

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes December 19, 2018

ATTENDANCE

Commissioners

Gary Tonge

Linda Dennis

Penuel Barrett

Michael Barlow - absent

Gordon Mariner - absent

Staff

Jocelyn Godwin, Planning

1. **CALL MEETING TO ORDER**
Commission Chairman Tonge called the meeting to order at 6:00 p.m.
2. **APPROVAL OF NOVEMBER 28, 2018 MEETING MINUTES**
Commissioner Dennis moved, seconded by Commissioner Barrett, to approve the November 28, 2018 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**
3. **PUBLIC HEARING CASE #2006-33—01 & 02 Village of College Park RPC**

An application by Larson Engineering Group, Inc., on behalf of Sussex Entertainment Enterprises, LLC, for an official zoning map amendment from Highway Commercial (HC) to Multi Family Residential (MR1) with a Residential Planned Community (RPC) overlay zoning district and the review and approval of the concept plan. The properties are located on the north side of University Drive, west of College Park Lane and identified as Sussex County Tax Map ID 135-14.00-35.00; 31.00; 31.01.

Doug Liberman, of Larson Engineering Group, Inc., presented the application. The project has been in development for the past eight years. The developer has successfully developed most of the commercial space.

The rezoning is being requested for 15.98 acres from HC Highway Commercial to MR1/RPC, the same as the adjoining and remaining property for the project. In 2008, the rezoning of this portion was dropped when it should have been addressed with the other parcels of the project were annexed. The project has been submitted through PLUS and state agencies are supportive of the rezone.

Chairman Tonge asked for any comments from the public regarding the application. No comments were given. The Planning Department confirmed that no correspondence had been received either for or against. The public hearing was closed.

Commissioner Dennis moved, seconded by Commissioner Barrett, to recommend to Town Council finalize APPROVAL of the zoning map amendment as submitted. APPROVED (UNANIMOUS)

Mr. Liberman presented the concept plan layout for Village of College Park. The 69.67 acre development on the north side of University Drive. There will be 288 apartments in 24 apartment buildings and 121 single family lots.

The allowed density is 455 units; the proposed is 409 units. The applicant is asking a waiver from the RPC requirements (§230-75.11.A.) of three different housing types and the single family dwelling to be the greatest type. There is a high demand for apartments or rental units within Sussex County and the Georgetown area as supported by a market study obtained by the developer. The Townhomes tend not to sell if apartments are adjacent and readily available to a project as the monthly cost for occupancy are similar and less of a barrier exists for renting an apartment as opposed to buying the townhome. The layout shown has less impervious area and more open space to serve the needs of the community. The common open space required is 7.84 acres, 22.79 acres are provided.

For the apartments, the parking spaces required of 576 spaces have been provided and some garages are being provided to allow tenants the possibility to rent additional space. Sidewalks are being provided throughout the site and provide linkage to the commercial development.

For the single family, lots are 7200 sq ft (larger than minimum of 5000 sq ft). PLUS has been submitted to with no issues. The apartment layout has already been approved by the Fire Marshal's office. Currently working with Sussex Conservation. Ongoing discussions with DelDOT. The residential portion of the project was included in the original traffic impact study for College Park.

Streetscape plans from the homebuilder were presented to the Commission. Landscaping is not to standards yet.

The owner and developer is Sussex Entertainment, same as the rest of the project, who will be preparing the site and then selling lots to Ryan or NV Homes.

Concerns were expressed by some members of the Commission regarding the density of the overall development and the impacts on traffic.

Commissioner Dennis moved, to take no action and defer to the Council since the decision was made previously. No second received.

Commissioner Barrett moved, to recommend APPROVAL of the conceptual drawings as presented. No second was received.

The application will proceed to Town Council with no recommendation.

4. Public Comment

No public comment was presented.

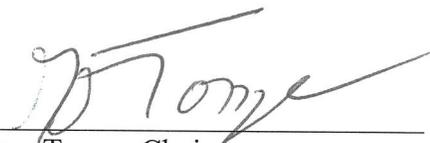
5. Planning Department Report

The Town's first DDD large project of the Splash Laundromat has been approved and will proceed to building permit and construction.

6. ADJOURNMENT

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

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning