

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes April 17, 2019

ATTENDANCE

Commissioners

Gary Tonge

Linda Dennis

Penuel Barrett

Michael Barlow

Gordon Mariner - absent

Staff

Jocelyn Godwin, Planning

Tim Willard, Solicitor

Jamie Craddock, Planning

1. **CALL MEETING TO ORDER**

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

2. **APPROVAL OF MARCH 20, 2019 MEETING MINUTES**

Commissioner Dennis moved, seconded by Commissioner Barrett, to approve the March 20, 2019 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. **CASE #2018-01**

The Oaks at Georgetown Phase 1 Amendment

An application by George, Miles & Buhr, LLC., on behalf of Developer, Jack Lingo Asset Management, for approval of a site plan amendment. The property is located off of South Bedford Street, identified as Sussex County Tax District 135 Map 20.00 Parcel 6.00 zoned MR1 (Multi Family Residential) Parcels 6.05, 6.06, 895.00 zoned MR1/RPC (Multi Family Residential/ Residential Planned Community) and parcel 498.00 zoned UR1/RPC (Urban Residential/ Residential Planned Community).

Mike Kobin, of GMB, LLC, presented the application. Phase 1 was approved and this is the amenity portion of the project. Proposed is a 2400 sf clubhouse with an office, general meeting room (for up to 75 occupants), fitness center and a 30' x 50' pool with a 20 foot deck all around. The rest of the area will be maintained as open space.

Comments were received from the Engineer on 3/20/19 and they were addressed and resubmitted on 4/1/19. A floorplan and elevation of the building were presented. The Commission questioned why items shown on the original plan, are no longer on the proposed plan, such as the bike/walking path, the dog park and playground. The applicant stated that they are not as formal and the space is for whatever the residents choose.

Fencing and lighting were questioned. Will access to the building be just daylight hours? The applicant did not have answers to the details questioned. The amenity is just for Phase 1. No other amenities are being provided. The Design Standards require four amenities to be provided.

The Commission questioned landscaping. The applicant provided the proposed landscaping. The fence detail was questioned and lighting was determined to be on the building. The size of the grass area was determined to be approximately 250' x 180', and the trees will not be removed.

Commissioner Barlow moved, seconded by Commissioner Dennis, to TABLE the application, until the developer can answer some of their questions. APPROVED (UNANIMOUS)

4. CASE #2019-04

An application by Pennoni Associates, Inc., on behalf of Business Securities, LLC., for preliminary site plan review and approval for the construction of a commercial and industrial complex. The property is located at 335 South Railroad Avenue, identified as Sussex County Tax Map ID 135-15.00-135.02 zoned LI2 (Light Industrial District).

Alan Decktor, of Pennoni Associates, Inc., presented the application. Mr. Bell and David Hutt were also in attendance. A special use permission was granted on July 5, 2018 for concrete crushing in the rear right corner of the property. The site will be an industrial/contractor construction yard. There will be a salt barn, material storage, storage for fiberglass pools, and buildings from 2000 to 4000 sf, one story, pole barn style buildings. Color renderings were shown. Property is 11 ½ acres, surrounded by combination of Urban Residential and Light Industrial zoned properties. Perimeter has a thick mature buffer and was cleared in the middle. The entrance is located off of South Railroad Avenue. Applicant is currently working with outside agencies for approval. Fire Marshal and Office of Drinking Water have given approval.

The property backs up to the railroad tracks and the plan shows a proposed spur line on the site. The plan also shows a 1000 sf retail area up front for purchase of materials. A truck scale is included. A six foot high privacy pvc fence will be provided along the sides and a six foot high chain link fence will be provided with screening. Most of the property will be gravel with a small section up front paved for the handicapped parking spaces and access to the commercial area. The entire site will drain to the right to the large wet pond.

The project will be phased with the concrete crushing operation, scale and office up front to be done first. The concrete crushing area will be fenced in separately for security and safety.

The Chairman addressed the public in attendance and asked the applicant to read the stipulations put in place by Town Council with the permission for concrete crushing. The conditions were read.

The Commission confirmed with the Town Solicitor the process for the Town Council approval for the concrete crushing and that no public hearing was required. The applicant was asked to provide a description of concrete crushing and the noise level. The applicant

stated the crusher would run perhaps five hours and then need to be sorted for one to two days. It was confirmed that AP Croll had a concrete crushing operation down the road on the right. No complaints were known of regarding their operation. The applicant stated that the concrete crushing operation takes approximately three employees.

The Commission confirmed that fencing will not be put in all the way around the site. The Commission expressed concern that the existing buffer may not be adequate to meet the buffer requirement, to mitigate the noise. The applicant agreed to add what is needed to minimize the noise.

Marvin Morris, area resident, expressed concern for the children in the area and the path of the traffic was confirmed to exit by way of Railroad to Airport Road. The applicant stated that signage would direct vehicles as they exit to turn left.

Johnny Gibbs, area resident, questioned the distance to his home from the concrete crushing. The applicant confirmed that the Town Council had conditioned the approval with a 500' distance requirement.

Commissioner Barrett moved, seconded by Commissioner Dennis, to APPROVE the application contingent upon satisfying the Town Engineer's comments, receiving state agency approvals and compliance to vegetative buffer requirements in the Design Standards. APPROVED (UNANIMOUS)

5. Public Comment

Dick Lye, of Elderberry Street, commented in regards to the Oaks project and is concerned about walkability along South Bedford Street. The Commission was asked to promote the requirement of the Oaks to connect the development with existing sidewalks. The Commission understood the concern and agreed to convey concerns to the Town Council.

6. Planning Department Report

Updates were provided to the Commission on current projects.

7. ADJOURNMENT

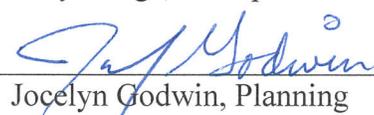
Commissioner Barlow moved, seconded by Commissioner Dennis, to adjourn the meeting at 6:55 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning