

Posted: 10/12/21 @11:45 am



Georgetown

Planning Commission Meeting Agenda

Meeting Date: Wednesday, October 20, 2021

Time: 6:00 PM

Live Stream Can Be Viewed at the Following Link:
Website: <https://www.georgetowndel.com/live-stream.htm>

Electronic Information Necessary for Participation:
Dial-In (Toll Free): 1-855-332-4182
Access Code: 8567391

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- 3 - 5 A. [September 15, 2021 Minutes](#)

3. PUBLIC HEARING

A. CASE #2021-20 Rezone Application

An application by The State of Delaware, for an official zoning map amendment from Professional Business District (UB3) to Historic District (HD). The property is located at 115 East Pine Street, identified as Sussex County Tax Map ID 135-15.17-148.01.

4. PRELIMINARY SITE PLAN REVIEW

A. CASE #2021-17 Sussex County Family Court

An application by Duffield Associates, LLC., on behalf of, The State of Delaware for the preliminary site plan review and approval of a +/- 110,280 square foot courthouse and six (6) story parking structure. The property is located at the intersection of East Market Street and South Race Street, identified as Sussex County Tax Map ID 135-14.20 Parcels 223.00; 224.00; 225.00; 226.00; 227.00; 228.00; 229.00; 230.00; 231.00; 232.00; 233.00 zoned HD (Historic District) and 135-15.17-148.01 zoned UB3 (Professional Business District).

5. PRELIMINARY SUBDIVISION REVIEW

A. CASE #2020-15 Admirals Landing (Old Shipbuilders Village)

An application by Larson Engineering Group, Inc., on behalf of KHovnanian Homes, Inc., for the preliminary subdivision review and approval of +/- 150 lot residential townhouse subdivision. The properties are located on the west side of Vaughn Road at the intersection of Ennis Road, identified as Sussex County Tax Map ID 135-14.00-44.01; 47.01 & 50.00 zoned MR2 (Townhouse Residential District).

6. DISCUSSION: COMPREHENSIVE PLAN AMENDMENT PROCESS

7. PUBLIC COMMENT

8. PLANNING DEPARTMENT REPORT

9. ADJOURNMENT

The agenda items as listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act (ADA).

TOWN OF GEORGETOWN - PLANNING COMMISSION

Draft Meeting Minutes September 15, 2021

ATTENDANCE

Commissioners

**Linda Dennis
Lance Mears
Suraj Gyani
Larry Rohlffing
Eric Evans**

Staff

**Jocelyn Huff, Planning
Jamie Craddock, Planning**

1. CALL MEETING TO ORDER

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

2. APPROVAL OF MARCH 17, 2021 MEETING MINUTES

Commissioner Rohlffing moved, seconded by Commissioner Gyani, to approve the March 17, 2021 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. Introduction of New Commissioners

4. Organization of Commission

Commission Chair Dennis moved, seconded by Commissioner Gyani, to elect Commissioner Rohlffing as Chairperson of the Commission. **APPROVED (UNANIMOUS)**

Commissioner Rohlffing moved, seconded by Commissioner Gyani, to elect Commissioner Evans as Vice Chairperson of the Commission. **APPROVED (UNANIMOUS)**

5. PRELIMINARY STE PLAN REVIEW

CASE #2021-07 Car Wash & Auto Zone

An application by Aileron Georgetown, LLC, for the preliminary site plan review and approval of a +/- 6815 square foot Auto Zone and a +/- 4600 square foot Express Car Wash. The properties are located at the Southeast corner of Dupont Boulevard & Alfred Street, identified as Sussex County Tax Map ID 135-19.07 Parcels 7.00 zoned HC (Highway Commercial District) & 135-19.07-37.00 & part of 37.01 zoned MR1 (Multifamily Residential District).

Brian Cleary, of the Petit Group, LLC, presented the application for preliminary and reviewed the waiver requests. The Commission questioned the stop sign locations along Lee Avenue in relation to the Town Engineer's Site Plan comment #2, requesting clarification. The elevations for the car wash were confusing and mislabeled (two were labelled west side). Adherence to the design standards were questioned regarding the facades and lack of architectural elements. The architect was not in attendance. Chris Salemi, owner/developer, was asked to increase the level of attractiveness with the Auto Zone building and with the south and west elevations of the car wash.

Commissioner Rohlfing moved, seconded by Commissioner Gyani, to APPROVE the waiver to allow parking between the buildings and DuPont Boulevard with a reduction in the buffer requirement of 10' to 5'2".

Roll call vote:

**Commissioner Evans – Yes
Commissioner Gyani – Yes
Commissioner Rohlfing – Yes
Commissioner Mears – Yes
Chairperson Dennis - Yes**

APPROVED (UNANIMOUS)

Commissioner Gyani moved, seconded by Commissioner Rohlfing, to APPROVE the waiver to reduce the required number of trees within the parking area from 6 to 4 trees.

Roll call vote:

**Commissioner Evans – Yes
Commissioner Gyani – Yes
Commissioner Rohlfing – Yes
Commissioner Mears – Yes
Chairperson Dennis - Yes**

APPROVED (UNANIMOUS)

Commissioner Rohlfing moved, seconded by Commissioner Gyani, to APPROVE the preliminary site plan contingent upon the following:

- 1. State agency approvals**
- 2. Satisfaction of Town Engineer's comments**
- 3. Review by Town Engineer regarding adherence to Design Standards by elevations, architectural features.**
- 4. Façade modifications to the south and west elevations of the car wash and Auto Zone as discussed.**

Roll call vote:

**Commissioner Evans – Yes
Commissioner Gyani – Yes
Commissioner Rohlfing – Yes
Commissioner Mears – Yes
Chairperson Dennis - Yes**

APPROVED (UNANIMOUS)

6. PUBLIC COMMENT

No public comment was given.

7. Planning Department Report

The Planning Department provided updates on current projects and the process for Comprehensive Plan Amendments is being addressed and will be forwarded for their comments.

8. ADJOURNMENT

Commissioner Gyani moved, seconded by Commissioner Evans, to adjourn the meeting at 6:48 p.m. **APPROVED (UNANIMOUS)**

APPROVED:

Linda Dennis, Chairperson

ATTEST:

Jocelyn Huff, Planning