

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes August 21, 2019

ATTENDANCE

Commissioners

Michael Barlow - absent
Linda Dennis
Penuel Barrett – absent
Gordon Mariner
Justin Illian

Staff

Jocelyn Godwin, Planning
Jamie Craddock, Planning
Scott Hoffman, Town Engineer

1. CALL MEETING TO ORDER

Commission Vice Chair Dennis called the meeting to order at 6:00 p.m.

2. APPROVAL OF JUNE 25, 2019 MEETING MINUTES

Commissioner Mariner moved, seconded by Commissioner Illian, to approve the June 25, 2019 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. PLANNING COMMISSION APPOINTMENT

Vice Chair Dennis introduced Justin Illian, the newest Commissioner appointed by Town Council.

4. PRELIMINARY SITE PLAN REVIEW

A. CASE #2006-33--02 COLLEGE PARK RESIDENTIAL

An application by Larson Engineering Group, Inc., on behalf of Sussex Entertainment Enterprises, LLC. & College Park Apartments, LLC., for the preliminary site plan review and approval of 121 single family lots and 288 apartment units within 12 three story buildings. The property is located in the College Park subdivision, north of University Drive, identified as Sussex County Tax Map ID 135-14.00-35.00, 31.00 & 31.01 zoned MR1/RPC (Multi-Family Residential with Residential Planned Community overlay).

Doug Liberman, of Larson Engineering, presented the application. The project is 288 apartments, twelve 24 unit buildings, and 121 single family lots. Allowed density is 455, with 409 proposed. The single family homes will be on 7200 SF lots and in the \$250,000 to \$275,000 price range. One builder is being worked with at this time.

The apartments require 576 parking spaces, as provided. Additional garages are being provided for storage of boats, etc. Currently approval has been received from the DE Fire Marshal and Sussex Conservation District. DelDOT is in process; DNREC and the Office of Drinking Water are pending until the project has gotten further along with the Town Engineer.

The streets are being named for fallen soldiers in the area, per the request from the Town. A monument will be installed with the names of the fallen soldiers. Near the clubhouse and pool there will be an event lawn and gazebo. A tot lot will be included with walking trails. The pool and the clubhouse will be for the apartments, at this time. 220 street trees are being provided within the subdivision and 80 street trees are being provided within the apartments, where only 58 were required.

Mail distribution will be finalized with the post office. The plan is an individual mail box for each single family home and a distribution center at the clubhouse for the apartments. The Commission expressed concern regarding the mailboxes along the street and access. The applicant will be addressing the question with the post office.

Waiver #1: From §230-47, front yard setback for five buildings, reduction from 50 feet to 30 feet. To provide better access to parking, for residents, and to improve access for fire trucks, if needed.

Commissioner Illian moved, seconded by Commissioner Mariner, to APPROVE waiver #1 for a reduction of the front yard setback, as presented. APPROVED (UNANIMOUS)

Waiver #2: From Design Standard regarding lateral sidewalk access. Each walkway would add an additional five feet. Concern was expressed for public safety. Town Engineer, Scott Hoffman, expressed that the interior request he agrees with. The perimeter locations are a concern. Mr. Hoffman to discuss with the applicant the perimeter locations.

Commissioner Mariner moved, seconded by Commissioner Illian, to APPROVE waiver #2 for lateral sidewalk access within the parking, as presented. APPROVED (2 – 1, Dennis - No)

Waiver #3: From the 25 feet bufferyard requirement to 14 feet between the apartments and the adjoining property to the north, along 17 parking spaces and part of a garage. Plantings and fencing will be installed as required.

Commissioner Illian moved, seconded by Commissioner Mariner, to APPROVE waiver #3 of the 25' bufferyard requirement, as presented. APPROVED (UNANIMOUS)

Waiver #4: From the 15 feet bufferyard requirement along lots 43 thru 49 of the single family subdivision. Required buffer to be provided, but with five feet to fall within the lots. The fence and landscaping will be off of the properties. The requirement is for five feet of open space on each lot. The applicant agreed to take the fence to the end of lot 43. A note will be added to the record plan.

Commissioner Mariner moved and modified his motion, seconded by Commissioner Illian, to APPROVE waiver #4 of the 15' bufferyard requirement, as presented, with the condition that the homeowners of lots 43 thru 49 receive advance notice of the restrictions regarding their lots and open space. APPROVED (UNANIMOUS)

The applicant reviewed drawings from the architect. Apartments will be a mix of one, two and three bedrooms, mostly two bedrooms. Single family elevations from Simply Ryan were also shown, which were different than those provided with the application. The Design Standards will need to be addressed, as the drawings do not reflect those requirements.

Commissioner Mariner moved, seconded by Commissioner Illian, to APPROVE the preliminary site plan, including the elevations of the apartments; however, contingent upon state agency approvals, satisfaction of the Town Engineer's comments and that the single family elevations be provided for review by the Commission. APPROVED (UNANIMOUS)

5. PUBLIC COMMENT

Monica Turnage, a student with Wilmington University, stated that she was in attendance for one of her class requirements.

6. Planning Department Report

Sussex Academy has submitted a category II site plan for a solar field. A large project will be discussed this week that is proposed within the DDD and there is a potential annexation request.

7. ADJOURNMENT

Commissioner Mariner moved, seconded by Commissioner Illian, to adjourn the meeting at 7:13 p.m. APPROVED (UNANIMOUS)

APPROVED:



Linda Dennis, Vice Chair

ATTEST:



Jocelyn Godwin, Planning