

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes November 16, 2011

ATTENDANCE

Commissioners

Rob Robinson
David Pedersen
Brett McCrea
Rodney Marvel - absent
Miles Potter

Staff

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

1. CALL MEETING TO ORDER

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

Commissioner Pedersen moved, seconded by Commissioner Potter, to move Case #2011-21 up to the first slot of the agenda. APPROVED (UNANIMOUS)

2. APPROVAL OF OCTOBER 19, 2011 MEETING MINUTES

Commissioner Potter moved, seconded by Commissioner Pedersen, to approve the October 19, 2011 regular meeting minutes as presented. APPROVED (UNANIMOUS)

3. CASE# 2011-21 Historic Sign Review

An application by Impact Graphix, on behalf of Dale's Bail Bonds for approval of a historic sign to be located at 11 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 204.00 zoned Historic District.

The application was presented by Zeke Wing, of Impact Graphix, for a new sign to hang where the previous Gina's sign was located. Also requested are the decals to be placed on the front window. The sign will be made out of PVC board.

Commissioner McCrea moved, seconded by Commissioner Potter, to APPROVE the sign application as presented. APPROVED (UNANIMOUS)

4. CASE# 2011-18

AMBIENT URGENT CARE FACILITY

An annexation application by Robert Henry with Ambient Care, on behalf of Cox 107 Georgetown, LLC, for the annexation of .86 acres into the corporate limits of the Town of Georgetown. The property is located on Route 113 immediately north of DE State Police Credit Union identified as Sussex County Tax District 135 Map 14.00 Parcel 65.00 with the proposed zoning Urban Business (UB-1).

The application was presented by Robert Henry, of Ambient Care, for annexation. Ambient is an urgent care facility bringing convenient access to healthcare in the community. The area is underserved in medical providers. Ambient has been in Seaford for two years now and has had overwhelming response.

Patrick Ryan, of French & Ryan Architects, presented the concept plan for two 3500 square foot buildings. Ambient will be in one building and the other will be a medical related use. The plan has been submitted to DelDOT.

Chairman Robinson confirmed that the property is contiguous with the Town's boundary. The zoning requested is UB1. The Comprehensive Plan indicates Commercial. The UB1 zoning has been requested due to the setbacks and coverage requirements. The applicant would like maximum lot flexibility for development. The setbacks for Highway Commercial are larger.

Chairman Robinson notified the applicant that the Design Standards of the Town require that buildings be oriented towards the highway. The plan presented is oriented to the north due to constraints of lot dimensions and the interest in having the canopy out to parking.

The Commission confirmed the application is for property within the future annexation area in the Comprehensive Plan. The application follows the recommendations for future land use. The zoning requested follows the direction given in the Comprehensive Plan. A medical office is compatible for a parcel along the highway. Education and schools will not be impacted by the use. Water and sewer are available from the Town.

Sidewalks were discussed and will be a requirement by DelDOT and the Town.

The applicant has two consultants working on the environmental issues. Phase one has been completed and the next step is soil samples (borings).

Commissioner Pedersen moved, seconded by Commissioner Potter, to recommend to Town Council to approve the annexation as requested with UB-1 zoning. APPROVED (UNANIMOUS)

5. PLANNING DEPARTMENT REPORT

Documentation regarding answers to questions on the proposed subdivision ordinance revisions will be distributed to the Commission.

6. ADJOURNMENT

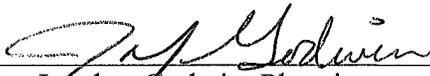
Commissioner Pedersen moved, seconded by Commissioner McCrea, to adjourn the meeting at 6:25 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Rob Robinson, Chairperson

ATTEST:



Jocelyn Godwin, Planning