

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes February 19, 2020

ATTENDANCE

Commissioners

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

Staff

Jamie Craddock, Planning
Tim Willard, Solicitor
Jocelyn Godwin

1. CALL MEETING TO ORDER

Commission Chairman Barlow called the meeting to order at 6:05 p.m.

2. APPROVAL OF DECEMBER 18, 2019 MEETING MINUTES

Commissioner Barrett moved, seconded by Commissioner Dennis, to approve the December 18, 2019 regular meeting minutes as presented. **APPROVED**
(UNANIMOUS)

3. PRELIMINARY SITE PLAN REVIEW

A. CASE #2018-24 *Isaac's Farm*

An application by George, Miles & Buhr, LLC, on behalf of 79 GTown, LLC, for preliminary subdivision and site plan approval. 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 (HC/MR1).

Jesyl Silva, of GMB Engineering, presented the application. Also attending – Katja Kalinsky (GMB) and Casey Kenton. The properties include 53 acres zoned Highway Commercial in the front and 26 acres zoned MR1(Multifamily Residential) to the rear. The proposal is to develop approximately 30 acres. The previously subdivided parcels will now be subdivided into four parcels. Parcels one (1), two (2) and three (3) are for this project and the remaining acres will be parcel four (4).

Proposed is a car wash and a storage facility. Two waivers are being requested. One is for the length of the road from the intersection of Finley Avenue to the southern cul-de-sac. The Town Construction Standards require a street to be no longer than 400 feet and proposed is 575 feet. The second waiver request is the use of a gravel surface for the open storage area.

The Commission questioned security (a keycard will be provided to the Georgetown Police Department should access be needed) and lighting (well-lit, with recommendations of their consultant). After hours access will be allowed with keypad entry. Facility will not provide 24 hour access.

Applicant stated project would be phased with one large climate-controlled building and two smaller drive-up buildings (with garage doors) constructed first.

Commissioner Dennis moved, seconded by Commissioner Barrett, to APPROVE the waiver allowing the length of the road (from the intersection of Briley Way and Finley Avenue to the southern cul-de-sac) to exceed 400 feet, up to 575 feet. APPROVED (UNANIMOUS)

Commissioner Dennis moved, seconded by Commissioner Illian, to APPROVE the waiver allowing gravel surface within the fenced area of the self-storage facility. APPROVED (UNANIMOUS)

Commissioner Dennis moved, seconded by Commissioner Barrett, to APPROVE the project with the contingency that all outstanding comments of the Town Engineer are answered satisfactorily. (No vote due to discussion).

Commissioner Dennis moved, seconded by Commissioner Barrett, to amend the original motion to APPROVE the application for preliminary subdivision and site plan (Case #2018-24) with the conditions that the Town Engineer's comments are addressed and the appropriate State agency approvals have been received. APPROVED (UNANIMOUS)

4. PUBLIC COMMENT

Delbert Isaacs – The spelling of the name of the project was questioned. If the name will have Isaacs in it, the proper spelling would have no apostrophe.

The applicant confirmed that the final name has not been decided but the correction will be noted.

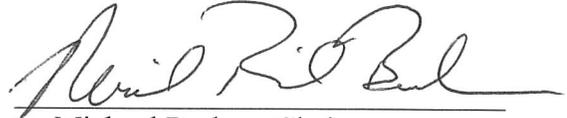
5. Planning Department Report

The Planning Department updated the Commission of new projects received, a rezone application that will be scheduled for a public hearing, and that several predevelopment meetings have been scheduled.

6. ADJOURNMENT

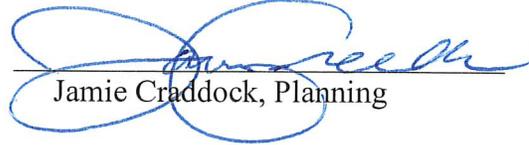
Commissioner Dennis moved, seconded by Commissioner Barrett, to adjourn the meeting at 6:36 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Michael Barlow, Chairperson

ATTEST:



Jamie Craddock, Planning