

**Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
December 17, 2014**

**CALL TO ORDER**

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:27 p.m. and noticed that this regular Planning Commission Meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on December 5, 2014, in the following manner:

- a. The electronic sign; and
- b. The Official Bulletin Board;
- c. The official Town of Camden Web Site
- d. The Delaware State News, and
- e. The News Journal

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Michael Schock, Commissioner Vicki Rhodes, Commissioner Michael Johnson, and Commissioner Spencer Price.

Members absent: None

Staff Attending: Town Clerk Jamie Fenske, Building Inspector/Code Enforcer Harold Scott, and Town Manager Aaron Chaffinch.

**MINUTES**

Motion made by Commissioner Schock, seconded by Commissioner Price to approve the minutes as written from the November 19, 2014 Planning Commission Meeting. All in favor; none opposed.

**PUBLIC HEARING**

*Proposed zoning changes for the following addresses; Savannah Farms, 11481 Willow Grove Rd, 3977 Upper King Rd, 168 Old Camden Rd, 166 Old Camden Rd, 140 Old Camden Rd, 120 Old Camden Rd, 108 Old Camden Rd, 275 Old Camden Rd, 277 Old Camden Rd, 269 Old Camden Rd, 263 Old Camden Rd, 255 Old Camden Rd, 249 Old Camden Rd, 239 Old Camden Rd, 233 Old Camden Rd, 227 Old Camden Rd, 219 Old Camden Rd, 205 Old Camden Rd, 213 Old Camden Rd, 216 Center St, 4 E Camden Wyoming Ave, 4 S Caesar Rodney Ave, and 4992 Dupont Hwy.*

Linda Raab- Senior Land Use Planner for IPA, explained that the Town of Camden has 18 months after updating the Comprehensive Plan to update the zoning maps. She added that the proposed zoning needs to be consistent with the future land use map.

Mrs. Raab explained that the addresses listed are in the Old Camden Road area are in a transitional area that shows more businesses coming.

Mrs. Birch- 263 Old Camden Rd questioned how the zoning change will affect the taxes.

Town Clerk Jamie Fenske explained that the taxes would be based on the primary use of the building.

Mrs. Birch question why the rezoning is happening.

Chairwoman Gray explained that the Old Camden Road area is mostly business and that the rezoning will allow for consistency.

Marc Newman from the VFW at 166 Old Camden Rd questioned what they would be zoned.

Mrs. Raab stated that the proposed zoning is a C-1.

Mr. Chaffinch read a letter submitted by Ken Pennington- 168 Old Camden Rd opposing the rezoning.

Commission Rhodes stated that she felt the Old Camden Road area that is being proposed to be changed seems to be more residential to her.

Mrs. Raab stated that if the Commissioners would like, she would go back and research the area more.

Chairwoman Gray suggested keeping the residential homes as residential and only changing those parcels that are used as business to commercial.

#### **NEW BUSINESS**

*Proposed zoning changes for the following addresses; Savannah Farms, 11481 Willow Grove Rd, 3977 Upper King Rd, 168 Old Camden Rd, 166 Old Camden Rd, 140 Old Camden Rd, 120 Old Camden Rd, 108 Old Camden Rd, 275 Old Camden Rd, 277 Old Camden Rd, 269 Old Camden Rd, 263 Old Camden Rd, 255 Old Camden Rd, 249 Old Camden Rd, 239 Old Camden Rd, 233 Old Camden Rd, 227 Old Camden Rd, 219 Old Camden Rd, 205 Old Camden Rd, 213 Old Camden Rd, 216 Center St, 4 E Camden Wyoming Ave, 4 S Caesar Rodney Ave, and 4992 Dupont Hwy.*

Motion made by Commissioner Price, seconded by Commissioner Johnson to table the new business item of proposed rezoning until farther research can identify the actual land use of each parcel. All in favor; none opposed.

*Applicant seeking approval for Tidbury Crossing Townhomes – new building facades and color schemes.*

Ray Gamble- Wilkinson Homes explained that he wants to improve the homes curb appeal to help sell the homes. The company's goal is to get the community jump started again. He added that the same unit can't be repeated next to each other.

***Town of Camden  
Wednesday, December 17, 2014***

***Regular Meeting Minutes***

Commissioner Johnson questioned what the builder was looking to change, the color of the townhomes or their elevations.

Mr. Gamble stated that they are looking to change both the color schemes and the elevations. They are looking to vary the units on the plans so they are not all the same and off set every other unit.

Chairwoman Gray questioned the color of the units.

Mr. Gamble explained that it is a beige-ish, darker than sand.

Commissioner Schock explained that he thinks it should stay the same so that the units are broken up with the different colors.

Motion made by Commissioner Johnson, seconded by Commissioner Rhodes to have no more than two adjacent townhouse units with in a group shall be a duplicate style and color of any other two adjacent units within a group of townhouses.

Roll Call:

Commissioner Price- yes

Commissioner Schock- no

Commissioner Johnson- yes

Commissioner Rhodes- yes

Chairwoman Gray- yes

Motion carries.

Mr. Chaffinch brought to the Commissioners and Mr. Gamble's attention note number fifty on the original signed plans for the Tidbury Crossing Development.

**ADJOURNMENT**

At 8:27 p.m. a motion was made by Commissioner Price, seconded by Commissioner Johnson to adjourn the regular meeting. All in favor; none opposed.

**Respectfully submitted,  
Jamie Fenske, Town Clerk**