

MINUTES
Board of Zoning & Appeals
December 7, 2016

MEMBERS PRESENT: Nathan Kaminski, James Dozier, Johnny Wilson, Sandra Quinn, Rhonda Green, Brenda Bessinger, & John Kester

MEMBERS ABSENT: None

OTHERS PRESENT: Rick Martin, Matt Millwood, & Debra Grant

- I. **Call to Order**
 - II. **Public Hearing: None**
 - III. **Approval of Minutes for November 2, 2016;** Mr. John Kester made a motion to approve the minutes as submitted; seconded by Ms. Brenda Bessinger; the motion carried unanimously.
 - IV. **Variance Request**
- V#16-13** **Mr. Wildes, property owner of 625 Church Street, (TMS #05-0027-0141-144) is seeking a variance to Article VIII (Height & Setbacks) of the City of Georgetown Zoning Ordinance. Matt Millwood/City Staff** told the Board that the applicant has combined 4 parcels to make the current larger (.56 acres) lot that is being discussed. The owners would like to construct a new office complex, there will be two (2) entrances; Church and Screven Street. The staff recommends the use of the Screven Street entrance because of the heavy traffic on Church Street. Parking has been addressed on the proposed site plan, showing 13 parking slots, which does meet the zoning requirements. The design will closely resemble the Old Georgetown Bank, which was a three (3) story structure. The variances being sought are (1) 25 ft. variance from the front setback; changing from the required 50 sq. ft. to 25 sq. ft. (2) 5' height variance; changing from the required 35 ft. to 40 ft., **Mr. Kaminski** asked if there was 2 buildings on the property previously. **Matt** said yes, there was a residential dwelling and a commercial building. **Mr. Kaminski** asked if the previous structures were one story, he was told that the residential home was two stories, and both structures were built before the current zoning ordinance and was closer to the front setback than the required 50 ft., similar to many of the buildings on Church Street. **Mr. Kaminski** mentioned that on Front Street (CC) the height had be changed from 35 ft. to a maximum of 45 ft. and asked why that was done. **Matt** said that change was requested by the Economic Development Director and approved by Council to attract hotels to the area. **Mr. Kaminski** asked if the height was allowed to be 40 ft. would it cause any fire hazards. **Matt** said the City Fire Department's ladder truck can go up to 75 ft., but did not know if the building would have to be sprinkled (he deferred that question to the Building Official). **Matt** also said that there is nothing in the area that high, however the applicant mentioned that because this is one of the entryways to the City it could be a cornerstone to the area. **Mr. Kaminski** asked if putting the curb cuts on Screven Street is recommended for safety. **Matt** said yes having the curb cut on Screen would definitely be safer than Church Street and the parking in the rear of the building would give it a more historic

look, because technically it abuts the historic district, but not regulated by the ARB. **Mr. Kaminski** said the VFW building is down the street and it has parking in the rear also. Mr. Kaminski also said the Comprehensive Plan that is being reviewed talks about the investment zones and said the Planning Commission is looking into the investment zone areas in the City and this intersection would be included in this historic gateway to the City (Comprehensive Plan map PI-1/Exhibit #1). The Comprehensive Plan also talks about reconstruction of historic buildings, even though this is not reconstruction but a new construction. **Ms. Green** asked about the building being situated in a different location. **Matt** said he believed there were some historic trees that the applicant wanted to preserve, however he would let Mr. Wildes discuss that. **Ms. Quinn** asked if there has ever been a height variance approved. **Matt** said he did not know, however there was a text amendment change for a zoning district. **Rick Martin/City Staff** said there are a few structures in the City that exceed the height requirement, and felt as though variances may have been given. **Mr. Kaminski** said the proposal is for the construction of a historic icon, and asked if the City Staff would oversee the project to make sure the design will be as proposed. **Matt** said yes, the Staff would oversee the project. **Matt** also said he does not see any traffic issues with the square footage of the building. **Mr. Jeff Wildes** said he had this plan in mind for at least 10 years and is excited about the project. The property was first looked at in 2008 and after a lot of work the property was finally purchased in the fall (September) of this year. **Mr. Wildes** said his plan is to build a building closely resembling the Old Georgetown Bank (exteriorly and internally). Because the building will be very visible they would like to make it as nice as possible. The building will not have a lot of traffic, most people will come by appointments. The applicant said he went to great lengths to preserve the trees on the property and that is why the building will be placed in the proposed location. **Mr. Wildes** said he spoke to as many neighbors as possible and had a letter from the closest neighbors, the Maybanks' (Exhibit #2). **Mr. Kaminski** asked if the Board granted the variance would he have any objections to (1) building the structure within 2 years and (2) to have the Building Department of the City oversee the design of the building. **Mr. Wildes** said he had no objections to the conditions. **Mr. Kester** asked about a section on the map closest to the driveway. **Mr. Wildes** said he has no plans for the area but perhaps it may be more parking in the future. **Matt** said Mr. Wildes could put an accessory structure if he met the setbacks, however only one primary structure is allowed on a parcel so there would be no chance of another primary building being built. **Mr. Wildes** said he is investing a lot of money in this project and he wants it to be something that he can be proud of.

Public Input: **Mr. Michael McKnight** said he had concerns about the parking for the project, however Mr. Wildes has satisfied his concerns.

Motion: **Ms. Bessinger** made a motion to grant the variances for the maximum height being 40 ft. and the front setback being 25 ft. with the conditions that the project be completed within 2 years and that the Building Department will oversee the project's design, that it will closely resemble the Old Georgetown Bank, seconded by **Ms. Green**; the motion was approved unanimously.

V16-14

The City of Georgetown is seeking a variance to Article IV, Section B-2 of the Flood Damage Prevention Ordinance, for 341 East Bay Street (Park), TMS #05-0035-027-00-01, zoning district R-1. Matt Millwood/City Staff told the Board that the City would like to construct restrooms at East Bay Park. This area is in a flood zone and the Flood Ordinance require the restrooms to either be raised or dry flood-proofed, which means it will be totally sealed with no water being allowed in or out. The variance request is to allow the restrooms to be wet flood-proofed, which would allow the restroom to be constructed out of water resistance tiles, concrete, stainless steel fixtures, and flood vents; which means if it gets wet it would not destroy the contents. This request is sought to avoid raising the structure or dry flood-proofing. The City is trying to do this for the community, and because this is listed in the City Ordinance it would need a variance to move forward. **Rick Martin/City Staff** said that Matt and he are the Flood Plain Managers for the City and County and they will have to obtain a variance for this project. If a ramp is put in it would have to be at least 1:12 degree slope. This is a unique situation since this is not a habitable building, it is just restrooms that will enhance the area. **Mr. Dozier** asked what would prevent a home owner from coming in and wanting to get the same type variance. Staff said a residential home has to be raised when it is located in the flood zone. **Orlando Arteaga/City Engineer** said the proposed restroom finish floor would be at 7.5 ft. with a metal roof and masonry walls.

Public Input: None

Motion: Ms. Bessinger made a motion to grant the variance to allow the restrooms at the East Bay Park to be wet flood-proofed instead of dry flood-proofed, seconded by Ms. Green; the motion was approved unanimously.

V. **Board Discussion: Matt went over changes made to the zoning ordinance concerning Accessory Structures for commercial and residential. The residential properties would be allowed a total of 3 accessory structures not to exceed 600 sq. ft. in total, and the commercial property accessory structures would not exceed 10% of the lot size. The Board had no issues with the changes made and unanimously recommended it to be presented to the Planning Commission.**

VI. **Adjournment: With there being no further business the meeting was adjourned.**

Submitted By,

*Debra Grant
Board Secretary*