



## 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.

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



**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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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,

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

Attachments



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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.