

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes December 18, 2019

ATTENDANCE

Commissioners

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

Staff

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

1. CALL MEETING TO ORDER

Vice Commission Chair Dennis called the meeting to order at 6:03 p.m.

2. APPROVAL OF OCTOBER 16, 2019 MEETING MINUTES

Commissioner Mariner moved, seconded by Commissioner Barrett, to approve the October 16, 2019 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. PUBLIC HEARING

CASE #2019-20

Rezone Application

An application by Larson Engineering Group, Inc., on behalf of developer, K Hovnanian Homes, for an official zoning map amendment from Urban Residential (URI) with a Residential Planned Community (RPC) overlay zoning district to Townhouse Residential (MR2). The properties are located on the west side of the intersection of Vaughn Road & Ennis Road, identified as Sussex County Tax Map ID 135-14.00-44.01, 47.01 & 50.00.

Doug Liberman, Larson Engineering Group, presented the application. Mike Irons, of K. Hovnanian Homes, was also in attendance. The applicant presented the Town zoning map, indicating surrounding properties and zoning, and the Comprehensive Plan Map indicating the future land use of Medium High Density Residential.

Elevations were presented of other K. Hovnanian housing projects. Estimate is for 150 – 160 units. Project will be fee simple lots, master suites on the first floor, and include one and two car garages. An example of one of their developments wrapping up is the Retreat at Millstone in Millsboro.

The Commission expressed concerns regarding garages provided that are too small for a vehicle and just used for storage and suggested making sure there is adequate parking for visitors. The applicant confirmed that adequate overflow parking will be provided and shared an example. Deed restrictions are critical to ensure maintenance.

Solicitor Tim Willard reinforced that the project is consistent with the Town's Comprehensive Plan, in accordance with Delaware law.

Vice Chair Dennis opened the public hearing for comment. No one commented either for or against. Richard Dodd, an adjoining property owner on Vaughn Road for 45 years, commented that he knew something would be done on the property, hated to see the trees go, hopes the project will be something the Town can be proud of and wants something decent. The applicant assured the neighbor that landscape detail will be provided as the plans are submitted.

The Planning Department confirmed that no correspondence had been received either for or against.

Commissioner Barrett moved, seconded by Commissioner Mariner, to recommend Town Council APPROVE the application. APPROVED (UNANIMOUS)

The next step for the application will be a public hearing with Town Council on January 22, 2020.

4. PUBLIC COMMENT

No public comment was offered.

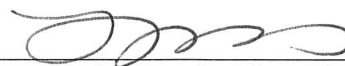
5. Planning Department Report

The Planning Department provided project updates to the Commission. The Commission asked Mrs. Godwin to advise the Town Manager that they are still interested in a workshop with the Mayor and Council.

6. ADJOURNMENT

Commissioner Barrett moved, seconded by Commissioner Mariner, to adjourn the meeting at 6:51 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Linda Dennis, Vice Chairperson

ATTEST:



Jocelyn Godwin, Planning