

# TOWN OF GEORGETOWN - PLANNING COMMISSION

---

## Meeting Minutes May 15, 2019

### ATTENDANCE

#### Commissioners

Gary Tonge

Linda Dennis

Penuel Barrett - absent

Michael Barlow

Gordon Mariner - absent

#### Staff

Jocelyn Godwin, Planning

Jamie Craddock, Planning

### 1. CALL MEETING TO ORDER

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

### 2. APPROVAL OF APRIL 17, 2019 MEETING MINUTES

Commissioner Dennis moved, seconded by Commissioner Barlow, to approve the April 17, 2019 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

### 3. PLANNING COMMISSION APPOINTMENTS

Commissioner Tonge and Commissioner Dennis have been reappointed by the Town Council for additional three year terms. Elections to take place in June.

### 4. OLD BUSINESS

#### A. 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, presented the application. Doug Motley and Nick Hammonds, representing the developer, were also in attendance. A revised plan of the amenity area was presented to the Commissioners.

There will be a 2400 sq ft clubhouse with a pool behind it. Additional details have been added. The play field has been labeled to the right of the clubhouse. Benches have been added. Clubhouse includes a fitness center and a general meeting room for

75 occupants. Passive (open lawn with trees, water features, ponds and outdoor furnishings around the pool) and active (playfields, swimming pool and clubhouse) amenities are being provided.

The Commission confirmed that the presented amenities are being proposed for Phase 1 only. The pool will be open from Memorial Day until Labor Day, operating from 8 am until 8 pm. The Fitness Center will be open from 5 or 6 am until 10 pm.

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

## **5. PRELIMINARY SITE PLAN REVIEW**

### **A. CASE #2019-19**

### **Delaware Technical & Community College Automotive Center**

*An application by Becker Morgan Group, Inc, on behalf of Delaware Technical Community College, LLC, for preliminary site plan review and approval for the construction of a 13,500 square foot automotive building. The property is located at 21259 Technology Drive, identified as Sussex County Tax Map ID 135-14.00-42.00 zoned ED (Education District).*

Jon Falkowski, of Becker Morgan Group, presented the application. Also in attendance was Ellis Hammond, architect, and Mark Devore of DTCC. 3D renderings and a color site plan were presented to the Commission. Current use is parking lot behind the Trade & Industry building and along Vaughn Road. Existing entrance will be used. Parking will be reconfigured with better circulation for trucks to navigate to the bays. Permeable blocks will be used as required for DNREC approval. Permeable paving requires more maintenance.

The four waivers were discussed in detail. Landscaping will be upgraded on the Vaughn Road side of the building. The expansion area will be additional bays if needed. Wayfinding signage was discussed. Signage on the building will be mounted letters.

**Commissioner Barlow moved, seconded by Commissioner Dennis, to APPROVE the preliminary site plan along with the four waivers as requested for (1) waiver of internal planting areas and island curbing, (2) waiver of pedestrian connection walkways, (3) waiver of historical characteristics required by historical context standards and (4) for waiver of façade elements required by ground level detail standards contingent upon satisfaction of the Town Engineer's comments and outside agency approvals. APPROVED (UNANIMOUS)**

**6. PUBLIC COMMENT**

Mary Haller expressed concerns regarding traffic on South Bedford, questioned the flow into and out of The Oaks for the apartments, the housing types for the rest of the development and if the parking to be provided would meet the code.

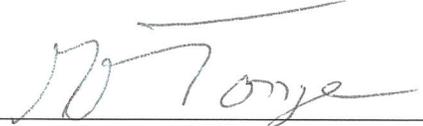
**7. PLANNING DEPARTMENT REPORT**

Planning provided updates on current projects.

**8. ADJOURNMENT**

Commissioner Dennis moved, seconded by Commissioner Barlow, to adjourn the meeting at 6:30 p.m. **APPROVED (UNANIMOUS)**

APPROVED:

  
\_\_\_\_\_  
Gary Tonge, Chairperson

ATTEST:

  
\_\_\_\_\_  
Jocelyn Godwin, Planning