

MINUTES
Board of Zoning & Appeals
February 3, 2016

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

MEMBERS ABSENT: James Dozier

OTHERS PRESENT: Matt Millwood & Debra Grant

- I. **Call to Order**
- II. **Public Hearing: None**
- III. **Approval of Minutes for January 6, 2016; Mr. Kester made a motion to approve the minutes as written, seconded by Ms. Green; the motion carried unanimously.**
- IV. **Variance Request**

V#16-01 **Ms. Margaret T. Grant** of 214 Cannon Street, being represented by **Mr. Jason Grant** is seeking a variance to Article VIII (setbacks) of the City of Georgetown Zoning Ordinance. **Mr. Kaminski** announced that this application was a continuance from last month's meeting, the applicant has submitted an amended application, and Staff and the applicant are still under oath.

Matt Millwood/City Staff told the Board that this house is in R-4 in the Historic District. The height of the proposed building will be approximately 12 ft., it will be 5 ft. off the rear, 5 ft. off the side property line, and the total gross of the building will be approximately 536 sq. ft. The request is for a **3 ft. variance** on the side setback. **Mr. Kaminski** asked if this area contained accessory buildings of different sizes, Matt said yes many different sizes and located within the setbacks as well as outside the setbacks. This applicant will be required to go to the Architectural Review Board for approvals.

Mr. Jason Grant told the Board that he would like to replace the damaged structure as close to the foundation of the original structure as possible, for three (3) reasons: location of the main house, remain in alignment of the driveway, and preserve the use of a small backyard. The new building will be in a similar design of the original building.

Public Input:

Mr. Clayton Bull/ neighbor said he had no problems with the granting of the variance as requested.

Motion: Mr. Kester made a motion to grant the 3 ft. variance for the north side setback, seconded by Mr. Wilson; the motion carried unanimously (6 to 0). This variance will be contingent on the approval by ARB.

V#16-02 **Chase Ridgeway/Ridgeway Funeral Home** is seeking a variance to Article V, Sec. 511 (accessory structure area) of the City of Georgetown Zoning Ordinance.

Matt Millwood/Staff told the Board that the property had been posted, a news article published, and notices sent to surrounding property owners. The funeral home's parking is in the rear of the lot and the applicant is requesting to install a 3 bay garage that will be 864 sq. ft. that would represent a 264 sq. ft. variance, he meets the setbacks and the height is in compliance. **Mr. Kester** asked about the statement about Marshall's Marina having a large accessory building. Matt said the structure that is behind the Marshall Marine building was there and was renovated. The large new structure is attached and considered an addition. Matt said he is not aware of any structures over 600 sq. ft. and if Staff became aware it would be asked to comply with the ordinance. There is a large structure at a car lot on Highmarket St. but it does not have a foundation and will be required to be removed. Matt said since he has been working with this Board he has not known of an allowance of a structure being over the 600 sq. ft. **Mr. Kaminski** asked about the parking required by the City. Matt said he meets the parking required however if he had to build more than one structure it would possibly impede on two or more of his parking spaces. **Ms. Bessinger** asked if the residential and the commercial zonings have the same requirements for accessory structures. Matt said there are not distinctions between the two in the Zoning Ordinance. **Mr. Kaminski** said there is a provision in Section 700.11 of the Zoning Ordinance that says *"the intent of this district is to establish business areas that encourage the grouping of compatible business activities in which parking and traffic congestion can be reduced to a minimum. In order to achieve the intent of the GC District, as shown on the Zoning Map of the City of Georgetown, SC"*

Mr. Kaminski said he summarizes this to mean that the City Council does not want to take away from the parking of Commercial properties. Matt said because this property is in the Overlay District the aesthetics, design, and landscaping is important, and without giving an opinion, it seems it would make it more appealing by allowing one building and landscaping around it. There is no on- street parking on Highmarket Street. **Ms. Bessinger** said she understands this ordinance for residential however for a business and in order for it to operate properly and have the needed parking, it would look better to have the one building rather than three or even two.

Mr. Timothy Chase Ridgeway/Applicant told the Board that if he had to install 3 structures they would be 12 x 24 totaling 264 each, and having 6 ft. between each building it would take away 2 parking spaces. The City requires 18 parking spaces and if 2 are lost the parking requirements would not be met. If the requested 864 structure is allowed the 2 parking spaces will be preserved. Because parking spaces are limited large viewings are discouraged. One of the main issues is to have parking for the hearse, which is the reason for the depth being 24 ft. The state also requires a funeral home to have 6 caskets on site at all times and currently they are being stored upstairs which is difficult to manage, so one of the bays would be for storage of the caskets. If the Board did not grant the requested variance, Mr. Ridgeway would have to build one 24 x 24 (garage) and one 12 x 24 (storage) and would still lose one of the parking spaces. The building would be pre-fab and would have a concrete slab. The property is being leased by Mr. Ridgeway. **Mr. Kaminski** asked at what point did he discover he needed this accessory structure. **Mr. Ridgeway** said he began this project in December 2015. **Mr. Ridgeway** said the owners had the property zoned GC and he is the first business that operated out of the property. **Mr. Kaminski** asked if this request was granted would it pose a problem for adjoining properties. **Mr. Ridgeway** said no there would be enough

space between the properties that it would not pose a problem. **Mr. Kaminski** asked if there are any other funeral homes in the area with a similar situation. **Mr. Ridgeway** said yes the Graham Funeral Home in Maryville has a four bay garage, The Mayer Funeral Home has a five bay garage, and Wilde's Funeral Home has an accessory building and a garage.

Public Input:

Mr. Bob Roberts owns the neighboring house and had no objections to the request.

Board Discussion:

Mr. Kester said the Overton request that was mentioned earlier was a different case because they didn't want to comply with the 6 ft. separation between the buildings. It should be some flexibility for businesses verses residential.

Mr. Kaminski said the Zoning Ordinance doesn't give flexibility for this item and isn't very well written. However Section 700.11 does give some relief for businesses.

Ms. Bessinger said she feels this was needed for **Mr. Ridgeway** to continue to conduct business and comply with what is required by the State, and the parking required by the City.

Ms. Green said she did not have a problem with the request and is in favor of the one structure rather than having multiple structures.

Motion: **Mr. Wilson** made a motion to grant the request for a 264 sq. ft. dimensional variance for an accessory structure, seconded by **Mr. Kester**; the motion carried unanimously (6 to 0).

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

Submitted By,

Debra Grant

Board Secretary