

**Town of Camden**  
**Regular Planning Commission Meeting**  
**Camden Municipal Building**  
**January 25, 2023**

**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 January 12, 2023, in the following manner:

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

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

Members Absent: Commissioner Michael Johnson

Staff Attending: Town Clerk Sarah Cahall, Account Specialist Malori Lewis, Town Manager Harold Scott Jr., and Town Solicitor Craig Eliassen.

**MINUTES**

A motion was made by Commissioner Wanstall, seconded by Commissioner Colaprete, to approve the minutes as written from the November 16, 2022 Planning Commission Meeting. All in favor; none opposed.

**OLD BUSINESS**

*Zoning draft-Final*

Jennifer Reitz, a Principal Planner from the University of Delaware, advised the Planning Commission that she has been thoroughly going through the Zoning Ordinance to revise it, and provided them with the draft of changes. A few of the key items were adding new definitions, removing the heritage overlay, adding design standards for infill for residential development, and redevelopment, and the Commercial and Residential Table Usage that shows what is permitted, not permitted, and conditional use. She stated new uses and definitions were added for microbreweries and brew pubs. Mrs. Reitz stated solar panels and a parking study were also incorporated with the Zoning Ordinance. She consolidated and organized the ordinance, so everything is consistent and easier to find. She added that during this process she didn't want anything to be conflicting and wanted to make sure everything was properly placed in the Zoning Ordinance, including clarifying uses, zoning district regulations, codes, and regulations. Mrs. Reitz added that she will be removing fees from the Zoning Ordinance because if a fee changed, you would have to amend the Zoning Ordinance.

Chairwoman Gray asked about pole signs on the Highway.

Mrs. Reitz said that nothing had changed in the C-2 district.

Chairwoman Gray asked if there were any changes in the home-based business.

Mrs. Reitz said they cannot have nonresident employees.

Chairwoman Gray asked about the definition of Microbreweries.

Mrs. Reitz stated they are following the State of Delaware definitions.

A motion of recommendation to approve the final Zoning Ordinance was made by Commissioner Schock, and seconded by Commissioner Wandstall,. All in favor; none opposed.

***PUBLIC COMMENT- Old Business***

Dan Ridgely- asked about the historical district signage.

Mrs. Reitz said it allows message center signs, not digital displays.

**NEW BUSINESS**

*Tax map No. NM 7-02-094.08-01.55.00.000, High Tide Company, the applicant is requesting a rezoning from C-1 to C-2.*

Daniel Woodall stated that the new Zoning Ordinance is permitted for microbreweries, and he would like to be the first microbrewery in Town. He said that microbrews are only allowed in C-2 and his property is C-1 and his property is close to a commercial highway. He added that this would be a good and lively business to bring to Town.

Mrs. Cahall stated that Mr. Woodall's property will not need a plus review and it's already in the future land use for C-2.

***PUBLIC COMMENT- Rezone***

William Smith -101 Chapel Dr.- Asked if this was the first process.

Chairwoman Gray stated that it is.

Ken Pennington- 168 Old Camden Rd- was concerned with the hours of operation and environmental air impact.

Mr. Woodall said it will be family-friendly and respectful hours for the community. He added that there is not a lot of environmental air impact.

A motion was approved to rezone Tax map No. NM 7-02-094.08-01.55.00.000 from C-1 to C-2 by Commissioner Wandstall, and Commissioner Schock. All in favor; none opposed.

*499 Walmart Dr. Tax map No. 7-02.094.00-01.29.00-0001, Camden Associates, the applicant is requesting a preliminary hearing for a restaurant with a drive-through.*

James Taylor, an engineer with Verdants, and Sean Condors with Verdantas present a 1,900sq foot Popeyes restaurant with a drive-through. The drive-through will have two order stations, three access points to the restaurant, 30 parking spaces, a drive aisle that is 24 feet wide, and landscaping throughout the site. There will be a provision for a bike rack, lighting fixtures will also meet the Towns code.

Commissioner Schock explained that the Town maintains a neutral color scheme throughout Route 13. She expressed that the colors on the plans are too bright and asked if there are different color options to tone it down.

Chairwoman Gray asked if there would be a pole sign.

Mr. Taylor said it will be a monument sign.

Chairwoman Gray asked what the building material consisted of.

Mr. Taylor said it will be brick and stucco

Commissioner Colaprete asked what the material of the trash enclosure would be.

Fred Wittig said it will be brick and stucco

Chairwoman Gray asked if there will be a hitching post.

