

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes January 16, 2013

ATTENDANCE

Commissioners

Rob Robinson - absent
David Pedersen
Rodney Marvel
Diane Greenberg
Chris Lecates

Staff

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

1. CALL MEETING TO ORDER

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

2. APPROVAL OF DECEMBER 19, 2012 MEETING MINUTES

Commissioner Greenberg moved, seconded by Commissioner Lecates, to approve the December 19, 2012 regular meeting minutes as presented. **APPROVED**
(UNANIMOUS)

Commissioner Pedersen moved, seconded by Commissioner Lecates, to amend the agenda, removing item #4, Case #2008-07, per the applicant request. **APPROVED**
(UNANIMOUS)

Commissioner Greenberg recused herself from the public hearing case #2012-24.

3. PUBLIC HEARING: **Rezone** **CASE#2012-24**

An application by Richard Greenberg, for an official zoning map amendment from Urban Business (UB1) to Highway Commercial (HC) for the property located at 39 Bramhall Street, Georgetown, DE identified as Sussex County Tax District 135 Map 14.19 Parcel 62.00.

Michael Cotten, of Cotten Engineering, presented the application. The request is for rezoning the entire parcel including a house and pole building from the current zoning of UB1 to the proposed zoning of HC, Highway Commercial.

The use of the entire parcel is a rental house, supplemental storage and a 2000 sq ft pole barn.

The Planning Department has not received any correspondence either for or against the application.

The Commission confirmed that Highway Commercial zoning would allow for more development opportunity, there are primarily rentals in the surrounding area and the Comprehensive Plan allows for the rezone.

Commissioner Marvel asked for any public comment either for or against the application. No public comment was given.

Commissioner Marvel closed the public hearing portion of the meeting.

Commissioner Lecates moved, seconded by Commissioner Pedersen, to recommend Case #2012-24 for rezoning to the Town Council and support the rezone to HC Highway Commercial from UB1.

Commissioner Lecates – Yes, economical request.

Commissioner Pedersen – Yes, the Comp Plan clearly delineates the property as being a proposed Highway Commercial rezone area and it is in full compliance.

Commissioner Marvel – Yes, for reasons stated.

APPROVED (UNANIMOUS)

Commissioner Greenberg rejoined the meeting.

4. PLANNING DEPARTMENT REPORT

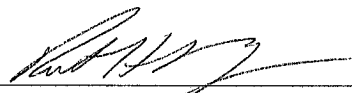
Redners is coming to town with an expected open date of March 2014. It will be located off of Route 113 and College Park Drive, south of Walmart and Walgreens. A traffic signal will be installed at the entrance of College Park Drive on Route 113. There is potential of 160 jobs. Additional pad sites will be pursued.

The Medical Arts Pavilion plan should receive final approval shortly and their building permit will be issued next week.

5. ADJOURNMENT

Commissioner Pedersen moved, seconded by Commissioner Lecates, to adjourn the meeting at 6:20 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Rob Robinson, Chairperson

ATTEST:



Jocelyn Godwin, Planning