

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
November 17, 2021

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:00 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 November 10, 2021, in the following manner:

- The official bulletin boards,
- Posted on the official electronic sign, and
- Posted on the official website.

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Judi Schock, Commissioner Michael Johnson, Commissioner Thomas Wanstall, and Commissioner Adam Colaprete.

Staff Attending: Town Clerk Sarah Cahall, Account Specialist Yvette Yerkes, and Building Inspector/Code Enforcer Harold Scott Jr.

MINUTES

A motion was made by Commissioner Schock, seconded by Commissioner Wanstall, to approve the minutes as written from the August 18, 2021 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

Northeast Side of Voshells Mill Rd, Tax map No. NM 7-02-094.00-01.12.07.000, Carl P King Real Estate LLC, requesting a rezoning from C-1 to C-2.

Mackenzie Peet with Baird Mandalas Brockstede presented to request a rezoning from C-1 to C-2. The property is currently vacant with 10.52 acre and the applicant would like to rezone the property to allow a self-storage facility. A self-storage facility is permitted in a C-2 zoning area table 240-15.

The change of zone request is consistent with the Town of Camden's Comprehensive Plan and the Future Land Use Plan. In section 240-26 of the Town Code the purpose of C-1 district is to provide opportunities for residential, office, personnel, and business development services. The applicant is currently purposing to expand the commercial use to C-2 to include additional permitted uses in that district. C-2 district is to provide sufficient space in appropriate locations

for various commercial activities. The property is currently adjacent to C-1, R-3, and is in the area with several other commercial businesses such as Valero, Grottos, Wawa, and other commercial facilities.

The proposed rezoning will expand the permitted commercial use on the property in a manner that is consistent with the surrounding land uses that are also commercial in nature.

Ms. Peet explained that the property does not have wetlands on the site, existing utilities, if the application is approved the applicant will protect all existing utilities, maintain uninterrupted services, and the property is not impacted by the 100-year flood plan.

The project is not required to go through the P.L.U.S process because this property is not considered to be a major Land Use change.

Chairwoman Gray asked how this meets the comprehensive plan.

Ms. Peet referred to table 5 and it confirms that C-2 is a corresponding zoning district to mixed in Camden's use future land use.

Commissioner Wanstall asked if this would affect or impact traffic.

Ms. Peet stated that those questions would be addressed during the site plan approval process.

A motion was made by Commissioner Johnson, seconded by Commissioner Schock, to approve the recommendation for the rezoning from C-1 to C-2. three in favor; two opposed.

Roll call:

Chairwoman Gray-no

Commissioner Johnson-yes

Commissioner Wanstall-yes

Commissioner Schock-yes

Commissioner Colaprete-no

PUBLIC COMMENT

None.

ADJOURNMENT

At 7:40 p.m. a motion was made by Commissioner Schock seconded by Commissioner Colaprete to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,

Town of Camden
Wednesday, November 17, 2021

Regular Meeting Minutes

Sarah Cahall, Town Clerk

