

# TOWN OF GEORGETOWN - PLANNING COMMISSION

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## Meeting Minutes September 17, 2014

### ATTENDANCE

#### Commissioners

Gary Tonge  
Chester Johnson  
Diane Greenberg  
John Painter  
Bob Ricker - Absent

#### Staff

Jocelyn Godwin, Planning  
Tim Willard, Solicitor  
Jamie Craddock, Planning

1. **CALL MEETING TO ORDER**

Commissioner Tonge called the meeting to order in the Town Hall at 6:00 p.m.

2. **APPROVAL OF AUGUST 20, 2014 MEETING MINUTES**

Commissioner Johnson moved, seconded by Commissioner Greenberg, to approve the August 20, 2014 regular meeting minutes as presented. **APPROVED** (Yeas – 3, abstain – 1 (Tonge))

3. **PUBLIC HEARING: Revision to §230-76. Signs permitted in all districts**

Mrs. Godwin presented revisions to the Signage Ordinance proposed by the Mayor and Town Council. The verbiage presented was read into the record.

Commission Chair Tonge opened the meeting for public comment. No public comment was received either for or against the revisions. Mrs. Godwin confirmed that no correspondence was received either for or against. The Commission Chair closed the public comment period.

**Commissioner Johnson moved, seconded by Commissioner Greenberg, to recommend approval of the verbiage as presented. APPROVED (UNANIMOUS)**

4. **CASE #2014-15 Historic Review**

*An application by Rogers Sign Company, Inc., for approval of a sign to be located at 9 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 203.00 zoned HD (Historic District).*

Darlene Matthes, of Rogers Sign Co., presented the application. The sign will replace the current sign on the existing bracket. The sign will be burgundy as presented with silver lettering.

**Commissioner Johnson moved, seconded by Commissioner Painter, to APPROVE the sign as presented. APPROVED (UNANIMOUS)**

**5. BOA CASE #2014-14**

*An application by Frank Kea, on behalf of Solutions Integrated Planning, Engineering and Management, LLC., requesting from the Code of the Town of Georgetown (1) a special exception from §230-148 for a reduction of the required 21 parking spaces to the proposed 12; (2) a special exception from §230-151 (F) for a reduction of the required 25' interior drive width to the proposed 12' – 16' width; (3) a special exception from §230-151 (A) for a reduction of the required 10' x 22' parallel parking space to the proposed 8' x 22'; (4) a special exception from §230-151 (I) for relief of the required continuous visual 6' screening requirement. The property is located at 202 North Bedford Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 129.00, zoned UR2 (Medium Residential).*

Frank Kea, of Solutions Integrated Planning, Engineering and Management, presented the application. The current office is located at 132 East Market Street.

The Commission confirmed that the utility pole will be removed from the parking area. Commissioner Painter expressed concern with the number of variances applied for and the impacts of shifting to commercial versus residential (lose contribution to community). Depot Street traffic was stressed as a concern, by Commissioner Johnson, since customers will use on-street parking to be closer to the door. Chairman Tonge added that due to the disrepair of the property, it would be a benefit to have the property fixed up. No adverse impact to the neighborhood. On-street parking will handle any overflow of parking needed.

**6. BOA CASE #2014-16**

*An application by Beacon Hospitality II, requesting from the Code of the Town of Georgetown a variance from §230-170 (E) to allow for one (1) additional wall sign. The property is located at 22297 Dupont Boulevard, identified as Sussex County Tax District 135 Map 19.00 Parcel 63.01, zoned HC (Highway Commercial).*

Bob Ruggio, representing Beacon Hospitality, presented the application. The franchise, Wyndham, requires the name to be on each side of the building facing the road. One sign is permitted by the Town code. Other signs on the property will be a sign on Route 113 and a monument sign on Old Laurel Road. No adverse impact of the request was determined.

**7. CASE #2014-17 Site Plan Review**

*An application by Becker Morgan Group, Inc., on behalf of Indian River School District, for site plan review and approval for the construction of a 1500 square foot pole building for storage purposes to be located at 664 North Bedford Street, identified as Sussex County Tax District 135 Map 14.00 Parcel 82.00 zoned ED (Education District).*

Garth Jones, of Becker Morgan Group, presented the application. The application is for a pole building at North Georgetown Elementary School for storage. The building will go directly behind the smaller storage building in the back. The building will store furniture and books.

The Commission asked if any concrete aprons or walkway will be added. The applicant stated there is no concrete planned at this time. When asked if children will have access to the building, the applicant confirmed that there will be a fence placed around the building as there is on the existing shed.

Concern was expressed that mildew will occur when there is no concrete pad.

**Commissioner Johnson moved, seconded by Commissioner Painter, to APPROVE the application as presented. APPROVED (UNANIMOUS)**

**8. Planning Department Report**

Mrs. Godwin informed the Commission of upcoming applications and shared a flyer of the Planning Conference coming up in October.

**9. ADJOURNMENT**

Commissioner Johnson moved, seconded by Commissioner Greenberg, to adjourn the meeting at 6:32 p.m. **APPROVED (UNANIMOUS)**

APPROVED:

  
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Gary Tonge, Chairperson

ATTEST:

  
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Jocelyn Godwin, Planning