

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes August 16, 2023

ATTENDANCE

Commissioners

Larry Rohlfing

Linda Dennis

Lance Mears - absent

Edwin Wise - absent

Eric Evans

Staff

Jocelyn Huff, Planning

Jamie Craddock, Planning

Tim Willard, Solicitor

Ring Lardner, Engineer

Stephanie Roblero, Planning

1. CALL MEETING TO ORDER

Commission Chair Rohlfing called the meeting to order at 6:00 p.m.

2. APPROVAL OF JULY 19, 2023 MEETING MINUTES

Commissioner Evans moved, seconded by Commissioner Dennis, to approve the July 19, 2023 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. PRELIMINARY SITE PLAN REVIEW

A. 2023-04 THE OAKS AT GEORGETOWN - PHASE 2 (AMENDED)

An application by JLAM GT OAKS, LLC., for the preliminary review and approval of phase 2, to construct 216 townhomes, club house and pool. The property is located at the corner of South Bedford Street & Arrow Safety Road, identified as SC Tax Parcels 135-20.00-6.00, 498.00-893.00, mixed zoned MR1 (Multifamily Residential District)/UR1 (Urban Residential District) with an RPC Overlay (Residential Planned Community).

Steve Marsh, of GMB LLC, presented the application. Also in attendance is Lawton Myrick, of GMB, and developer Doug Motley, of JLAM GT Oaks LLC.

The project received original approval in 2008. Phase 1 involved the construction of the apartments. Phase 2 includes the townhouses with a reduction from 244 units to 216 units and the widths of the units are increasing from 22 feet to 24 feet. Amenities of a pool and community center have been added along with a dog park and pond overlook area. Additional sidewalk and trails were added to connect the internal sidewalks with the multimodal path to loop around this quadrant. The units will now be front loading instead of rear loading, without alleys behind the units as originally approved. Construction of a new pump station will be included with this phase and the stormwater retention area. The applicant is working with DelDot on modifications to the entrance on South Bedford Street.

The Commission questioned amenity access between townhouse and apartment residents and the applicant confirmed access is by key fobs. Applicant was asked to consider a large enough one car garage to handle most larger vehicles. Confirmation

was requested that privacy fence will be installed for all units and consideration of lawn mowing by contracted companies.

Additional buffer of raised undulation (mounds) in the buffer along the exterior of the phase was requested.

Commissioner Evans moved, seconded by Commissioner Dennis, to APPROVE the application contingent upon the following:

- 1. Satisfaction of Town Engineer's comments**
- 2. Receipt of State/outside agency approvals**
- 3. Engineer approval of raised undulation in the buffer, once submitted.**

Rollcall vote:

Commissioner Evans – Yes, as discussed.

Commissioner Dennis – Yes.

Chairman Rohlffing – Yes, project looks good and in favor of improvements to the plan.

APPROVED (UNANIMOUS)

4. REVIEW AND ADOPTION OF PUBLIC COMMENT GUIDELINES

Commissioner Dennis moved, seconded by Commissioner Evans, to approve the Public Comment Guidelines, as presented. APPROVED (UNANIMOUS)

5. PUBLIC COMMENT

Charlie Koskey, 21407 Park Avenue, is the chairman of the Megee tax ditch which the project empties into. Concern was expressed for the stormwater management to be provided. Commission asked to ensure it is adequate.

6. PLANNING DEPARTMENT REPORT

Project updates were provided to the Commission.

7. ADJOURNMENT

Commissioner Evans moved, seconded by Commissioner Dennis, to adjourn the meeting at 6:35 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Larry Rohlffing, Chairperson

ATTEST:



Jocelyn Huff, Planning