

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes June 19, 2013

ATTENDANCE

Commissioners

Rodney Marvel
Chris Lecates
Diane Greenberg
Gary Tonge
Chester Johnson

Staff

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

1. CALL MEETING TO ORDER

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

2. APPROVAL OF MAY 15, 2013 MEETING MINUTES

Commissioner Lecates moved, seconded by Commissioner Tonge, to approve the May 15, 2013 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. Introduction of new Commissioners

Commissioner Marvel introduced Chet Johnson and Gary Tonge, as the newly appointed members of the Commission.

4. Election of Commission Chair

Commissioner Lecates moved, seconded by Commissioner Tonge, to elect Commissioner Marvel as the Commission Chair. **APPROVED** (UNANIMOUS)

5. Election of Commission Vice Chair

Commissioner Tonge moved, seconded by Commissioner Johnson, to elect Commissioner Lecates as the Commission Vice Chair. **APPROVED** (UNANIMOUS)

6. BOA CASE #2013-12

Shops at College Park - Retail

An application by College Park Retail, LLC, requesting a special exception from The Code of the Town of Georgetown §230-182 A (2), for a 30% reduction of the required 448 parking spaces to the proposed 314. The property is located at the Southwest corner of 113 and College Park Drive, identified as Sussex County Tax District 135 Map 14.00 Parcel 35.08 zoned HC (Highway Commercial).

Garth Jones, of the Becker Morgan Group, presented the application. The request is for a 30% reduction in the overall parking. By code, the site needs 448 parking spaces, the request is to provide 314 spaces. The site is located in the Chesapeake Bay Watershed. By reducing the number of parking spaces there is a reduction of the impervious surface, which assists the Town and state with their goals for water quality in the Bay. The Town has also experienced some flooding in that area showing a need to reduce impervious coverage. The site has public transportation that serves it. There are two bus routes that serve the area. Pedestrian improvements are being made as well that will reduce the number of vehicles going to the site.

ONIX and Sussex Entertainment have been doing retail development for some time and have a good feel for what is required and believe the parking proposed will be sufficient. The Town is also working to become a Tree City and a reduction in parking spaces allows more space for landscaping.

The Commission asked for any usage numbers related to public transportation and where the additional trees will be placed. The applicant did not have any usage numbers to present on public transportation and the trees will be planted at the time of the additional pad sites.

Member Tonge stated he had no problem with the reduction, rarely is Walmart full.

Member Lecates stated she had no problem and appreciates their attention to the trees.

Members Johnson, Greenberg and Marvel had no problem with the application.

7. BOA CASE #2013-13 Bayside Health

An application by G Plus Properties, LLC, requesting a special exception from The Code of the Town of Georgetown §230-182 A (2), for a waiver of the required loading space. The property is located on US 113, identified as Sussex County Tax District 135 Map 19.00 Parcel 8.04 zoned HC (Highway Commercial).

Joey Gilkerson, of G Plus Properties, presented the application. The Bayside Health medical building is asking for a waiver of the loading space requirement. As a medical building, there is a need for as much parking as possible. The loading space would only fit at the front of the building so that no parking spaces are lost. Large 18 wheeler deliveries will not be needed. Deliveries are made by Fed Ex.

The Commission had no problems with the application.

8. CASE #2013-09 Conceptual Site Plan Review

An application by Landmark Science & Engineering, on behalf of Beacon Hospitality II, for the conceptual site plan review of a 78 room hotel. The property is located at the southeast corner of Old Laurel Road and US 113, identified as Sussex County Tax District 135 Map 19.00 Parcel 63.01 zoned Highway Commercial (HC).

Bob Ruggio introduced the team on the project. Keith Kooker, Landmark Engineering, engineer; Bob Stickels, site contractor; Bill Rhodunda, attorney; Ernie Felici, broker. Mr. Ruggio is project director.

Mr. Kooker presented the project. The site plan is a three acre property, with storm water management area in the back, one entrance off of Old Laurel Road, Town water & sewer, and has 84 parking spaces proposed. Comments were responded to with an alternate layout. Copies of the new layout were distributed to the Commission.

The Commission asked about the stormwater pond. It will be a wet pond with no aeration at this time. Mr. Ruggio stated that the stormwater pond covers the three acre portion of the original project.

The Commission questioned the location of the dumpster, out in front along the highway. Mr. Kooker stated that the dumpster will be screened with a three sided brick enclosure. It was recommended that the location move to the back of the site. Concern was also expressed about adequate parking for oversize vehicles such as buses or trailers. HVAC units were questioned and they will be individual units for each room. There will be one small meeting room and a small breakfast area for coffee and Danish. A pedestrian crossing was asked about for Route 113. A multi-modal path or sidewalk will be installed. Signage has not been determined yet. Lighting has not been designed yet.

The Commission Chair opened the floor for comments.

Tony Semeraro, 4 Cranberry Court in the Village of Cinderberry

As a new plan has been presented, some comments may no longer be applicable. The unbuilt section of Cinderberry (30 units) is a concern. A four story (44 foot) building will be overlooking the residential area. The homes will each go for about \$250,000. Not sure if anyone wants to buy their dream retirement home looking up at a hotel. There is nothing else along 113 at this height. It would be better to have a hotel with more amenities (conference room, banquet) to serve more people. There does not look like enough open space for a landscape buffer to block the view of the hotel. It is not the right place for that particular high four story, usually a Microtel is about three stories. The lot line is arbitrary. A lot of things are being put in three acres. He is glad there is now pavement behind the hotel, which wasn't in the original drawing. The arbitrary property line is forcing the hotel up instead of out.

Claudius Bowden, lives near Seacoast Speedway and a member of Possum Point Players. As a representative of the Players, they think the hotel is a good idea and welcome it.

Hal Godwin, Deputy Sussex Administrator
Medic Unit 108 is around the corner on Mulberry Street. It is an emergency response facility. Old Laurel Road is a primary access way to Route 113. It is very important that Old Laurel Road be kept open, with no parking along the road for loading trucks, trash trucks or patrons or buses so that the outbound lane is clear. The County has been in discussions with DelDOT about an emergency accessway across 113.

Mr. Ruggio explained that the property line is there is because this part of the property is a separate drainage area. We can control and maintain everything within those three acres. The plan is to be good neighbors and provide the landscape buffer to surrounding property owners. When the rest of the park is developed, there will be another way out and across the highway. There is a light proposed by DelDOT for the Easter Seals parcel when the traffic meets a certain threshold.

The traffic flow going out Old Laurel Road and passing the school was brought up and it was suggested that the Town look into the additional flow.

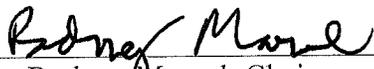
9. Planning Department Report

Mrs. Godwin reported that Sussex Tech is looking to build a new school and one of their potential locations is partially within the Town limits, west of Del Tech.

Mr. Willard shared that the family court is looking to expand and working options to keep it downtown.

10. ADJOURNMENT

Commissioner Tonge moved, seconded by Commissioner Johnson, to adjourn the meeting at 6:56 p.m. **APPROVED (UNANIMOUS)**

APPROVED: 
Rodney Marvel, Chair

ATTEST: 
Jocelyn Godwin, Planning