

CITY OF PALMETTO
PLANNING AND ZONING BOARD
JANUARY 15, 2015 – 5:30 P.M.

PLANNING AND ZONING BOARD MEMBERS

ELECTED OFFICIALS PRESENT

Randy Iaboni, Chair
Jon Moore, Vice Chair
Larry Deynes
Eve Joy
William C. Price, III

STAFF PRESENT

Mark Barnebey, City Attorney
Debra Woithe, City Planner
Kera Hill, Planning Technician

 Vice Chair Mr. Moore called the meeting to order at 5:33 PM.

All persons intending to address the Planning and Zoning Board were duly sworn in.

William C. Price, III was duly sworn into the Planning and Zoning Board.

1. ELECTION OF 2015 OFFICERS

- A. ELECTION OF OFFICER
- B. ELECTION OF CHAIR

Ms. Joy nominated Mr. Moore for Chair, however Mr. Moore declined.

Mr. Moore nominated Randy Iaboni and the motion carried 5-0 to elect Mr. Iaboni as Chair of the Planning and Zoning Board.

Larry Deynes nominated Jon Moore for Vice Chair, and the motion carried 5-0 to elect Mr. Moore as The Vice Chair for the Planning and Zoning Board.

2. PLANNING & ZONING BOARD AGENDA APPROVAL

Motion: **Ms. Joy moved, Mr. Iaboni seconded, and the motion carried 5-0 to approve the January 15, 2015 Agenda.**

3. APPROVAL OF MEETING MINUTES

(TAB 1)

Motion: **Mr. Iaboni moved, Mr. Deynes seconded, and the motion carried to approve the November 20, 2014 Minutes.**

4. PUBLIC COMMENT

None

5. DOWNTOWN ALTERNATIVE PROPOSAL- DAP 2014-03 (D.WOITHE)

(TAB 2)

THIS IS A REQUEST FOR A DOWNTOWN ALTERNATIVE PROPOSAL DAP 2014-03 BY DOLLAR GENERAL LOCATED AT 1001 10TH STREET WEST.

Debra Woithe stated that the Downtown Guidelines were established to ensure that public and private development projects implement the goals, objectives, policies and the visions of the City's Comprehensive Plan, Community Redevelopment Plan and Waterfront Development Plan. That the purpose and intent for the development within the Downtown Core be consistent with an urban theme, combining moderate residential density with commercial activities and recreational opportunities necessary for a vibrant downtown.

Mrs. Woithe explained The Downtown Guidelines state the following:

- Enhancing the quality of the downtown;
- Achieving Quality contextual design
- Achieving design that implements the vision and character
- Encouraging diversity
- Providing design flexibility instead of aesthetic control,
- Guiding appropriate rehabilitation of buildings
- Creating a pedestrian-oriented environment built on the City's history and activities
- Providing invest and property owner confidence through design continuity.

The Downtown Guidelines were established in May of 2007; which speaks to new construction, relocations, additions and modifications requiring a permit (not related to single family or duplex)

The phrase "appropriate" in the Downtown Core Design Guidelines shall mean compliant, and the phrase "inappropriate" shall mean prohibited.

Mrs. Woithe further went on to mention the alternative design approaches that are outlined within the Downtown Guidelines states that ideally if every project could meet all aspects of the Downtown Design Guidelines; but that it may not be possible due to a site's physical constraints or other considerations. Also that flexibility in considering alternative approach to good design allows the City to encourage design creativity and to avoid possible undue hardships in particular situations.

The Board can consider a superior or equivalent alternative proposal to the Downtown Design Guidelines for approval. The alternative can be requested when an applicant cannot or does not want to strictly comply with the requirements of the Downtown Core Design Code.

Dollar General has asked for an Alternative Proposal for windows, an alternative to translucent windows. The storefront entry windows will be translucent; however they're proposing faux glass to the other windows. The need for the faux windows is based on the interior layouts and product displays within the store. The building design meets all other requirements of the Downtown Design Guidelines.

The Downtown Guidelines addresses windows and doors as:

Appropriate:

- Translucent glass installed on ground floor, except for stained or art glass and that is in character with the style of the building and/or use (churches, craftsman buildings, etc.).
- Windows along all streets.

Inappropriate:

- Darkly tinted or reflective glass
- Blackened out windows or any other use of material that achieves that effect
- Walls without windows along street frontages.

Mrs. Woithe explained that Dollar General has made some changes to be in compliance with the Downtown Design Guidelines, such as:

- Changed siding from Vinyl to Hardee Board; using vinyl would have required a downtown alternative; but with making this change, they are now in compliance.
- Signage to be more decorative windows
- Added more windows along secondary façade
- Added secondary doors to the secondary façade

Currently in compliance:

- Access, circulation, parking, pavers in the pedestrian area, natural access control, open space, buffering, screening, landscaping, building placement, building design, architecture, face design, secondary facades, side facades, roof design, other architectural features, materials and colors.

