

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes June 17, 2015

ATTENDANCE

Commissioners

Gary Tonge
Chester Johnson
Sue Barlow
John Painter - absent
Bob Ricker

Staff

Jocelyn Godwin, Planning
Jamie Craddock, Planning

1. **CALL MEETING TO ORDER**

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

2. **Introduction of new Commissioners**

Bob Ricker and Sue Barlow were appointed by Town Council for three year terms.

3. **Election of Commission Chair**

Commissioner Ricker moved, seconded by Commissioner Johnson, to nominate Gary Tonge as Commission Chair. **APPROVED** (UNANIMOUS)

4. **Election of Commission Vice Chair**

Commissioner Johnson moved, seconded by Commissioner Barlow, to nominate Bob Ricker as Commission Vice Chair. **APPROVED** (UNANIMOUS)

5. **APPROVAL OF MAY 20, 2015 MEETING MINUTES**

Commissioner Johnson moved, seconded by Commissioner Ricker, to approve the May 20, 2015 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

PUBLIC HEARINGS:

6. **ORDINANCE: Revision to § 230-97. Accessory buildings.**

Town Manager, Gene Dvornick, presented the proposed ordinance.

7. **ORDINANCE: Revision to §230-209. Category I site plan processing procedures.**

Deletion of §230-210. Contents of concept plan submittals.

Revision to §230-211. Contents of preliminary site plan.

Town Manager, Gene Dvornick, presented the proposed ordinance.

Powerpoint presentation to be incorporated with these minutes.

Commission Chair Tonge opened the hearing for public comment. No one was in attendance either for or against the proposed ordinances. Mrs. Godwin confirmed that no correspondence was received.

Commissioner Ricker moved, seconded by Commissioner Barlow, to recommend approval to Town Council of the proposed changes to 230-97. APPROVED (UNANIMOUS)

Commissioner Ricker moved, seconded by Commissioner Johnson, to recommend approval of the proposed changes to 230-209, 230-210 and 230-211, regarding Category 1 site plan changes. APPROVED (UNANIMOUS)

8. BOA CASE #2015-14

An application by Becker Morgan Group, Inc., on behalf of Indian River School District, requesting from the Code of the Town of Georgetown a special exception from §230-151 A. for a waiver of the required 10' x 20' parking space to the proposed 9' x 18'. The property is located at 301 West Market Street, identified as Sussex County Tax District 135 Map 19.12 Parcel 23.00 zoned ED (Education District).

Jonathan Street, of Becker Morgan Group, presented the application. The request affects the northeast parking lot of the Georgetown Elementary School. With the upgrades to the Fire Lane and the travel lanes, the count of parking spaces would be reduced by eleven spaces. The request is not to increase the nonconformity of the width of the spaces which are currently nine feet wide, but to request relief on the length of the spaces from 20 feet down to eighteen feet.

The Commission confirmed that buses will no longer be utilizing that side of the school. The renovations to the parking lot are planned for this summer while the teachers are off.

Commissioner Ricker moved, seconded by Commissioner Barlow, to recommend approval to the Board of Adjustment. APPROVED (UNANIMOUS)

9. CASE #2015-04 Site Plan Amendment

*An application by George, Miles & Buhr, LLC., on behalf of Sussex Academy Foundation, Inc., for an amendment to an approved site plan to include additional parcels and expansion of athletic facilities located at 21150 Airport Road, identified as Sussex County Tax District 135 Map 15.00 Parcels 119.00; 129.00 zoned UR1 (Urban Residential) and Parcel 132.01 zoned ED (Education District). **This item was tabled at the May 20, 2015 Planning Commission Meeting.***

Judy Schwartz, of George, Miles and Buhr, LLC, presented the application. The Original plan was back in 2001, when the school was built. When Sussex Academy moved into the school, the decision was made to upgrade their athletic facilities and purchased two additional parcels. The parcels have been rezoned and consolidated. Two of the multipurpose fields will be synthetic turf. A classroom addition, for the middle school, and a natatorium (pool room) show on the plans as well. A revised parking lot is also proposed.

Field lighting will be a future phase on the two synthetic fields to be addressed in the future. Any lighting will leave at least an 85' buffer with no lighting impact.

Landscape screening was questioned as it does not show on the plans. The applicant did not have an issue with adding screening.

Commissioner Johnson moved, seconded by Commissioner Barlow, to APPROVE the application contingent upon the addition of screening to the northwest side, adjacent to East Market Street. APPROVED (UNANIMOUS)

10. CASE #2015-13 Historic Review

An application by New Horizon Signs, LLC., for approval of a sign to be located at 21 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 206.00 zoned HD (Historic District).

Pompeyo Vasquez, of New Horizon Signs, presented the application.

Concerns with the sign were expressed regarding the brightness of the colors, lack of historic characteristics and perhaps a border is needed to dress it up. The location is a high visibility location with two signs.

Commissioner Ricker moved, seconded by Commissioner Barlow, to DENY the application. APPROVED (UNANIMOUS)

Applicant will need to present a revised design next month utilizing the East Market Street Design Guidelines.

11. Planning Department Report

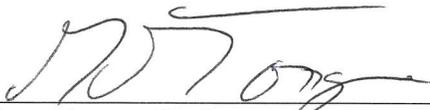
The Town has received a conceptual submittal for three retail buildings for Shops of College Park along Rte 18/404.

A food truck request was received by the Town and will be addressed by Town Council. Burger King's preliminary plan for demo/rebuild may be on the agenda next.

12. ADJOURNMENT

Commissioner Ricker moved, seconded by Commissioner Barlow, to adjourn the meeting at 6:45 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning