

# TOWN OF GEORGETOWN - BOARD OF ADJUSTMENT

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## Meeting Minutes March 2, 2022

### ATTENDANCE

#### Board Members

Jane Hovington  
Tom Baker  
Ron Howard  
Mike DiGiacoma  
Billy Edwards

#### Staff

Jamie Craddock  
Jocelyn Huff  
John Paradee, BOA Solicitor

#### 1. CALL MEETING TO ORDER

Chairperson Hovington called the meeting to order at 5:00 p.m.

#### 2. APPROVAL OF JANUARY 5, 2022 MEETING MINUTES

Member DiGiacoma moved, seconded by Member Howard to approve the January 5, 2022 regular meeting minutes as presented. **APPROVED (UNANIMOUS 4-0)**

Member Edwards joined the meeting.

#### 3. APPROVAL OF JANUARY 5, 2022 FINDING OF FACTS

Member Baker moved, seconded by Member Howard, to approve the January 5, 2022 Notice of Decision as presented. **APPROVED (UNANIMOUS 5-0)**

#### 4. Public Hearing: BOA CASE #2022-02

*An application by Two Farms, LLC, requesting from §230-170 of the Code of the Town of Georgetown (1) a variance to allow an increase in signage from allowable 70 square feet to the proposed 256.86 square feet (2) a variance to increase the allowable 25' sign height to the proposed 30'. The property is located at 21092 Arrow Safety Road, identified as Sussex County Tax Map ID 135-19.00-67.00 zoned HC/LI2 (Highway Commercial/Light Industrial).*

Michael Riemann, of Becker Morgan Group, presented the application on behalf of the owner. The new location at the intersection of Arrow Safety Road and Dupont Boulevard will replace the current facility, that is being taken over by DelDOT for the project at the intersection of Route 113 (Dupont Boulevard) and Routes 18/404. The new location will also be affected by the Park Avenue DelDOT project in which Arrow Safety Road will be widened, turn lanes added and a 20' right of way across the front of the property and down the side will be acquired.

The height variance requested is for a 30' sign, which will be two feet shorter than the current location. The size variance is due to the State requirement that pricing be shown,

of which there will be six price points, including diesel, that will be provided for the trucks. There is practical difficulty due to the right of way assumed by DelDOT pushing the signage further back on the property and affecting the visibility to trucks.

Ms. Huff confirmed that the application was duly advertised and that no correspondence was received either for or against the application.

Chair Hovington opened the public hearing and asked for comments either in person or on zoom. No comments were received.

**Member Baker moved, seconded by Member DiGiacoma, to approve the variance to increase signage from the allowed 70 square feet to the proposed 256.86 square feet.**

**Roll call vote:**

**Member Baker – Yes, the sign size appears to be close to the current location, only shorter.**

**Member DiGiacoma – Yes, in agreement with the presentation by the applicant.**

**Member Edwards – Yes, the sign is similar in size to signage in other locations.**

**Member Howard – Yes, the larger size is necessary for the use, visibility.**

**Chair Hovington – Yes, the size is necessary to meet the requirement to display prices.**

**APPROVED (UNANIMOUS)**

**Member DiGiacoma moved, seconded by Member Baker, to approve the variance to increase the sign height from 25 feet to the proposed 30 feet.**

**Roll call vote:**

**Member Baker – Yes, the request is not unusual for this type of use.**

**Member DiGiacoma – Yes, in agreement with applicant's presentation.**

**Member Edwards – Yes, for reasons stated.**

**Member Howard – Yes, the height is needed for the business, fuel prices by grade.**


**Chair Hovington – Yes, DelDOT right of way requirement leaves no alternative.**

**APPROVED (UNANIMOUS)**

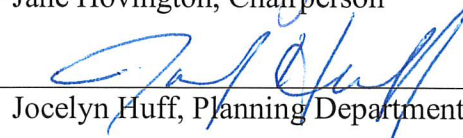
**4. ADJOURNMENT**

Member DiGiacoma moved, seconded by Member Baker, to close the meeting at 5:21 p.m. **APPROVED (UNANIMOUS)**

**APPROVED:**

  
Jane Hovington, Chairperson

**ATTEST:**

  
Jocelyn Huff, Planning Department