

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes August 19, 2020

ATTENDANCE

Commissioners

Michael Barlow - absent
Linda Dennis
Penuel Barrett - absent
Suraj Gyani
Justin Illian

Staff

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

1. CALL MEETING TO ORDER

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

2. APPROVAL OF JULY 15, 2020 MEETING MINUTES

Commissioner Illian moved, seconded by Commissioner Gyani, to approve the July 15, 2020 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. CASE #2020-11

JB Wagamon Professional Offices

An application by Solutions IPeM., on behalf of Greenlea, LLC., for the preliminary site plan review and approval of a 9,800 square foot office building and parking lot. The properties are located at 4/6 East Laurel Street and 10 North Bedford Street, identified as Sussex County Tax Map ID 135-14.20 Parcels 192.00 & 194.00 zoned HD (Historic District).

John Jones, of Greenlea, LLC, presented the application. 4 & 6 East Laurel Street single family structures will be demolished for new professional building to provide office space and leverage location. Architecture of building will mirror look of the Court of Chancery. Property located in Downtown Development District. This will be the applicant's second project through the DDD process.

Parking lot changes were discussed and traffic flow to access parking. Applicant reviewed parking analysis provided and informed Commission that the Purnell lot will increase from 7 to 8 spaces and the Circle lot has 11 spaces for a total of 19 spaces. Access will be primarily from Cooper Alley, from North Bedford or East Laurel through the Court of Chancery parking lot.

The question was asked on why the building was not being constructed on parcel 194 with presence on North Bedford. The applicant explained there are DNREC issues from prior uses on the property restricting the use for construction.

Commissioner Illian moved to APPROVE the preliminary site plan contingent upon State agency approvals and satisfaction of engineer's comments.

As the project is in the Historic District, the proposed signage will need Commission approval. A parking waiver approval is also required from the Commission.

Commissioner Illian withdrew his motion.

Commissioner Illian moved, seconded by Commissioner Gyani, to APPROVE the preliminary site plan contingent upon State agency approvals and satisfaction of the Engineer's comments and to approve the parking waiver from 49 spaces to 19 and to approve the proposed signage as presented. APPROVED (UNANIMOUS)

4. PUBLIC COMMENT

No public comment was given.

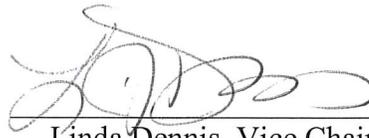
5. Planning Department Report

The Planning Department updated the Commission on pending projects.

6. ADJOURNMENT

Commissioner Gyani moved, seconded by Commissioner Illian, to adjourn the meeting at 6:32 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Linda Dennis, Vice Chairperson

ATTEST:



Jocelyn Godwin, Planning