

TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

Meeting Minutes November 7, 2012

ATTENDANCE

Board Members

Jane Hovington

Eric Evans

Ann Behrens

Allen Atkins

Bo Shockley

Staff

Jocelyn Godwin

Jamie Craddock

Tim Willard, Town 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 OCTOBER 3, 2012 MEETING MINUTES

Member Evans moved, seconded by Member Behrens, to approve the October 3, 2012 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. BOA CASE #2012-21

Georgetown Medical

An application by Parker & Associates, on behalf of Plaza Properties, LLC, requesting a special exception from the Code of the Town of Georgetown 230-152, for the reduction of the (2) required loading spaces to none. The properties are located at 503 West Market Street, identified as Sussex County Tax District 135 Map 19.00 Parcels 72.03 & 72.04 and are zoned HC (Highway Commercial).

Mrs. Godwin confirmed that the application has been duly advertised and posted.

Palmer Gillis presented the application. The applicant is asking for a waiver of the requirement for two loading zones. The site plan was reviewed. Several medical offices have been constructed, by the applicant, in the area totaling one million square feet of office space. The doctors and staff normally arrive in the back and the patients enter from the front. Their focus is usually to over provide for parking and a loading zone is not needed. The waiver on the loading zone would allow for more parking.

No correspondence has been received either for or against the application.

The use of the building was questioned. Mr. Gillis stated that the first building is for a medical office specifically for Nanticoke Memorial Hospital. The building is labeled 'B'. A clarification was asked for on 'curbside' deliveries described in the applicant's letter. Deliveries would be quick stops by smaller trucks, such as UPS.

The Town Solicitor read the Town's off-street loading code §230-152. D. indicating when the Board of Adjustment may waive or reduce loading space requirements.

Member Atkins moved, seconded by Member Shockley, to grant a special exception for a reduction of the required two loading spaces to none as requested.

APPROVED (4 – 1, Yea: Atkins, Shockley, Behrens, Hovington Nay: Evans)

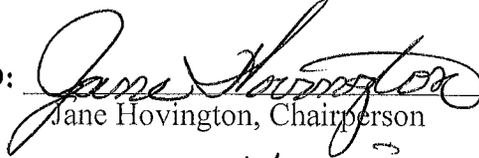
Member Evans – No. Since the tenant of the second building is unknown, a loading zone may be needed for the second building. Reduction to one would be acceptable.

4. ADJOURNMENT

Member Evans moved, seconded by Member Behrens, to close the meeting at 5:24 p.m.

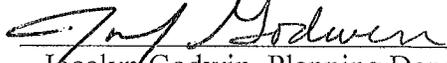
APPROVED (UNANIMOUS)

APPROVED:



Jane Hovington, Chairperson

ATTEST:



Jocelyn Godwin, Planning Department