

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes March 4, 2015

ATTENDANCE

Board Members

Jane Hovington - absent

Eric Evans

Bo Shockley - absent

Ray Hopkins

Shirley Hitchens

Staff

Jocelyn Godwin

Jamie Craddock

John Paradee, BOA Solicitor - absent

1. CALL MEETING TO ORDER

Vice Chairperson Evans called the meeting to order in the Town Hall at 5:00 p.m.

2. APPROVAL OF JANUARY 7, 2015 MEETING MINUTES

Member Hitchens moved, seconded by Member Hopkins, to approve the January 7, 2015 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. BOA CASE #2015-02

An application by Becker Morgan Group, Inc., on behalf of Two Farms, Inc., requesting from the Code of the Town of Georgetown a special exception from §230-157 A. for a reduction of the required 40' front yard setback to the proposed 15' front yard setback. The property is located at 2 Goff Drive, identified as Sussex County Tax District 135 Map 14.15 Parcel 22.00, zoned HC (Highway Commercial).

Mrs. Godwin confirmed that Planning Commission reviewed the application and had no comments either for or against.

Garth Jones, of Becker Morgan Group, Inc., presented the application. A small retail building with parking is proposed just north of the Royal Farms.

The hardship is due to public right of way on three sides. Goff Drive has a 40' setback, Gordy Street has a 15' setback and Route 113 has a 40' setback. A tax ditch right of way for the Georgetown Vaughn Tax Ditch is also involved across the back with a 25' setback and a 30' setback along the south side.

The maintenance responsibility along the tax ditch is with Two Farms. Approximately 15% of the building is within the rear setback. A landscape buffer will be installed between the residential homes on Goff Drive and the proposed building.

Mrs. Godwin confirmed that no correspondence had been received either for or against the application.

Vice Chairperson Evans opened the public hearing for public comment. No public comment was given in favor of the application. Public comment was asked for in opposition to the application.

Ed Lukacs, of 3 Mae Street, expressed concern regarding the tax ditch and the buffer needed to reduce noise and light from the neighborhood. Many of the large trees were removed when the Royal Farms was built.

The applicant stated that certainly the comments would be shared with the property owners to address the concerns expressed.

Vice Chairperson Evans closed the public hearing, reviewed the standards to be addressed for a variance and recited Town Code §230-183 allowing conditions to be attached to approvals by the Board.

Member Hopkins moved, seconded by Member Hitchens, to grant the variance with conditions that any lighting towards Goff Drive and Gordy Street be shielded and that an ornamental buffer be installed, with a minimum 6 feet in height, providing sufficient density relying on the expertise of a landscaping architect.

Member Hitchens – Yes, it is a hardship for the property and conditions reduce the impact and assist the neighborhood.

Member Hopkins – Yes, favorable for business in town, acceptable for the neighborhood with conditions.

Member Evans – Yes, there is practical difficulty, there is a hardship, and it is not detrimental to the public good due to the conditions added.

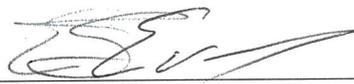
APPROVED (UNANIMOUS)

Vice Chairperson Evans added that Ray Hopkins and Eric Evans have been reappointed to the Board of Adjustment for another three years.

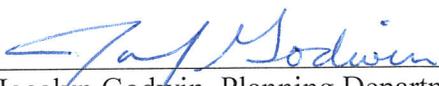
4. ADJOURNMENT

Member Hitchens moved, seconded by Member Hopkins, to close the meeting at 5: 30 p.m. **APPROVED (UNANIMOUS)**

APPROVED: _____


Eric Evans, Vice Chairperson

ATTEST: _____


Jocelyn Godwin, Planning Department