmail.com)  
**To:** [Tobler, Paul](#)  
**Subject:** Re: 228 E Point Drive  
**Date:** Thursday, February 27, 2025 3:34:19 PM  
**Attachments:** [Feb 20 Zoning Letter.pdf](#)

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Mr. Tobler,

Thank you. Please also include the attached document.

Thank you,  
Diana Grahame

On Feb 27, 2025, at 12:03 PM, Tobler, Paul <[paul.tobler@dnr.ga.gov](mailto:paul.tobler@dnr.ga.gov)> wrote:

Ms. Grahame,

We have received the email and will put it in our file. Because it came in after the public notice expired the agent/applicant is not required to respond. Let me know if you have any questions or concerns.

Sincerely,

Paul D. Tobler

Coastal Permit Coordinator

**[Coastal Resources Division](#)**

Direct: **(912) 689-6261**

Main: (912) 264-7218

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**From:** [diana.grahame@gmail.com](mailto:diana.grahame@gmail.com) <[diana.grahame@gmail.com](mailto:diana.grahame@gmail.com)>

**Sent:** Thursday, February 27, 2025 9:21 AM

**To:** Tobler, Paul <[paul.tobler@dnr.ga.gov](mailto:paul.tobler@dnr.ga.gov)>

**Subject:** Fwd: 228 E Point Drive

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Mr. Tobler,

Please include email below in the comments for the CRD committee regarding the application for a commercial dock facility for Sorry Charlie's Oyster Company.

Thanks,  
Diana Grahame

Begin forwarded message:

**From:** Marcus Lotson <[marclotson@chathamcounty.org](mailto:marclotson@chathamcounty.org)>  
**Date:** February 27, 2025 at 9:09:18 AM EST  
**To:** Diana Grahame <[diana.grahame@gmail.com](mailto:diana.grahame@gmail.com)>  
**Subject: RE: 228 E Point Drive**

Mrs. Grahame,

In review of the uses permitted in R-1-A zoning district. Commercial uses are very limited. Section 4-5.2 the C & R Use Table includes such commercial uses as Child and Adult Care Centers; however, they would not be feasible at 228 E Point due to the use conditions.

-Marcus

**From:** Diana Grahame <[diana.grahame@gmail.com](mailto:diana.grahame@gmail.com)>  
**Sent:** Sunday, February 23, 2025 11:59 PM  
**To:** Marcus Lotson <[marclotson@chathamcounty.org](mailto:marclotson@chathamcounty.org)>  
**Subject:** 228 E Point Drive

CAUTION: This email originated from outside of Chatham County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Lotson,

A commercial oyster company, Sorry Charlie's Oyster Company, is leasing residential property 228 E Point Drive, which has the zoning R-1-A in Chatham County. Can you confirm that commercial activity is not allowed on 228 E Point Drive?

Thank you,  
Diana Grahame

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## CHATHAM COUNTY

DEPARTMENT OF BUILDING SAFETY  
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P.O. Box 8161

Savannah, GA 31412-8161

912-201-4300 | Fax 912-201-4301

<http://buildingsafety.chathamcounty.org>

20 - February 2025

To: Diana Grahame

From: Marcus Lotson, Chatham County Building Safety and Regulatory Services

RE: Response to Email dated 13-February 2025 copied below

Mr. Lotson,

*Thank you for responding to me. I have another follow-up question that I am requesting a formal response to.*

*In your letter to Mr. Krinsky dated January 31, 2024 RE: Marshland Agriculture, you confirmed that Marshland Agriculture is an allowed use in the C-M (marshland conservation) zone. From my understanding, although marshland agriculture is an allowed use, waterfront facilities for the launching and care of marshland agriculture equipment as listed in Sec. 4-5.1 is not allowed in this zone.*

*Can you please confirm that for land in the C-M zone, even though marshland agriculture is allowed, a waterfront facility for the launching and care of equipment used for marshland agriculture is not permitted?*

Thank you,

Diana Grahame

Ms. Grahame

Your interpretation of the uses in the email above is correct in my opinion. The CM district lists *Marshland Agriculture* (use 31A) as a permitted use. It lists *Waterfront Facilities for the launching and care of marshland agriculture equipment* (Use 31B) as an unpermitted use.

Marcus Lotson

Assistant Director, Office of Zoning Administration  
Chatham County Building Safety and Regulatory Services