

# TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

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## Meeting Minutes January 4, 2023

### ATTENDANCE

#### Board Members

Jane Hovington

Tom Baker

Ron Howard

Mike DiGiacoma

Billy Edwards

#### Staff

Jamie Craddock

Jocelyn Huff

John Paradee, BOA Solicitor

#### 1. CALL MEETING TO ORDER

Chairperson Hovington called the meeting to order at 5:00 p.m.

#### 2. APPROVAL OF DECEMBER 7, 2022 MEETING MINUTES

Member DiGiacoma moved, seconded by Member Edwards, to approve the December 7, 2022 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

#### 3. Public Hearing:

A. BOA CASE #2022-36

*An application by Tania Roblero with Georgetown Mini Market, requesting from the Code of the Town of Georgetown, (1) from §230-85 a variance to increase the allowable lot coverage from 20% to the proposed 21%; (2) from §230-148 a special exception for the reduction of the required 9 parking spaces to the proposed 4 parking spaces; (3) from §230-152 a special exception for a waiver of the required loading space. The property is located at 106 North Railroad Avenue, identified as SC Tax Parcel 135-14.20-309.00 zoned UB2 (Neighborhood Business District).*

Bob Wheatley, Project Manager for the applicant, presented details of the project and request. As the project site is on the smaller side, the increase in lot coverage would allow the use of more standard construction materials in standard sizes. The 65 square feet is significant in relation to the building.

Michael Cotton, of Cotton Engineering, confirmed they did the survey of the site and sometimes there is variation between the deeded square footage and the newer and more accurate survey equipment.

The existing house will be taken down and then new construction.

Chairperson Hovington asked for any public comment either for or against the application.

An email from Avendano Ventura was submitted and read into the record listing concerns with the project related to parking, traffic, hours of operation and trash.

Christina Diaz-Malone, of 216 South Race Street, spoke as a private citizen and shared that she is a customer of the applicant's other locations, and asked the Board to consider the environment on North Race Street and surrounding area. It is a pedestrian community and the requests deserve consideration. A lot of income is generated for the Town from the surrounding community.

**Member DiGiacoma moved, seconded by Member Edwards, to approve the variance to increase the allowable lot coverage from 20% to the proposed 21%, as the requested increase is relatively minimal.**

**Roll call vote:**

**Member DiGiacoma – Yes, as previously stated.**

**Member Edwards – Yes, as the request is minimal for only 1%.**

**Member Baker – Yes, disagreement with the square footage but the error is accommodated in the 21% request for the 20 square feet.**

**Member Howard – Yes, due to minimal request.**

**Chair Hovington – Yes, as stated and creates no harm to the surrounding community by approving the request.**

**APPROVED (UNANIMOUS).**

The Board discussed locations of available off-street parking spaces, current traffic flow and the bus drop off. The applicant stated the impact, if the parking space reduction is denied, would make the project not feasible on such a small lot. One space at 200 square feet would impact the site plan. The small store is a convenience store with quick purchases made by local residents and only a few customers at a time. Small delivery vans will be utilized and a box truck possibly once every two weeks. Impact to the surrounding area would be minimal.

No additional public comment was offered.

**Member Edwards moved, seconded by Member DiGiacoma, to approve the special exception to reduce the required nine parking spaces to the proposed four, while the traffic congestion is a concern, it is a small store which will have mostly pedestrian customers and will cause minimal harm to the area.**

**Roll call vote:**

**Member DiGiacoma – Yes, project cannot proceed without reduction.**

**Member Edwards – Yes, as stated in motion.**

**Member Baker – Yes, no good reason to not approve, no detriment.**

**Member Howard – Yes, no detrimental impact to the area.**

**Chair Hovington – Yes, would be detrimental to the applicant if not approved and there is on-street parking available along Laurel Street.**

**APPROVED (UNANIMOUS).**

Member DiGiacoma moved, seconded by Member Baker, to approve the special exception to waive the required loading space, as there is parking in the back and if unoccupied, could be used as a loading space.

Roll call vote:

Member DiGiacoma – Yes, as stated.

Member Edwards – Yes, acknowledging it is a busy street, it will not be impacted further.

Member Baker – Yes, the area is not needed for larger trucks.

Member Howard – Yes, as stated.

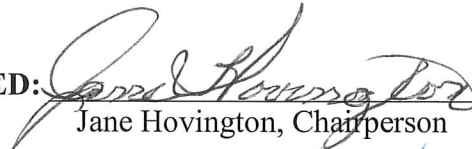
Chair Hovington – Yes, asking the applicant to keep in mind the traffic along Railroad Avenue and utilize the side and rear for deliveries.

**APPROVED (UNANIMOUS).**

#### 4. ADJOURNMENT

Member DiGiacoma moved, seconded by Member Edwards, to close the meeting at 5:54 p.m. **APPROVED (UNANIMOUS)**

APPROVED:

  
Jane Hovington, Chairperson

ATTEST:

  
Jocelyn Huff, Planning Department