

Town Council approved the location back in December. The height is to be addressed this evening. The tower is actually 103' tall with a 5' lightening rod on the top making the total height 108'. The location was chosen by Town Council and to also benefit the Georgetown Police Department for potential co-location of equipment on the tower. Typical towers are 150'; however, 108' is sufficient in this location.

The Commission confirmed that no additional correspondence was received for this application and that a lease agreement is being worked on.

Commissioner Barlow moved, seconded by Commissioner Mariner, to APPROVE the height modification as requested. APPROVED (UNANIMOUS)

4. CASE #2019-03 Dunbarton Oaks Section 1

An application by VanDemark & Lynch, Inc., on behalf of Severn Development Company, LLC., for preliminary site plan review and approval for the construction of a 1,400 sf community building, 450 sf addition, and site renovations. The property is located on West North Street at Lee Avenue, identified as Sussex County Tax Map ID 135-14.19-89.00 & 89.01, zoned Multifamily Residential District (MR1).

Chairman Tonge confirmed that the application was submitted in accordance with Town requirements.

One piece of correspondence was read into the record:

Exhibit 3. Email received from family of property owner of 135-14.19-91.00 questioning property line locations and traffic concern.

The application was presented by Stephen Rosenfeld, of VanDemark & Lynch, Inc. The applicant confirmed that there are some discrepancies with Sussex County's maps. A full survey will be done. There would be no increase of traffic as the community center is for the residents of the apartments.

About \$3.5 MM will be invested in improvements including renovations, sprinklers, and security cameras. The new community center and office are requirements of DSHA. The community center will be 1214 sf containing community room, computer stations and kitchenette. The office will be 430 sf attached to Building 100. Comments are being addressed from the Town Engineer, and approvals have been received from the Fire Marshal and SCD. Pending is approval from the Office of Drinking Water. New low income credits promote the requirement to provide these amenities.

It will take approximately nine months for the renovations. Security cameras will be installed and the Georgetown Police Department will have access.

Commissioner Dennis moved, seconded by Commissioner Barlow, to APPROVE the application contingent upon satisfaction of the Town Engineer's comments and receipt of state agency approvals. APPROVED (UNANIMOUS)

5. CASE #2018-22 God's Way Thrift Store

An application by The Kercher Group, Inc., on behalf of God's Way of Recovery, Inc., for preliminary site plan review and approval for the demolition of existing retail building and warehouse and construction of a 7,680 sf retail building. The property is located at 20785 Dupont Boulevard, identified as Sussex County Tax Map ID 135-14.19-68.00, zoned Highway Commercial District (HC).

Chairman Tonge confirmed that the application was submitted in accordance with Town requirements.

The application was presented by Kevin Smith, of Kercher Engineering, and Roger Wood. Existing is a small thrift store and warehouse. The plan is to demo both buildings and place a new structure with parking, adequate stormwater management and a proper entrance. Of the 7,680 sf structure, 1,440 sf will be warehouse storage. 35 parking spaces are required and shown.

DelDOT is requiring sidewalk. The existing sign will be used initially. The lighting will be 24 hours and has been contracted through Holophane.

Commissioner Dennis moved, seconded by Commissioner Barlow, to APPROVE the application contingent upon satisfaction of the Town Engineer's comments and receipt of state agency approvals. APPROVED (UNANIMOUS)

6. CASE #2018-27 The Parker Group Office

An application by Sustainable Science, LLC., on behalf of The Parker Group, for preliminary site plan review and approval for the demolition of existing building and construction of a 2,030 sf office building. The property is located at 673 North Bedford Street, identified as Sussex County Tax Map ID 135-14.00-63.00, zoned Highway Commercial District (HC).

The application was presented by Rachel Parker, owner, and Seth McCullough of Sustainable Science, LLC. Project will demolish most of the existing log cabin structure and will construct a 2,030 sf office building. There will be no changes to the entrances on North Bedford Street. Approval has been received from the Fire Marshal and a Letter of No Contention from DelDOT. With disturbance of less than 5000 feet, a letter of exemption from SCD has been received.

The majority of the upstairs will be unfinished. There is one restroom now, potentially a second restroom could be added at a later date. The importance of lighting was stressed. DelDOT owns the parcel for parking, which is being leased (4 years) at this point with the ability to renew. The site plan shows where the necessary parking could be provided, if needed, should the DelDOT parcel not be available.

Commissioner Barlow moved, seconded by Commissioner Barrett, to APPROVE the application contingent upon satisfaction of the Town Engineer's comments and receipt of state agency approvals. APPROVED (UNANIMOUS)

7. Public Comment

There was no one in attendance with comments.

8. Planning Department Report

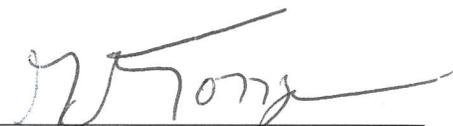
Terms expiring in June: Gary Tonge, Linda Dennis. A letter of interest will need to be submitted.

There are three potential projects for the next month's agenda.

9. ADJOURNMENT

Commissioner Dennis moved, seconded by Commissioner Mariner, to adjourn the meeting at 6:50 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning