

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes November 16, 2016

ATTENDANCE

Commissioners

Gary Tonge
Sue Barlow - absent
Linda Dennis
John Painter
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. APPROVAL OF OCTOBER 19, 2016 MEETING MINUTES

Commissioner Dennis moved to approve the minutes. Motion Tabled due to absence of members who attended the prior meeting.

3. CASE#2016-12 Waiver Request

A request by Abbate Drafting Services, on behalf of Enrique & Veronica Nunez, requesting approval for a stone parking area per Town of Georgetown Code §230-151. (J) The property is located at 201 East Laurel Street, identified as Sussex County Tax District 135 Map 14.20 Parcels 301.00 & 302.00 zoned UB1 (Urban Business).

Angelo Abbate, the Project Manager, presented the application. Veronica Nunez, the owner, was also in attendance. The site was the Walls Construction business with three apartments above. The parking for the apartments is actually on parcel 301.00 and includes one extra parking space.

The downstairs will be commercial, with the office being phase one as a hair salon with just under 1000 sq ft. Five parking spaces are required. Exhibit A shows the property in 2012 with stone. Another picture was also shared showing the existing stone further out to the gate. The additional phases will require an additional 12 parking spaces. The occupancy will be based on business occupancy.

The plans have been submitted to the Fire Marshal.

The Commission questioned the size of the parking area. The applicant calculated it to be approximately 6500 sf. The Handicapped spaces will be concrete and the individual spaces will each have a yellow parking bumper. It was confirmed that the applicant would have to come back for the remaining businesses as they are added. The Commission expressed concerns that the area is too large, snow removal is difficult on stone, drainage needs to be

addressed, paving would look better, it would elevate property value and it would be much easier for customers to walk on. The play area for children was discussed and the applicant stated that the fence would be removed.

The applicant was notified of the benefits going into place within the Downtown Development District area that includes the property and the incentives would alleviate some of the expense.

Commissioner Ricker moved, seconded by Commissioner Painter, to DENY the application as presented. DENIED (UNANIMOUS)

4. Presentation on Comprehensive Plan progress

Debbie Pfeil and Lauren Good, of KCI Technologies, presented an update on the progress of the Comprehensive Plan. Topics included:

- Outreach Event Outcome
- SWOT Outcome
- Survey Outcome
- Data & Trends Overview
- Key Issues
- Homework (Due January 6)
- Project Check-up
- Next Steps

The Commission expressed interest in joint meetings with Town Council.

5. Planning Department Report

Mrs. Godwin notified the Commission that work continues on the Parking Ordinance and asked for any additional comments.

A Predevelopment meeting took place regarding 310 North Race Street for a conditional use needed for Xergy and to discuss Open Air Markets.

6. ADJOURNMENT

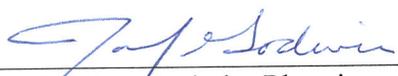
Commissioner Ricker moved, seconded by Commissioner Dennis, to adjourn the meeting at 7:50 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning