

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes November 28, 2018

ATTENDANCE

Commissioners

Gary Tonge
Linda Dennis
Penuel Barrett - absent
Michael Barlow
Gordon Mariner

Staff

Jocelyn Godwin, Planning
Tim Willard, Solicitor
Jamie Craddock, Planning

1. CALL MEETING TO ORDER

Commissioner Tonge called the meeting to order in the Town Hall at 6:00 p.m.

2. APPROVAL OF SEPTEMBER 12, 2018 MEETING MINUTES

Commissioner Dennis moved, seconded by Commissioner Mariner, to approve the September 12, 2018 regular meeting minutes as presented. **APPROVED**
(UNANIMOUS)

3. CASE #2018-24

An application by George, Miles and Buhr, LLC., on behalf of 79 Georgetown, LLC, for conceptual subdivision review. The property is located on the southbound side of Route 113 and north of the Route 9 intersection, identified as Sussex County Tax Map ID 135-19.00-6.00; 9.00; 9.01; 9.02; 9.03; 9.04; 9.05; 9.06; 9.07 & 9.08, zoned Highway Commercial and Multifamily Residential District (HC/MR1).

The application was presented by Jesyl Silva, of George, Miles & Buhr LLC, and owner Casey Kenton, developer. A previous project was done in 2007 creating the ten parcels with a pump station to the south. The property will be re-subdivided into four parcels. Three parcels (approx. 25 acres) are to be developed and one parcel for the remaining acreage for future development. The proposed uses are consistent with the Town zoning and the comprehensive plan.

The State agencies have been met with and initial comments have been addressed in the plan. Each individual parcel will have site plans submitted.

The Commission discussed the entrance location, sidewalk requirements (provided), number of storage units (200 units phase 1, to include RV and boat storage), pump station

(may be private until higher EDU's needed, TBD) and existing residence on proposed parcel for self-storage (remove or create additional parcel).

The applicant will now proceed with preliminary submittal.

4. Proposed Ordinance 2018-006

Town Manager, Gene Dvornick, presented proposed Ordinance 2018-006 and reviewed the revisions to be made to the Zoning Code:

§230-176. Signs permitted in all districts. Addition of "coming soon" signage.

§230-154. Modification of height regulations. Addition of an exception for institutional uses to 55 feet.

Article XXIV Nonconforming Uses. Modifications to expiration of unused nonconforming uses.

The public hearing regarding the proposed ordinance with Town Council is scheduled for December 12, 2019.

The joint workshop between Town Council and Planning Commission will be scheduled once an update has been provided from the consultant working on the Zoning revisions.

5. Public Comment

No comments received.

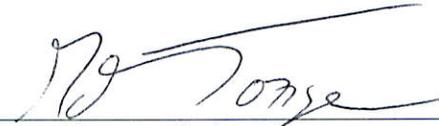
6. Planning Department Report

The Planning Department notified the Commission of a Public Hearing scheduled for December 19, 2018 for the Village of College Park application for rezoning and conceptual plan review. The Shops of College Park submitted an amendment to the site plan for 9,360 sq ft of retail. An application was submitted to PLUS for a Comprehensive Plan Map amendment.

7. ADJOURNMENT

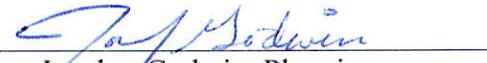
Commissioner Barlow moved, seconded by Commissioner Dennis, to adjourn the meeting at 6:27 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning