

# TOWN OF GEORGETOWN - PLANNING COMMISSION

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## Meeting Minutes May 20, 2015

### ATTENDANCE

#### Commissioners

Gary Tonge  
Chester Johnson  
Diane Greenberg  
John Painter  
Bob Ricker - absent

#### Staff

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

#### 1. CALL MEETING TO ORDER

Commission Chairman Tonge called the meeting to order in the Town Hall at 6:00 p.m.

#### 2. APPROVAL OF APRIL 15, 2015 MEETING MINUTES

Commissioner Johnson moved, seconded by Commissioner Painter, to approve the April 15, 2015 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

#### 3. BOA CASE #2015-10

*An application by Hoggoard-Eure Associates, P.C., on behalf of BKGT, LLC., requesting from the Code of the Town of Georgetown a special exception from §230-152 A. for a waiver of the required loading space. The property is located at 20663 Dupont Boulevard, identified as Sussex County Tax District 135 Map 14.15 Parcel 53.03 zoned HC (Highway Commercial).*

No one was in attendance to represent the applicant. The Commission had no comments for the Board of Adjustment in reference to the application.

#### 4. CASE #2015-11

#### Historic Review

*An application by Georgetown Volunteer Fire Co., for approval of an electronic message board sign to be located at 100 South Bedford Street, identified as Sussex County Tax District 135 Map 19.08 Parcel 181.00 zoned HD (Historic District).*

Brooks Layton, of the Georgetown Fire Company, presented the application. The goal was to make the sign more historic. The sign area is 24 square feet as required by the code. The sign will be made by Penuel Signs. The applicant understands that the sign will be full color and will not flash, will be programmed for still images.

The reason for the new sign is to upgrade to an electronic message board that can be changed without members climbing a ladder. The new sign will replace the current monument on the corner.

**Commissioner Johnson moved, seconded by Commissioner Greenberg, to APPROVE the application as presented. APPROVED (UNANIMOUS)**

**5. CASE #2015-04 Site Plan Amendment**

*An application by George, Miles & Buhr, LLC., on behalf of Sussex Academy Foundation, Inc., for an amendment to an approved site plan to include additional parcels and expansion of athletic facilities located at 21150 Airport Road, identified as Sussex County Tax District 135 Map 15.00 Parcels 119.00; 129.00 zoned UR1 (Urban Residential) and Parcel 132.01 zoned ED (Education District).*

No one was in attendance for the application.

**Commissioner Johnson moved, seconded by Commissioner Greenberg, to TABLE the application. APPROVED (UNANIMOUS)**

**6. CASE #2013-06 Site Plan Review**

*An application by, Becker Morgan Group, Inc., on behalf of Two Farms, Inc. and Kell-Kar Enterprises, LLC., for the preliminary site plan review and approval for phase one to include the construction of a 22,500 square foot retail building to be located at the Southwest corner of US 113 and Route 18, identified as Sussex County Tax District 135 Map 14.00 Parcel 37.00; Map 14.15 Parcels 2.00; 3.00; 4.00 and 5.00 zoned HC (Highway Commercial).*

Garth Jones, of Becker Morgan Group, Inc. presented the application. The project's name is Seashore Crossing. The concept plan was seen in April of 2013. A traffic impact study was required by DelDOT, which took approximately a year to work through. An environmental assessment report was completed. The back seven acres of the property are within the sourcewater protection area, excellent recharge area and the well head protection areas. The Town Code permits 35% impervious coverage in that area, up to a maximum of 50% if the environmental assessment report can justify the increase. The Town and DNREC approved the increase.

Phase one of the project is being presented which includes a retail building of 22,500 sq ft, core infrastructure of three entrances, stormwater development for the entire site, utilities (sewer/water) for the retail center and stubbing out to the other pad sites and rough grading on the pad sites. Off site road improvements will also be done, mainly Route 18, from Route 113 to Vaughn Road.

The site consists of five parcels totaling roughly twelve acres which will be consolidated. The retail center is estimated to need 113 parking spaces, 150 are shown. Loading spaces will be along the back of the building. The roadway will be one way around the back for unloading and trash removal. Stormwater management, under the previous regulations,

will include a pond to the back, bioswale connection to the second pond and then discharge eventually to the Georgetown-Vaughn tax ditch.

Sometime in the future, there will be a signal at Carmean Way. Right of way will be needed from DTCC in exchange for the new intersection and improvements. Bike lanes and sidewalks are also being installed.

There are 15 potential units for tenants.

**Commissioner Painter moved, seconded by Commissioner Johnson, to APPROVE the application contingent upon satisfactory responses to Town Engineer comments and state agency approvals. APPROVED (UNANIMOUS)**

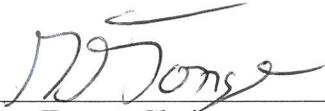
**7. Planning Department Report**

Next month will be public hearings regarding ordinance changes affecting UB3 zoned properties and the category 1 site plan process.

**8. ADJOURNMENT**

Commissioner Johnson moved, seconded by Commissioner Painter, to adjourn the meeting at 6:38 p.m. APPROVED (UNANIMOUS)

APPROVED:

  
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Gary Tonge, Chairperson

ATTEST:

  
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Jocelyn Godwin, Planning