

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes May 6, 2015

ATTENDANCE

Board Members

Jane Hovington

Eric Evans

Bo Shockley - absent

Ray Hopkins

Shirley Hitchens

Staff

Jocelyn Godwin

1. CALL MEETING TO ORDER

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

2. APPROVAL OF MARCH 4, 2015 MEETING MINUTES

Member Evans moved, seconded by Member Hopkins, to approve the March 4, 2015 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. BOA CASE #2015-09

An application by Becker Morgan Group, Inc., on behalf of Georgetown Plaza Associates, LLC., 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 20' front yard setback. The property is located at 2 South Dupont Highway, identified as Sussex County Tax District 135 Map 19.00 Parcel 29.00 zoned HC (Highway Commercial).

Mrs. Godwin reported the application was duly advertised and that no correspondence was received by the Town.

Garth Jones, Civil Engineer of Becker Morgan Group, presented the application. Georgetown Plaza Associates is looking to add a new retail building on the southern corner of their property. The use may be retail or fast food. The applicant is asking for a 20 foot reduction of the 40 foot front yard setback.

If the full setback is met, it would push the building to the west and out of the line of site. Visibility is needed along Route 113. There is also a main through lane behind the current restaurants that the applicant would like to protect and enhance for traffic flow.

The application is in keeping with the character of the neighborhood, the current restaurant to the north of the pad site already encroaches into the front yard setback.

The drive thru lane is shown to ensure adequate space is available for the potential use.

The Planning Commission suggested looking at moving the building further to the north; however, the applicant is trying to preserve the current traffic flow and provide adequate parking.

Member Evans moved, seconded by Member Hopkins, to approve the variance as requested for the 20 feet.

Member Hitchens – Yes, there is precedence set with Kentucky Fried Chicken and it is within reason for that corner.

Member Hopkins – Yes, approve of the variance.

Member Evans – Yes, referencing Town Code §230-157 (C), conforms with the rest of the building, not a detriment to the neighborhood, in conformity with the entire site.

Member Hovington – Yes, as already stated and it is within the standards of the variance.

APPROVED (UNANIMOUS)

4. ADJOURNMENT

Member Evans moved, seconded by Member Hitchens, to close the meeting at 5:13 p.m.

APPROVED (UNANIMOUS)

APPROVED: 
Jane Hovington, Chairperson

ATTEST: 
Jocelyn Godwin, Planning Department