

# TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

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## Meeting Minutes June 3, 2015

### ATTENDANCE

#### Board Members

Jane Hovington

Eric Evans

Bo Shockley - absent

Ray Hopkins - absent

Shirley Hitchens

#### Staff

Jocelyn Godwin

Jamie Craddock

### 1. CALL MEETING TO ORDER

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

### 2. APPROVAL OF MAY 6, 2015 MEETING MINUTES

Member Evans moved, seconded by Member Hitchens, to approve the May 6, 2015 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

### 3. BOA CASE #2015-10

*An application by Hoggoard-Eure Associates, P.C., on behalf of BKGT, LLC., requesting from the Code of the Town of Georgetown a special exception from §230-152 A. for a waiver of the required loading space. The property is located at 20663 Dupont Boulevard, identified as Sussex County Tax District 135 Map 14.15 Parcel 53.03 zoned HC (Highway Commercial).*

Mrs. Godwin confirmed that the application had been advertised and posted. The Planning Commission had no comments for the Board. No correspondence has been received either for or against.

Chris Stubbs, of Hoggoard-Eure Associates, presented the application. The proposal is to demolish the existing Burger King and replace it with a 3400 sf building, with an additional use of Philly Pretzel. Also, the parking lot will be replaced, additional landscaping and sidewalk added and mill and overlay along Burger King Drive. Deliveries will be made between 2 am and 5 am, outside of normal business hours, producing no detrimental impacts.

The new building is actually slightly smaller than the current building. A reduction in parking spaces has been applied for with the Town Manager. The Town Design Guidelines are different now, requiring that parking not be right up against the property line, and fewer spaces can be provided.

Mark James, owner's representative for Burger King, was in attendance and spoke about Burger King Drive. The applicant is responsible for a percent of the road and has agreed

to overlay from the entrance back to the carwash. The curve is the responsibility of the pregnancy center.

**Member Evans moved, seconded by Member Hitchens, to approve the special exception to remove the loading space requirement as there is limited space and any practical difficulty will be on the applicant. APPROVED (UNANIMOUS).**

**Member Hitchens – Yes, applicant will be doing the whole destruction and will replace it and if the loading is done late in the evening, everything will be fine.**

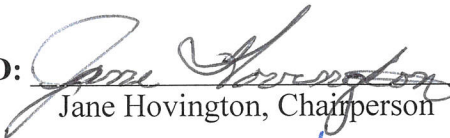
**Member Evans – Yes, for the reasons stated in the motion.**

**Member Hovington – Yes, the loading zone would be a hardship, requiring extra space.**

#### 4. ADJOURNMENT

Member Evans moved, seconded by Member Hitchens, to close the meeting at 5:11 p.m.  
**APPROVED (UNANIMOUS)**

APPROVED:

  
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Jane Hovington, Chairperson

ATTEST:

  
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Jocelyn Godwin, Planning Department