

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes June 5, 2019

ATTENDANCE

Board Members

Jane Hovington - absent
Eric Evans
Shirley Hitchens
Ron Howard
Todd Wilson

Staff

Jamie Craddock
Jocelyn Godwin
Vince Robertson, BOA Solicitor

1. CALL MEETING TO ORDER

Vice Chair Evans called the meeting to order at 5:03 p.m.

2. APPROVAL OF MINUTES:

Agenda order revised.

A. April 3, 2019

Member Hitchens moved, seconded by Member Howard, to approve the April 3, 2019 regular meeting minutes as presented. **APPROVED (3-0) Member Wilson not in attendance.**

B. May 6, 2019

Member Hitchens moved, seconded by Member Howard, to approve the May 6, 2019 regular meeting minutes as presented. **APPROVED (3-0) Member Wilson not in attendance.**

3. PUBLIC HEARING: BOA CASE #2019-10

An application by Becker Morgan Group Inc., on behalf of Georgetown Plaza Associates, LLC., requesting (1) a variance from §230-15 Attachment 1 Height Area and Bulk Table of the Code of the Town of Georgetown for a reduction of the required 40' front yard setback to the proposed 20' front yard setback.

Vice Chair Evans opened the public hearing. Mrs. Godwin confirmed that the application was duly advertised and no correspondence was received.

Jonathan Richard, of Becker Morgan Group, presented the application. A new pad site is proposed in the southwest corner. The fact that there is an established building line with the

other two buildings in the front of the Plaza and in keeping with the nature of the existing drive aisle, the reduction of the setback is requested to 20 feet.

The Board had previously approved the reduction in 2015, which has now expired. The recommendation was made to extend the approval, if given, to a two year expiration as there is not a current tenant for the property.

The setback is consistent with the other sites on the property. The requested setback will not adversely affect the neighboring or adjacent properties and is the minimum that would be needed.

No public comment was received either for or against.

Vice Chair Evans closed the public hearing.

Member Hitchens moved, seconded by Member Howard, to APPROVE the variance for reduction of the required 40' front yard setback to the proposed 20' front yard setback as presented and to extend expiration to two years. APPROVED (UNANIMOUS, 3-0).

Roll Call Vote:

Member Howard – Yes, not out of character with the existing area

Member Hitchens – Yes, allows reasonable fit, approved in the past

Vice Chair Evans – Yes, meets the character of the shopping center, not detrimental to other properties.

Member Wilson not in attendance for the case.

A five minute recess was taken, until Member Wilson arrived.

4. APPROVAL OF FINDINGS OF FACT:

A. April 3, 2019

Member Hitchens moved, seconded by Member Howard, to approve the April 3, 2019 findings of fact with the correction (Dennis to Hitchens), as presented. **APPROVED (3-0) Member Wilson abstained.**

B. May 6, 2019

Member Hitchens moved, seconded by Member Wilson, to approve the May 6, 2019 findings of fact as presented. **APPROVED (UNANIMOUS, 3-0) Member Howard abstained.**

5. APPROVAL OF MINUTES:

A. September 5, 2018

Member Wilson moved, seconded by Member Hitchens, to approve the September 5, 2018 regular meeting minutes as presented. **APPROVED (UNANIMOUS, 3-0)**
Member Howard not on Board.

6. ADJOURNMENT

Member Hitchens moved, seconded by Member Howard, to close the meeting at 5:25 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Eric Evans, Vice Chair

ATTEST:



Jocelyn Godwin, Planning Department