

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes February 15, 2017

ATTENDANCE

Commissioners

Gary Tonge
Linda Dennis
John Painter

Staff

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

1. CALL MEETING TO ORDER

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

2. APPROVAL OF JANUARY 18, 2017 MEETING MINUTES

Commissioner Painter moved, seconded by Commissioner Dennis, to approve the January 18, 2017 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. CASE #2007-08—07

An application by Larson Engineering Group, Inc., on behalf of College Park Retail, LLC., for the preliminary site plan review and approval for the construction of a 9,011 sq ft retail building and 70,855 sq ft hotel. The property is located on the east side of the Shops of College Park, identified as Sussex County Tax Map ID 135-14.00-35.10, zoned HC (Highway Commercial).

Marissa Erdman of College Park Retail, presented the application. Doug Liberman, of Larson Engineering, walked through the plan. The project is to finish out the shopping center. 143 new parking spaces have been added. Total required is 471 spaces. The number of rooms in the hotel is from 95 – 98 dependent on which group goes into the hotel. Calculations for the plan are based on 95 rooms.

The Starbucks includes a drive thru with a defined drive thru lane with a curbed island. Significant signage will direct the drive thru traffic. Existing sidewalk along Route 113 will connect to the site in two locations, and connection is made to the existing retail. A loading space is provided on the back end of the hotel and one is to the back of the retail.

Starbucks has reviewed the plan and has approved the layout.

Street trees were discussed. Applicant will forward details on the selected trees to ensure they are compatible and tolerant with the traffic.

Two waivers are being asked for by the applicant. First, a waiver to the requirement of a ten foot grass strip along College Park Lane. A reduction of five feet is requested. A thorough landscape buffer will be planted. The spacing would be the same as the first portion of the retail center to the west. The second addresses parking areas with more than 50 spaces and the need for cars in parking spaces to back out into primary drive aisles. Stop signs and stop bars have been added to slow the traffic.

A connection at the southern end was questioned. The applicant stated that it can be made if required. The Commission was concerned with the traffic pattern if connected.

Hampton Inn four story elevations reviewed and discussed; however, the plan is for a five story. Applicant is looking for a mid-scale hotel. Final selection has not been made. Applicant was asked to come back with the correct elevations once a selection is made. Amenities will include flexible meeting space (will utilize JD Shuckers for food), enclosed inground pool, common space for continental breakfast, a business center, onsite laundry and gift shop. Hilton and Marriott have been approached.

For the front retail, the elevations were reviewed. There will be a brick base up to the windows, a smooth block, and then a stone cap the entire length of the building. Brick pilasters with medallions will dress up the front. Colors will match what is there already, but stepped up at the entrance.

Concerns expressed with some of the engineer's comments relating to open space. The applicant stated that for landscaping – 2.64 acres required and 2.64 provided. For common open space - .78 acres required and .28 – 3.0 provided. The overall project was tracking open space as a whole versus the individual site work. The exact numbers are being calculated.

The Fire Marshal has reviewed the plan and it meets the requirements for fire truck access. The applicant offered to include the turning radius on their plan.

Commissioner Painter moved, seconded by Commissioner Dennis to approve the waiver request to reduce the planting area to five feet. APPROVED (UNANIMOUS)

Commissioner Painter moved, seconded by Commissioner Dennis to approve the waiver request regarding the parking requirement. APPROVED (UNANIMOUS)

Commissioner Dennis moved, seconded by Commissioner Painter, to APPROVE the preliminary site plan application contingent upon the following conditions:

- Adequate responses to the Town Engineer comments
- Response on the planting issues
- Return visit with the elevations once the hotel operator has been selected. APPROVED (UNANIMOUS)

4. BOA CASE #2017-02

An application by College Park Route 18, LLC., requesting from the Code of the Town of Georgetown a variance from §230-170 H (5) to allow an increase in signage from the allowable 15 sq ft per façade to the proposed 33 sq ft. The property is located at 21748 Roth Avenue, identified as Sussex County Tax Map ID 135-14.00-35.08, zoned HC (Highway Commercial).

Doug Liberman, of Larson Engineering, reviewed the request.

Commissioner Painter moved, seconded by Commissioner Dennis, to not recommend approval of the application. APPROVED (2 – Yeas, 1 - abstain) Chairman Tonge abstained, not opposed to the signage, does not feel the Commission should be making a recommendation.

Commissioner Dennis moved to rescind the previous motion, motion failed for lack of a second.

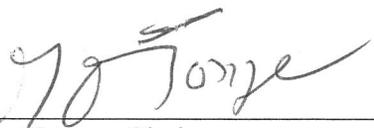
5. Planning Department Report

Mrs. Godwin informed the Commission that the Royal Farms had submitted a revised site plan to include diesel pumps. Seashore Crossing has resubmitted their final plan. Town Council will address the Lynch Lane rezone application at their 2/22/17 meeting. The Cheer expansion is being reviewed by PLUS on 2/22/17.

6. ADJOURNMENT

Commissioner Dennis moved, seconded by Commissioner Painter, to adjourn the meeting at 7:03 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning