

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes February 7, 2018

ATTENDANCE

Board Members

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

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 5:03 p.m.

2. APPROVAL OF NOVEMBER 1, 2017 MEETING MINUTES

Member Hitchens moved, seconded by Member Hopkins, to approve the November 1, 2017 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. Public Hearing: BOA CASE #2017-24

An application by, Joel Deleon Ortiz, requesting from the Code of the Town of Georgetown a special exception from §230-151 for a reduction of the required 7 parking spaces to the proposed 5 parking spaces. The property is located at 411 North Bedford Street, identified as Sussex County Tax Map ID 135-14.20-15.00, zoned UB2 (Neighborhood Business).

Eli Ramos presented the application on behalf of the owner, Joel Deleon Ortiz, also in attendance.

The Board questioned the parking spaces provided, the number of employees and their parking location, traffic flow to enter and exit the parking area and proposed loading area for deliveries. Concern was expressed about the volume of traffic at the intersection and how deliveries could create a hazard on West North Street.

The applicant stated that the employees could park at their business location on North Race Street. Deliveries would be at the garage doors on the West North Street side of the building, approximately thirty feet back from the stop sign. Deliveries would be by van.

The Board asked what portion of the building is going to be used for the retail business. The total building footprint is 4755 sf. The applicant stated the dry goods market will be 1200 sf. There will be no food prepared. The Board clarified for the applicant that should they expand beyond the 1200 sf retail, the applicant would need to readdress their site plan and parking.

The Board asked for clarification on where the business entrance, loading doors and rear access to the building were located, as it was not clear on the plan provided. The applicant stated the entrance would be off of North Bedford Street and pointed to the location on the plan.

Tito Berdvo, assisting with the applicant, spoke in support of the business and suggested that deliveries could be in the evening like the location on North Race Street.

Antonio Trujillo spoke in support of the application and stated that the owner has a good business on North Race Street.

Mrs. Godwin confirmed that one letter from Candace Abbott was received in favor of the application and provided to the Board.

Wanda Burton, a neighbor three doors down, expressed concern with additional cars in the narrow alley, trash, traffic along West North Street due to ambulance and nursing home, difficulty now turning left onto North Bedford Street due to traffic volume and concern with safety and visibility if cars park on the street. The building looks better. What will be the hours of operation?

Tom Marvel, 403 North Bedford Street, confirmed with the Board that the building is 4755 sq ft and 1200 sq ft will be utilized for the business. Concern was expressed if access will be from Coal Alley and the traffic flow for the parking was questioned. Safety is a concern with customers parking on the other side of North Bedford where there is no yellow curb and having to cross the road. Also, concern with cars parking in front of the stop sign reducing visibility. It is a heavy traffic area.

The applicant stated the hours of operation will be 9 am until 9 pm.

Mr. Paradee, Board Solicitor, clarified for the Board that the Code requires one parking space per two employees. The Board can require signage to assist with parking. As the plan provided and the testimony may not answer all questions, it was suggested that the Board could ask the applicant to provide more detail. Questions suggest the plan should show the location of the 1200 sq ft for retail and show that the remainder is storage. The entrance and garage door locations are not shown. Perhaps applicant should show where the off-street parking would be available. Applicant has demonstrated the improvements to be made to the property from the nonconforming prior use in the past. Board is to determine the relative harm to the applicant if denied vs. the harm to the neighbors if granted. The application could be tabled until greater detail can be provided.

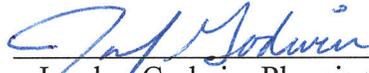
Member Hopkins moved, seconded by Member Hitchens, to TABLE the special exception until further information can be provided. APPROVED (UNANIMOUS).

Applicant was advised to meet with the Planning Department and provide further detail to supplement their application.

4. **ADJOURNMENT**

Member Hitchens moved, seconded by Member Hopkins, to close the meeting at 5:53 p.m. **APPROVED** (UNANIMOUS)

APPROVED:  _____
Jane Hovington, Chairperson

ATTEST:  _____
Jocelyn Godwin, Planning Department