

# TOWN OF GEORGETOWN - PLANNING COMMISSION

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## Meeting Minutes August 17, 2011

### ATTENDANCE

#### Commissioners

Rob Robinson  
David Pedersen  
Brett McCrea - absent  
Rodney Marvel  
Miles Potter

#### Staff

Jocelyn Godwin, Planning  
Tim Willard, Solicitor  
Jamie Craddock, Planning

#### 1. CALL MEETING TO ORDER

Commissioner Robinson called the meeting to order in the Town Hall at 6:00 p.m.

#### 2. APPROVAL OF JULY 20, 2011 MEETING MINUTES

Commissioner Potter moved, seconded by Commissioner Marvel to approve the July 20, 2011 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

#### 3. PUBLIC HEARING CASE #2010-04 – KGB Properties/16 Mile Brewing Co.

*An application by Brett McCrea with 16 Mile Brewing Co., on behalf of KGB Properties, for an amendment to the Conditional Use approval granted by Town Council on June 9, 2010 for a 3,400 square foot addition. The property is located at 413 South Bedford Street, identified as Sussex County Tax District 135 Map 20.00 Parcel 50.00 zoned Neighborhood Business (UB2).*

The application was presented by Brett McCrea and Chad Campbell, for an expansion of 4,300 square feet. The expansion is to allow for growth and to separate the tavern area from the work area. They have recently hired a national sales manager from Dogfish Head Brewery. The expansion should provide for the next 2-3 years. Colors were presented to allow a more residential feel.

Applicant is not asking for any changes to the conditions currently in place. The siding will be redone on the older section of the building facing South Bedford. Landscaping and buffer were discussed and the applicant agreed that he would be placing trees along South Bedford Street as presented on the site plan.

The Commission confirmed that the addition is for a reception area and a large cooler and not for heavy equipment. There have not been any complaints or concerns from the neighbors. A waiver was discussed regarding paving and a request was made for a delay for two years from their Certificate of Occupancy.



Bobby Horsey, of LBG Homes, presented the application on behalf of County Bank (owner of the 33 lots in Village of Cinderberry). The reason for a revised plan is that the asbuilt of what has been constructed is different than the original site plan. The bank would potentially lose 2, maybe 3, housing units due to the product mix that was built. To keep the original number of units, the Patriot model is proposed.

Chairman Robinson expressed concern that the current owners receive the full value of what they purchased based on the original site plan.

The applicant explained the difference between the Piedmont model and the Patriot model they propose. The square footage is the same. The difference is the layout.

Unit 136 was questioned and the distance to the stormwater pond is a concern. Maintenance would be difficult with the house so close to the pond.

The applicant stated that the street appeal will continue throughout the project. Additional options are also being provided inside the units.

The public was asked for any comment.

Linda Dennis, resident of the Village since 2006, spoke in support of the project. 170 units are needed to complete the project and to provide financial solvency. The Patriot model is what she owns and it would not devalue the project.

Tony Semeraro, resident at 4 Cranberry Court, since 2006, spoke in support of the project. He owns the Patriot model and feels the proposal would enhance the area.

Clarification was requested from the Town Solicitor on the process of an amendment to an RRPC zoned project.

**Commissioner Pedersen moved, seconded by Commissioner Potter, to approve the amendment to the RRPC Concept plan, approved by Town Council on November 6, 2006, conditioned that the units and landscaping be in accordance with the existing and with the drawing dated 7/27/2011 for Village of Cinderberry, Phase C, as prepared by George W. Stephens & Associates. APPROVED (UNANIMOUS)**

## 6. PLANNING DEPARTMENT REPORT

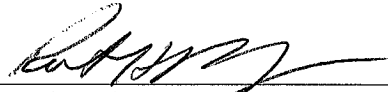
Mrs. Godwin provided the Commission with a proposed addition to the sign ordinance for Highway Commercial zoned properties regarding electronic message displays.

Allen Bernardo, 21406 Park Avenue, entered the meeting wishing to speak in reference to the 16 Mile Brewing Co. application. Mr. Bernardo was notified that while that portion of the meeting had been closed, he could attend the Town Council Public Hearing on August 24, 2011 at 6:45 pm.

**7. ADJOURNMENT**

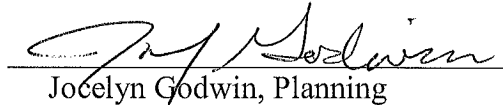
Commissioner Pedersen moved, seconded by Commissioner Potter, to adjourn the meeting at 7:50 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Rob Robinson, Chairperson

ATTEST:



Jocelyn Godwin, Planning