

MINUTES
Community Appearance Board
December 9, 2015

MEMBERS PRESENT: Ms. Brenda England, Joel Barsky, Robert McCarley, Billy Mitchell, Janet Johnson, Sharon Jones, & Ronald McInnis

MEMBERS ABSENT: None

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

- I. **Call to Order**
- II. **Approval of Minutes:** May 15, 2015; **Ms. Johnson made a motion to approve the minutes as presented, seconded by Ms. Jones; motion carried 4 to 0.** *(Mr. Barsky, Mr. McCarley, & Ms. England are new members and were not present at the last meeting)*
- III. **Public Input:** None
- IV. **Consideration:**

Primax Properties, LLC representing Bojangles Restaurant, is seeking a variance from the strict interpretation of the City of Georgetown Zoning Ordinance, Article XIII (Overlay District).

Matt Millwood/City Staff welcomed the newly appointed Board members (England, Barsky, & McCarley) and thanked everyone for coming. Matt told the Board that this request is for a new restaurant that will be located in front of Tractor Supply and in the General Commercial zone. The applicants are asking for a variance to allow them to install a **parapet roof** rather than the required 6/12 pitch roof stipulated in the Ordinance (The Zoning Administrator has no objections on the roof), the use of **EIFS as a building material** on the top portion of the building (above 14 ft.), and the reduction of the landscape requirements; **2 ft. variance on the South side, 1.7 ft. variance on the West side, and 3.3 ft. variance on the North side**. This would allow the applicant to have 3ft. on the South side, 3.5 ft. on the West side, and 1.9 ft. on the North side. The applicants have worked diligently with the Staff and have reduced the size of the building, and they received a variance from the Board of Zoning Appeals for their parking requirements (32 parking spaces rather and 39 parking spaces). With all their efforts they still need a variance for the landscaping. **Mr. McCarley** asked about the greenery to the left of the proposed location, and asked if it would remain. Matt said he would imagine it would be a buffer for future development, but would not commit to saying always.

Mr. Mike Erickson/Architect for Primax, was asked by Mr. Mitchell why the applicants could not use one of the other materials listed in the Ordinance rather than the EIFS, Mr. Erickson said it would be cost effective to use the EIFS rather than using something like split face block, and the look of the building is a cooperate image. **Ms. Jones** asked if there would be a retention pond added to this project. Rick Martin said a retention pond is not required. **Mr. McCarley** had concerns about the landscaping buffers being just a strip down the asphalt. **Mr. Erickson** said there's nothing that can be done at this point, they are using all available area for parking and driving. The landscaping requirements (15%) is being met at this point. **Matt Millwood** said the owners have worked with Staff and did their best to install landscaping, and even tried to work with the neighboring businesses to share the parking, but that could not be done and this is the best they can do.

Public Input: None

Motion: Mr. McInnis made a motion to approve the request to install a parapet roof, seconded by Ms. Johnson; the motion carried 7 to 0.

Motion: Mr. Mitchell made a motion to approve the use of EIFS on the top portion of the building (above 14 ft.), seconded by Ms. England; the motion carried 5 to 2.

Motion: Ms. Jones made a motion to approve the request for reduction of the landscaping, seconded by Mr. McCarley; the motion carried 7 to 0. (2 ft. variance on South side, 1.7 variance on the West side, and 3.3 variance on the North side).

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

Submitted By,

*Debra Grant
Board Secretary*