

MINUTES
Board of Zoning & Appeals
February 20, 2018

MEMBERS PRESENT: James Dozier, Brenda Bessinger, Sandra Quinn, & John Kester

MEMBERS ABSENT: Johnny Wilson & Susan Fischer-Montgomery

OTHERS PRESENT: Rick Martin, Cindy Thompson, & Debra Grant

- I. **Call to Order**
- II. **Public Hearing: None**
- III. **Approval of Minutes for January 10, 2018;** Ms. Quinn made a motion to approve the minutes as written, seconded by Ms. Bessinger; the motion carried unanimously.
- IV. **Variance Request**

V#18-02

1. **The Bradley Housing Development, LLC**, future owners of 1510 Anthuan Maybank Dr. (TMS#05-0002A-002-00-00), are seeking a variance to Article VIII (maximum height) and Article XI (parking requirements) of the City of Georgetown Zoning Ordinance to build a senior living complex. **Rick Martin/City Staff** told the Board that all notices were sent out and there has been no responses. This request is for the proposed 43 unit senior living apartments that will be in the rear of Badcock furniture store; the property has been rezoned from GC (General Commercial) to R-4. The variance request is for a height variance from 35 ft. to 45 ft. also there is a request for a parking variance, going from 2 spaces per unit to 1.25 per unit; this would change the required 86 spaces to 54 spaces. **Ms. Quinn** asked when and if the Board had ever approved a height variance. **Rick Martin/City Staff** said the Board had approved a height variance for a residential property (the Christmas house) on the boulevard, and commercial property (Harbor Walk Villa's) were given a height variance also. Rick said the CC (Core Commercial) district has been changed to 45 ft. in height in the zoning ordinance. **Mr. Dozier** asked about the reduction in the parking spaces and asked if the developers could put something on the open space. **Rick Martin/City Staff** said the reduction would help with more area for green space, and he did not know if something would be added to the property at a later date. **Mr. Tim Harris/ASI Engineers** said the process with this type of project is done by a research process that gives the amount of units and parking needed for a particular area. The reduction of parking is being sought to prevent a big sea of asphalt. Mr. Harris said there are strict guidelines that will have to be followed to be in compliance of the funding. The height variance is being sought so the building can be 3 stories to decrease the total footprint of the building, the total height will be approximately 43 ft. but it was advised to apply for a 45 ft. variance to be safe. The front of the property will probably be developed as commercial and with the building sitting so far from the road it would not make a big impact. **Ms. Quinn** asked how the owners could ensure that the units would be senior apartments. **Mr. Harris** said the apartments will be restricted to 55 yrs. or older tenants. **Mr. Chris Whitener/Bradley Development** said the applications would stipulate the age requirement and the units would be based on the income of the tenants, this would not prevent the tenants from having family visiting but they would have to be on the lease to live in the apartments. Most tenants are widows or widowers, people downsizing. Out of the 43 units there will be about 6 one bedrooms and the rest will be two bedrooms. **Mr. Kester** asked about the deadline for the developers to begin their process. **Mr.**

Whitener said they do have an application submittal deadline of March 9, 2018, to the SC Housing Financial Agency out of Columbia, for the tax credit program. The rent will be \$500-\$700 per month. **Ms. Quinn** asked if the property has been purchased. **Mr. Whitener** said not yet it is under option at this time, the application process is usually done before the property is purchased. **Ms. Quinn** had concerns about the variance being attached to the property and if granted something else could be built other than the senior units. **Mr. Whitener** said that is impossible, the guidelines and stipulations given by the state are very specific and the project that is on the application has to be done if approved. **Mr. Kester** asked about landscaping. **Mr. Harris** said there will be landscaping around the parking area and the other surrounding areas will be allowed to grow naturally. **Ms. Quinn** still had concerns about the variance being attached to the property and if for some reason this project does not go forward the variance would still be in place. **Rick Martin** said there has been cases where the Board has granted variances and put time limits on them, up to 2 years, and this could be considered for this case.

Public Input: None

Motion #1:

Ms. Bessinger made a motion to grant the variance request for a height variance, to increase the required 35 ft. to 45 ft. the variance is contingent on the property being used only for the apartments being senior living units, with the stipulation that the project will begin construction within a 2 year period, seconded by Ms. Quinn; the motion carried unanimously.

Motion #2:

Ms. Bessinger made a motion to approve the variance request for a decrease in the required parking spaces from 2 spaces per unit to 1.25 per unit (from 86 to 54 spaces), this variance is contingent on the property being used only for the senior living units, and with the stipulation that the project will begin construction within a 2 year period, seconded by Ms. Quinn; the motion carried unanimously.

V. Board Elections:

Ms. Bessinger nominated **Mr. John Kester**; seconded by Ms. Quinn, with there being no further nominations, **Mr. Kester will serve as the Chairman for 2018-2019.**

Mr. Dozier nominated **Ms. Brenda Bessinger**; seconded by Ms. Quinn, with there being no further nomination, **Ms. Bessinger will serve as the Vice Chair for 2018-2019.**

VI. Board Discussion: Rick Martin asked the members to seek people that are willing to serve on the Board.

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

Submitted By,

*Debra Grant
Board Secretary*