Mr. Taylor said yes.

Asked Chairwoman Gray if there was a specific location, they should have the hitching post.

Chairwoman Gary said near Walmart Dr.

***PUBLIC COMMENT- Preliminary hearing for a restaurant with a drive-through.***

Justin King- 103 S. Main St.- Agreed with Commissioner Schock's recommendation regarding changing the color scheme. He stated the earth tone color scheme will blend in with the rest of Route 13.

A motion was approved by Commissioner Colaprete, and seconded by Commissioner Wandstall, to approve the preliminary site plan with the conditions of the trash enclosure

location, adding a hitching post to the rear of the building, and changing the building structure colors. All in favor; none opposed.

*Tax map No. NM 7-02-094.04-01.01.000,0200,300,2100,3300,3400,3500, Savannah Farms, Inc & Savannah Farms II, LLC, the applicant is requesting a pre-application plan submission for residential development.*

Mark Dunkle, the Land Use attorney explained he went over the Towns 2019 comprehensive plan, and the property is currently zoned for mixed-use. The development will consist of single-family homes, townhomes, and apartments.

Jay Heilman Land Development Manager for D.R. Horton gave a brief description of D.R. Horton's background and went into detail about their current operations. He added that he has been in communication with Caesar Rodney School District about this project, the Town of Wyoming, and the Camden-Wyoming Fire Department.

Dev Sitaramn President of Karins and Associates said that the Savannah Farms project is 360 acres. He stated there are 18 acres of commercial use. The Town of Camden has approximately 225 acres of the 360 acres. 286 single-family detached on 140 acres, 268 townhomes on 49 acres, and 312 apartment units on 40 acres. Mr. Sitaraman adds that there will be over 100 acres of open/green area. The site is bounded by Willow Grove Rd. and Mooselodge Rd. He added that there is a Town boundary line between the Town of Camden and the Town of Wyoming that will be discussed in the future. They have been in communication with both Town staff. They want to create a mobility-friendly community, with an abundance of amenities, landscaping, connectable sidewalks and trails, wide streets for emergency personnel, and street parking. He added there is a spine road that connects Willow Grove Rd to Mooselodge rd. The spine road is designed as a BLVD with a landscaped median, and he would recommend that BLVD should be dedicated to Del-Dot to maintain. Mr. Sitaramn stated that if the Town wants to maintain the BLVD then they can design it to the Towns standards and requirements. They will be flexible with the design of the BLVD of what the Town prefers.

Chairwoman Gray clarified that they have been in communication with the school district and asked if their future plans will include bus stops.

Mr. Heilman said yes.

Chairwoman Gray asked how the coordination was going to work with the Town of Wyoming.

Mr. Dunkle said they are open to all coordination. He explained that a Town boundary line for Camden and Wyoming needs to be addressed and there has been discussion about it.

Chairwoman Gray suggested revising the concept plan for the location of the homes, so it doesn't interfere with the Town boundary lines.

Chairwoman Gray asked if they have a timeline for a build-out of the project.

Mr. Heilman said they are in the design process and the total time frame should be 8-10 years. He said they will most likely phase it into sections.

Chairwoman Gray asked what type of amenities they would have.

Mr. Heilman said there will be a pool and clubhouse. He said each section will have its own amenities.

Chairwoman Gray ask if they could provide fencing and landscaping in the common areas.

**PUBLIC COMMENT- *pre-application plan submission for residential development***

Michael Smith- Asked if they had any communication networks in the area regarding health care and the school district since this is a potentially large community and the schools are medical clinics are already overburdened.

Dan Ridgley- Said there will be an increase in population and would like to see a pedestrian walkway to business. He mentioned the delays with the Camden Bypass and if it hasn't started before Savannah Farms could the certificate of occupancy be held up.

Michael Schock-21 Wilder Rd. Asked how many HOA would be involved, the width of the streets, and if the Fire Department has been involved in this process.

Kevin Minnich- Town of Camden engineer- Said there is a tax ditch that runs at the top part of Wyoming and drains down through the greens of Wyoming. He asked if they were going to eliminate that or work around it.

Ken Pennington-168 Old Camden Rd.- Was concerned about the impact of traffic.

Mike Morasco- Said the school districts are at capacity and would like to see them work together with the school district.

Anita Beckle- Asked about the number of wells within the Town.

**ADJOURNMENT**

At 9:05 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,**  
**Sarah Cahall, Town Clerk**