

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes May 1, 2013

ATTENDANCE

Board Members

Jane Hovington - absent

Eric Evans

Ann Behrens

Chet Johnson - absent

Bo Shockley

Staff

Jocelyn Godwin

Jamie Craddock

1. CALL MEETING TO ORDER

Acting Chairperson Evans called the meeting to order in the Town Hall at 5:01 p.m.

2. APPROVAL OF APRIL 11, 2013 MEETING MINUTES

Member Behrens moved, seconded by Member Shockley, to approve the April 11, 2013 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. BOA CASE #2013-07

Shops at College Park - Retail

An application by College Park Retail, LLC, requesting a special exception from The Code of the Town of Georgetown §230-182 A (2) and (3) for the reduction of the (11) required loading spaces to the proposed (5). The property is located at the Southwest corner of 113 and College Park Drive, identified as Sussex County Tax District 135 Map 14.00 Parcel 35.08 zoned HC (Highway Commercial).

Mrs. Godwin confirmed that no correspondence was received on the application, either for or against.

Conny Malmberg, a principal of the project, introduced Garth Jones, engineer with Becker Morgan Group, to present the application. Mr. Malmberg noted that the application is not a variance requiring hardship but a practical consideration of the application. Based on the square footage of the buildings there are sufficient loading spaces; however, due to the configuration of separate buildings the calculation in the code comes to 11 loading spaces.

Mr. Jones presented the site plan for their approximately 95,000 square feet of proposed building space. Based on the Town code, the total square footage would require five loading spaces. If individual buildings are addressed, the requirement is 11 loading spaces. The main tenant is Redners grocery store with just under 50,000 square feet and by their standard they use two loading spaces. By the Town's code, they would need four. The two additional spaces would just increase impervious area and not be used.

The location of each loading space was presented to the Board. Most of the smaller retail spaces now use UPS and Fed EX for deliveries, negating the need for a loading space.

Member Behrens confirmed the locations of the five loading spaces. Member Shockley had no questions. Member Evans asked how long Redners grocery stores have been in business. The question was refined to determining the Redners standard number of loading spaces at other locations. Mr. Jones confirmed the standard is two spaces and confirmed that the stores in Camden and Milford both have two loading spaces.

Public comment was asked for.

Mary Cathell, 216 West Market St., commented that when she thought the request was just Redners, she felt it was to the Towns advantage to let Redners come in. We need the business, a little competition, and the revenue and she is in favor of the project.

Member Behrens moved, seconded by Member Shockley, to reduce the number of loading spaces from eleven to five based on the information presented today. APPROVED (3 – 0 UNANIMOUS)

Member Behrens – For. Redners with two spaces looks appropriate. Smaller trucks do make many deliveries now and it looks to be appropriate with the design.

Member Shockley – For. Ditto. The same reasons as Member Behrens.

Member Evans – For. There is a lot of impervious material already. Does not like to give blanket reductions since it is unknown who is going in the other units; however, Redners is a known and requires two spaces. There is additional parking and the parking in the rear could be utilized.

4. ADJOURNMENT

Member Shockley moved, seconded by Member Behrens, to close the meeting at 5:22 p.m. APPROVED (UNANIMOUS)

APPROVED: _____


Eric Evans, Acting Chairperson

ATTEST: _____


Jocelyn Godwin, Planning Department