The property to the North of Dollar General is not in the Downtown Guidelines, nor is the Northwestern property.

The use of land and the zoning are both in compliance of the Downtown Guidelines.

To main entrance will be located on the North side of the building and will be translucent glass.

Staff recommends approval of the proposed downtown alternative proposal for the Dollar General. The windows have lintels and the faux windows can be punched out and replaced with fully transparent

windows if retail demand warrants in the future. The parcel is on the Northwest corner (edge) of the Downtown Core with properties on the North Side of the street being outside of the Downtown Core.

The windows are the only item that is not meeting the requirements of the Downtown Guidelines. The building is designed to have the faux windows, so that merchandise can be placed on shelves and not seen from the windows.

Kathy Hattaway with HCI Planning, Inc. stated the benefits of the proposed use would be the following:

- Environmental clean-up of a contaminated site within the City.
- Redevelopment of property that does not meet the intent or criteria of the Downtown design Guidelines.
- Establishment of an anchor site at the Northwestern corner of the Uptown District, this encouraging and supporting in-fill development eastward.
- Construction of a well-designed building that is architecturally relevant to the history of the area.
- Long-term commitment to the City by a National retailer that will provide convenient goods and services to local residents.

Ms. Hattaway stated that the proposed use of faux windows, are real windows and have all the building standards of a real window. The faux windows would be used on secondary and tertiary elements of the building. The front entrance and storefront are to be translucent glass.

Ms. Hattaway also mentioned some of the Alternative Design Guidelines state the following:

- Although it would be ideal if every project could meet all the aspects of these guidelines, which may not be possible.
But that Dollar General has met all of them but one.
- Small projects may be able to meet only a selection of the principles.
- The City recognizes that each project must be considered individually, and is committed to a collaborative review process.

Jeremy Anderson with Hanlex Development stated that there will be sidewalks connecting 10th Street West and 10th Avenue West.

Also mentioned that they will be splitting the property middle of the drive on 10th Street West; creating an access point that is shared.

A Public space has been created in the front of the store, a sidewalk in an octagon shape and benches. There will also be lightening at a pedestrian level.

Jeremy explained that the lintel above the windows, behind the block, which is a 4 inch block, will be a tinted window and the block behind it will be painted dark; so you will not see it.

The building pad has been put up and they have their building foundation permit and are moving along.

Mr. Iaboni asked why Dollar General doesn't have transparent windows instead of the blackened windows. Jeremy stated that he's not aware of any Dollar General projects that have done it that way and thinks that the fixture goes to the back and doesn't look very good and this would be a nicer look.

Jeremy Anderson first approached the City in May 2013, at that time were made aware of the Downtown Guidelines, and then made many changes. Also explained it has not been easy to meet the Downtown Design Guidelines.

Chairman Iaboni opened the public hearing.

Rita Bernot explained she doesn't want a Dollar General. She mentioned about the numerous projects that The City has done in Palmetto and she is truly thankful for. But she feels The City should limit the size and placement of the signs to the building and the façade could be approved.

Chairman Iaboni Closed the public hearing.

Attorney Barnebey mentioned the Dollar General is on the edge of the Downtown Guidelines. Asked if the shutters on the building can be shut? Jeremy Anderson state no, they will be fixed to the building. Mark mentioned that if it were shut that it wouldn't be against the code.

Debra Woithe stated that the Dollar General from the outside of the building is complaint, with the exception of the windows. Also the signs will be forced to be in compliance with the City Ordinances.

Jon Moore asked if the multi corridor that will link Riverside Drive and Old Main, to 17th and to the Train Station in the future and if this was taken into consideration with staff. Mrs. Woithe stated that she knows it was discussed but the discussions took place before her time and would rather the owner speak in regards to that discussion. Jeremy Anderson mentioned the reason why the building is set back from 10th Avenue West appears to be for future road expansion.

William Price asked how many useable interior square feet at location. Jeremy Anderson stated there is 7,400 usable square feet. Dollar general will be their tenant. Interior will be used strictly for Dollar General Store.

Ms. Joy asked the gross square footage. Jeremy stated the gross square footage is 9100 square feet.

Jon Moore had a request in regards to lightening; exterior lightening, both pole and wall mount lights have a cutoff at the property line. Jeremy stated they have designed these to the City's Code. Attorney Barnebey stated we don't have a lot of detail on lightening in our code and may want to look at that and lightening should be arranged to reflect away from adjoining residential premises and public right away. Lights would cut off at the property.

Motion: Mr. Price, III moved, Ms. Joy seconded, and the motion carried to approve the request for DAP 2014-03.

6. Old Business

None

7. New Business

None

8. Adjournment

Chair Iaboni adjourned the meeting at 7:05 PM.

Minutes were approved: April 16, 2015.