

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes September 18, 2019

ATTENDANCE

Commissioners

Michael Barlow - absent

Linda Dennis

Penuel Barrett - absent

Gordon Mariner

Justin Illian

Staff

Jocelyn Godwin, Planning

Jamie Craddock, Planning

1. CALL MEETING TO ORDER

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

2. APPROVAL OF AUGUST 21, 2019 MEETING MINUTES

Commissioner Mariner moved, seconded by Commissioner Illian, to approve the August 21, 2019 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. OLD BUSINESS

CASE #2006-33--02 VILLAGE OF COLLEGE PARK

An application by Larson Engineering Group, Inc., on behalf of Sussex Entertainment Enterprises, LLC. & College Park Apartments, LLC., for review and approval of single family dwelling elevations. 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 MRI/RPC (Multi-Family Residential with Residential Planned Community overlay).

Doug Liberman, of Larson Engineering, presented in coordination with Rick King and Dave Hart, of Ryan Homes, the changes made to the building elevations. Color copies of the home models were provided along with streetscape examples.

Rick King provided background on Ryan Homes, in business for over 60 years, started with affordable housing. Simply Ryan is a program for affordable housing for workforce buyers. Everything in the home is included. Model driven with few options other than color palette. First project in Delmar, very successful. Priced between \$200,000 and \$250,000. Very cost efficient with limited ability for changes.

Some of their homes will be available with full basements (unfinished) and the rest will be poured slab foundations. Dave Hart shared with the Commission photos that were printed out of homes to show actual finished product.

The Commission shared concerns with the side and rear facades of the models indicating straight vinyl walls. The applicant informed the Commission that bedrooms require a window for egress. The issue is where there is a closet and the solid walls wanted in bedrooms.

In response to the Town Engineer's comment (4) regarding the percentage of windows on facades facing the streets, the applicant confirmed that five of the proposed models meet the 20%. The Spruce model 'K' comes to 17%. That model will be removed as an option.

In response to the comment (5) regarding the requirement that no adjacent residential structures have the same front façade, the applicant confirmed that there will be no duplicate facades or colors adjacent to or across the street; as that is their normal internal process.

The final comment (7) to be addressed requires the building floor area to extend five feet closer to the front lot line than the face of the garage. Two of the five models meet the standard. The Commission agreed that the impact of the garages and their effect on the facades was minimal in comparison to if they had to revise their plans. The side and rear facades were more important to address. The applicant agreed to return to the Commission with some options for addressing the side and rear facades.

Commissioner Mariner moved, seconded by Commissioner Illian, to APPROVE the elevations as shown for the front (including waiver for the garages) contingent upon design attention being provided to the side and rear elevations. APPROVED (UNANIMOUS)

4. PUBLIC COMMENT

No public comment was given.

5. Planning Department Report

No updates to report.

6. ADJOURNMENT

Commissioner Illian moved, seconded by Commissioner Mariner, to adjourn the meeting at 6:43 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Linda Dennis, Vice Chair

ATTEST:



Jocelyn Godwin, Planning