

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes November 1, 2017

ATTENDANCE

Board Members

Jane Hovington
Eric Evans - absent
Shirley Hitchens - absent
Ray Hopkins
Todd Wilson

Staff

Jocelyn Godwin
Jamie Craddock
John Paradee, BOA Solicitor

1. CALL MEETING TO ORDER

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

2. APPROVAL OF SEPTEMBER 6, 2017 MEETING MINUTES

Member Hopkins moved, seconded by Member Wilson, to approve the September 6, 2017 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

Mrs. Godwin confirmed that the applications have been duly advertised and that no correspondence has been received either for or against.

3. Public Hearing: BOA CASE #2017-18

An application by Dale Cropper requesting from the Code of the Town of Georgetown a variance from §230-167 (F) to allow for two (2) additional wall signs each to be 54.1 sq feet and two (2) detached directional signs up to 24 sq feet each. The property is located at 20601 Dupont Boulevard, identified as Sussex County Tax Map ID 135-14.15-52.00, zoned HC (Highway Commercial).

John Selby, of Selby Sign Co., and Dale Cropper, owner of business, presented the application. Applicant would like signs on the south side of the building facing the parking lot with the entrance, on the north side facing Route 113 and on the west side facing Route 404. Directional signs (2 @ 24 sf) are requested to place on the existing billboards at the edge of the parking lot to provide direction for traffic flow. A pylon sign would not have sufficient room between the road and the building.

Mr. Paradee notified the Board of the legal standard to weigh the relative hardship if denied versus the hardship to the neighborhood if granted. If the number and dimension of the variance is not excessive, minimal. Directional are probably more helpful to the public than harmful. Testimony indicates it would be more difficult to see where to turn without the additional signage. There is no public in attendance suggesting any harm to

the character of the neighborhood if granted. Legal standard is satisfied both in regards to the number of signs and to the dimension of the signs.

The board confirmed that the directional signs would not affect visibility. The applicant stated that the billboard sign is 17 to 18 feet from the roadway.

Member Hopkins moved, seconded by Member Wilson, to approve the variance to allow the additional wall signage and the two directional signs as presented. APPROVED (UNANIMOUS).

Roll call vote:

Member Hopkins – Yes, it does not create a hardship to the public and it would create a hardship to the business if the signs were not there.

Member Wilson – Yes, it will prove beneficial and does not provide any hardship to any existing businesses or residents. The directional will be a benefit to not just the business customers but the residents as well.

Chairperson Hovington – Yes, as stated.

4. Public Hearing: BOA CASE #2017-19

An application by Davis, Bowen and Friedel, Inc., on behalf of Sussex Sports Center Foundation, Inc., requesting from the Code of the Town of Georgetown (1) an area variance from §230-151 (A) for a reduction of the 10' x 20' off street parking space size to the proposed 9' x 18' and (2) an area variance from §230-151 (F) for a reduction of the required 25' interior roadway width to the proposed 24'. The property is located on Sandhill Road, identified as Sussex County Tax Map ID 135-15.00-15.00; 15.05; 26.00 & 26.06, zoned UR3/RPC (Urban Residential/Residential Planned Community).

Zac Crouch, of Davis Bowen & Friedel, and Bobby Horsey, Vice Chair of the Foundation, presented the application. On October 18, 2017, the project received preliminary approval subject to the approval of these two variances. The reason for the request is due to stormwater management issues. In working with DNREC and SCD a solution has been found to clean out the ditch that connects the property to Rudd Road, north of Sandhill Road. A pipe under Rudd Road will be replaced and lowered as well that will connect to Savannah ditch. The project needs to reduce the impervious surface to reduce the runoff. There is a reduction with the decrease in the parking space size and the travel lanes.

There are 355 parking spaces. The 24' roadway meets the Fire Marshal requirements. Parking spaces throughout the county and other municipalities have been reduced to 9' x 18'. Environmentally and financially, there is a reduction. Overflow for special events will be turf and grass. The advantage is 15-20% reduction in runoff.

Mr. Paradee reviewed the request with the members stating a reduction of one foot and the variance would be consistent with other decisions by the board. The post development cannot be greater than the existing runoff is. If the variance is not granted, the applicant cannot manage the post development runoff so that it is equal to or less than the existing. It is a unique characteristic to this property since it is so flat. The conditions on the property create a practical difficulty.

Member Wilson moved, seconded by Member Hopkins, to approve the reduction of the parking spaces to 9' x 18' and the reduction of the internal roadway to 24' in order to reduce the impervious area, due to the fact that it would create a hardship, and will not negatively affect the surrounding property owners in the area. APPROVED (UNANIMOUS).

Roll call vote:

Member Hopkins – Yes, the project is a good project for the Town

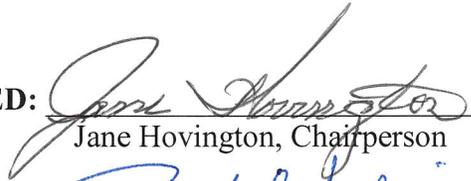
Member Wilson – Yes, as stated

Chairperson Hovington – Yes, not granting the request would be a hindrance

5. ADJOURNMENT

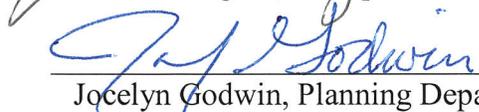
Member Hopkins moved, seconded by Member Wilson, to close the meeting at 5:40 p.m.
APPROVED (UNANIMOUS)

APPROVED:



Jane Hovington, Chairperson

ATTEST:



Jocelyn Godwin, Planning Department