

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
September 20, 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 the Delaware Open Public Meeting Act by posting the agenda on September 13, 2023, in the following manner:

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

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Micheal Johnson, and Commissioner Thomas Wanstall.

Members Absent: Commissioner Judi Schock and Commissioner Adam Colaprete.

Staff Attending: Town Clerk Sarah Cahall and Town Manager Harold Scott Jr.

MINUTES

A motion was made by Commissioner Wanstall, seconded by Commissioner Johnson, to approve the minutes as written from the July 19, 2023 Planning Commission Meeting. All in favor; none opposed.

OLD BUSINESS

None.

NEW BUSINESS

Tax map No. NM 7-02-094.04-01.01.000,0200,300,2100,3300,3400,3500, Savannah Farms, Inc & Savannah Farms II, LLC, applicant submitted for preliminary site plan approval for a residential development.

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, the Town of Wyoming, and the Camden-Wyoming Fire Department about this project. He explained that if this project gets all the approvals and moves forward, they will potentially start developing in August of 2024 with an estimated completion of the first home in May of 2025, and the final competition should be in 2032.

Dev Sitaramn- President of Karins and Associates- Stated that the Savannah Farms project is 360 acres. Approximately 225 acres are within the Town of Camden's jurisdiction. The site is bounded by Willow Grove Rd. and Mooselodge Rd. They want to create a mobility-friendly community, with an abundance of amenities, open space, pocket parks, 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. He added that the master plan site will have mixed-used housing types with 268 townhomes, 78 duplexes, 221 single-family dwellings, and 312 apartment units. Mr. Sitaramn went into detail on Allyn Circle roadway radius being 75 feet, not 100 feet, because it's a cul-de-sac, providing for a center island or a pocket park, and asked for the Planning Commission to grant them a waiver. He added they are preserving the existing wooded areas and will have a more detailed landscaping plan towards the final stages. They have met with other service providers who are aware of the project. They will be providing Camden-Wyoming Water and Sewer Authority with a well-site plan.

Commissioner Wanstall asked if there would be a buffer between the homes that will be near the railroad tracks.

Mr. Sitaramn said there would be a green landscape buffer and a stockade fence.

Chairwoman Gray asked who would own and maintain the buffer and fence.

Mr. Sitaramn said the Homeowners Associations.

Commissioner Johnson asked what type of amenities would be provided.

Mr. Sitaramn stated that they are proposing several amenities; the apartment complex would have its own amenities, and the Townhomes would have two amenities, and a large amenity for the whole development.

Chairwoman Gray asked what the street width was on the Blvd.

Mr. Sitaramn said the Blvd. is 80 feet, and the individual streets are 60 feet wide.

Chairwoman Gray asked who would own the roads.

Mr. Sitaramn said they will be Town roads.

Chairwoman Gray asked how the Homeowner Association would work and how many would be there.

Mr. Heilman stated that they are the declarant, and they prefund a property management team at the beginning. He added that the apartment would be a separate entity and would have a maintenance agreement.

Chairwoman Gray asked how they would be phasing the project.

Mr. Sitaramn said it will be influenced by the utilities and access. He added their first phase will tie into the south side of Willow Grove Rd. Their ultimate sewer location will be at Voshell's Mill Rd. He added that the single-family, the semi-detached dwellings, and possibly the apartment complex will start first.

Chairwoman Gray asked about the parking location in the alleys.

Mr. Sitaramn stated there is plenty of parking and there will be a rear-loaded garage. He added that the townhouses with alleys do not have driveways in the front.

Chairwoman Gray asked about their discussions with the schools and emergency services.

Mr. Heilman said he met with the previous superintendent, and they are keeping them informed as the project moves forward, and potentially helping them find a location for a new school. They also have been keeping the Fire Department informed.

Chairwoman Gray asked where the location of the bus stop would be.

Mr. Sitaramn said they would be in contact with the Department of Transportation and the school district. They will be providing safe locations for a bus stop.

Chairwoman Gray asked if they had talked to DART about a bus route.

Mr. Sitaramn said they will have a meeting with them.

Commissioner Wanstall asked if they would have the same elevation in different pods.

Mr. Heilman said there will be different elevations, but the duplexes will be similar because of the roof line, but with different color schemes.

Chairwoman Gray asked to provide colored rendering for their final.

A motion was made by Commissioner Wanstall, and seconded by Commissioner Johnson, to approve the waiver for Allyn Circle. All in favor; none opposed.

A motion was made by Commissioner Wanstall, and seconded by Commissioner Johnson, to make a recommendation for conditional preliminary plan approval to the Town Council. All in favor; none opposed.

A motion was made by Commissioner Wanstall, and seconded by Commissioner Johnson, to approve the preliminary site plan to include details about HOA management, additional information about schools and emergency services discussion, and Architectural renderings of the different homes. All in favor; none opposed.

PUBLIC COMMENT

Dawn Gonzalez- Asked what type of studies were done for the water supply and if it will affect the water pressure for residents who are currently using it.

Mr. Sitaramn stated Water and Sewer have done their due diligence on the water supply.

Larry Dougherty- Stated he would like to see aerators in all the ponds.

ADJOURNMENT

At 8:50 p.m. a motion was made by Commissioner Wanstall, seconded by Commissioner Johnson, to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,
Sarah Cahall, Town Clerk

