TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes
December 21, 2016

ATTENDANCE

Commissioners
Gary Tonge
Sue Barlow - absent
Linda Dennis
John Painter
Bob Ricker

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 OCTOBER 19, 2016 MEETING MINUTES
Commissioner Dennis moved, seconded by Commissioner Ricker, to approve the October 19, 2016 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

APPROVAL OF NOVEMBER 16, 2016 MEETING MINUTES
Commissioner Ricker moved, seconded by Commissioner Dennis, to approve the October 19, 2016 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. PUBLIC HEARING: Rezone Application
CASE #2016-10

An application by Dennis L. Schrader, Esquire, on behalf of Lynch Lane, LLC, for an official zoning map amendment from Urban Residential (UR1) to Multifamily Residential (MR1). The properties are located on Lynch Lane +/- 90' NE of Charles Way, Georgetown, DE identified as Sussex County Tax District 135 Map 20.09 Parcel 21.00; 22.00; 23.00; 24.00 and Map 20.05 Parcel 93.00.

Agenda amended and posted 12/16/16 to reschedule application to next month.

4. BOA CASE #2016-12

An application by Pennoni Associates, Inc., on behalf of Jerry and Maria Hammond, requesting from the Code of the Town of Georgetown (1) a special exception from §230-152 (A) for a waiver of the required loading space and (2) a special exception from §230-151 (F) for a reduction of the required 25' interior drive width to the proposed 24'. The property is located at 511 North Bedford Street, identified as Sussex County Tax District 135 Map 14.16 Parcel 20.00 zoned UB1 (Urban Business).

The Commission expressed concerns with how the business will receive deliveries. Bramhall Street and North Bedford do not have room for trucks to unload. There is not room in the parking lot for a truck to maneuver. The intersection has a high volume of traffic.

The Commission also questioned what the actual use of the property would be.

Commissioner Ricker moved, seconded by Commissioner Dennis, to comment that the Commission is not in favor of granting the waiver for the off-street loading requirement. APPROVED (UNANIMOUS)

Commissioner Ricker moved, seconded by Commissioner Painter, to comment that the Commission is not in favor of granting the reduction of the interior drive width due to issues with vehicles attempting to back out of parking spaces from three directions and concerns with Fire Truck access. APPROVED (Ayes – 3, Nay - 1)

The Commission asked for confirmation of the process for Board of Adjustment applications and Mr. Willard read §230-179.

> A. The Town Manager shall also transmit a copy of the application to the Planning Commission which may send a recommendation to the Board or appear as a party at the hearing.

5. Planning Department Report

The Commission was reminded of their homework regarding the Comprehensive Plan that is due on January 6, 2017.

6. ADJOURNMENT

Commissioner Ricker moved, seconded by Commissioner Dennis, to adjourn the meeting at 6:44 p.m. **APPROVED (UNANIMOUS)**

APPROVED: _____
Gary Tonge, Chairperson

ATTEST: _____
Jocelyn Godwin, Planning