

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes October 17, 2012

ATTENDANCE

Commissioners

Rob Robinson
David Pedersen - absent
Rodney Marvel
Diane Greenberg
Chris Lecates

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 SEPTEMBER 19, 2012 MEETING MINUTES**

Commissioner Lecates moved, seconded by Commissioner Marvel, to approve the September 19, 2012 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. **CASE #2007-08--02 Medical Arts Pavilion - Revised South Side Elevation**

Garth Jones, of Becker Morgan Group, addressed the Commission. A revised south elevation was presented for the building. Glass has been added to the blank portion of the wall.

Commissioner Robinson explained the history of the project and the layout of the lots. Concern was expressed then that the buildings were to be oriented towards the main road and not to the interior of the project.

A screen wall shown on the plan will be moved around to the left side of the building. Equipment will be placed on the roof.

Commissioner Marvel moved, seconded by Commissioner Greenberg, to approve the revision as shown meeting the condition for preliminary approval of the Medical Arts Pavilion. APPROVED (UNANIMOUS)

4. **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).

Brock Parker, of Parker & Assocs., presented a request for a Special Exception for the removal of the requirement for two loading spaces. The project consists of two buildings, almost 10,000 square feet each. Medical practitioners are being targeted for the site. The developer's experience indicates that the parking needs for a project like this is usually well above the code. The uses targeted do not bring in any large scale deliveries. Fed Ex or UPS usually just pull up in front of the door, run in and leave. The spaces for loading would be better utilized as regular parking spaces.

The Town Solicitor informed the Commission of the criteria to be evaluated for a Special Exception in the Town Code §230-182.

The Commission had no comments for or against the application to forward to the Board of Adjustment; however suggested the Town Solicitor refresh the Board of the Code relating to the criteria for Special Exceptions.

5. CASE #2012-20 Georgetown Middle School

An application by Indian River School District, for the review and approval of exterior renovations to be made on the existing school located at 301 West Market Street, identified as Sussex County Tax District 135 Map 19.12 Parcel 23.00 zoned ED (Education District).

Gary Brittingham and John Eckrich, of the Indian River School District, presented the application. Mr. Brittingham reviewed the need for expansion due to increasing enrollment and the addition of full day kindergarten. The building they are renovating currently has five classrooms and they are converting the shop/garage area of the building into five more classrooms. The exterior changes will involve removing the garage doors and adding windows.

Commissioner Lecates moved, seconded by Commissioner Greenberg, to APPROVE the application for Case #2012-20 as presented. APPROVED (UNANIMOUS)


6. Planning Department Report

Mrs. Godwin notified the Commission that the November meeting will be held the fourth Wednesday of the month on November 28th.


7. ADJOURNMENT

Commissioner Marvel moved, seconded by Commissioner Lecates, to adjourn the meeting at 6:27 p.m. **APPROVED (UNANIMOUS)**

APPROVED:


Rob Robinson, Chairperson

ATTEST:


Joceelyn Godwin, Planning