

**Town of Camden**  
**Regular Planning Commission Meeting**  
**Camden Municipal Building**  
**January 15, 2025**

**CALL TO ORDER**

Chairwoman Gray led attendees in the Pledge of Allegiance and a moment of silence.

Chairwoman Gray called the meeting to order at 7:03 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 January 8, 2025, in the following manner:

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

Members Attending: Chairwoman Gray, Commissioner Wanstall, Commissioner Prystajko, Commissioner Sullivan, and Commissioner Lanter

Members Absent: Commissioner Johnson and Commissioner Colaprete

Staff Attending: Account Specialist Malori Lewis, Town Manager Harold Scott Jr. and Town Solicitor Greg Morris

**MINUTES**

A motion was made by Commissioner Prystajko, seconded by Commissioner Wanstall, to approve the minutes as written from the June 18, 2024 Planning Commission Meeting. All in favor; none opposed.

**OLD BUSINESS**

*Tax Map No's NM 7-02-093.04-01-01.00, 02.00, 03.00, NM 7-02-094.00-01-21.00, 22.00, 33.00, 34.00, 35.00; Savannah Farms, Inc. & Savannah Farms II, LLC; the applicant is requesting a final site plan approval.*

Jay Heilman, D.R. Horton, explained that they are doing the self-entitlement, which gives them the ability to design the community to their standards. He mentioned that one of the questions asked at a prior meeting was the timeline for the completion of the Savannah Farms project. He advised that land development is expected to begin in April 2025, assuming all approvals are in place. Based on that information, the first home would be complete by January 2026, with plans to have roughly 9 homes completed per month. This would put the completion of the community around May 2033, which could change depending on the pace of the project.

Dev Sitaram, Project Engineer/Atwell, explained that the only changes since the preliminary site plan review are minor changes for stormwater management and grading purposes. The size of the pond along Willow Grove Road will be larger with a water feature and surrounding

landscaping that will appeal to the community and passersby, which will lead you to the Boulevard, the grand entrance to the community. No houses will be accessed from the Boulevard, which leaves the entrance to the community clean and accessible with landscaping scaling the entire Boulevard. Community signage is being drafted and will be brought to the Board for approval, if necessary. There will be ample buffer planting and berms throughout the community. The community will have apartments, townhomes, single-family detached, and semi-detached homes. Parking and road widths throughout the community meet Town requirements, with roads spacious enough to allow parking on either side with a grass strip between the roadway and sidewalk. The larger townhomes will have alleyways.

Mr. Heilman explained that 46% of the total acreage is reserved for open space. They plan to utilize the open space for active recreational areas, with amenities throughout the community, including a fishing pond, a kayak ramp and kayak storage, a fishing pier, benches, and a substantial walking trail surrounding the community. As the amenities are planned and designed, they will be coming back to the Board for that approval. Mr. Heilman added that another question asked at a prior meeting pertained to an HOA. He advised that this property would have an HOA. He added that the community will have multiple school bus stops, which have been reviewed with the School District. These bus stops will be off the street and safe for children. The Boulevard will be one way in each direction, making entering and exiting the community easier for buses and emergency services, which has been reviewed with both the Police and Fire Departments. DHI Communities, their apartment division, will be handling the apartments and apartment amenities, and a cost-sharing agreement will be drafted. Mr. Heilman explained that they have spoken with the Barclay Farms community and Board. There will be a buffer between homes and the railroad, with a berm with landscaping and a privacy fence along the railroad.

Mr. Sitaram explained that significant engineering has occurred, including a grading plan, sewer and water, and stormwater. Del-Dot required improvements to entrances and contributions have been made for the Camden Bypass project. They have spoken with schools, the conservation district, the railroad, the postal service, sewer and water, and Kent County public works. Approvals are imminent for Kent Conservation District, Camden-Wyoming Sewer and Water Authority, and Kent County Public Works. All plans have been reviewed by the Town Engineer and conditionally approved by the Planning Commission.

Mr. Heilman explained that there is a stormwater management program that they can enroll the community into that would be paid for by the homeowner if the HOA cannot maintain the stormwater management facilities and there are streetlights throughout the community.

Commissioner Lanter asked how the streetlights would be paid for.

Mr. Heilman advised that the developer has to put all of the utilities in, and Delmarva Power will place the streetlights. It will initially be a rental-type situation and paid quarterly by the developer until it is turned over to the HOA.

Commissioner Sullivan asked if there are retention ponds and if they have completed soil testing.

Mr. Sitaram stated that the stormwater facilities will act as retention ponds to hold water, and they want to install fountains in the future for water circulation, and that in addition to stormwater testing, soil testing was a requirement with Kent Conservation District.

Commissioner Lanter asked about roadway design standards since the roadways will be in both Camden and Wyoming and if the topcoat will be done as the road is paved, or if there will be exposed manholes.

Mr. Sitaram advised that Wyoming requires their streets to meet Del-Dot standards, which are slightly narrower than the Camden requirements. The thickness of the road will meet Del-Dot standards and will be the same throughout the community.

Mr. Heilman stated that typically the topcoat is done later, but the sooner the better so that the roadways can be turned over to the HOA. The roadway will be done in phases, which will be bonded through the Town and bonds will close when the phase closes.

Commissioner Sullivan confirmed that there will be dog waste containers at the dog park areas.

Chairwoman Gray clarified that the landscaping and berms on the Boulevard would conceal backyard items when driving down the Boulevard and asked the timing for the amenities.

Mr. Sitaram advised that the landscaping, berm, and buffer planting along the Boulevard will be maintained by the HOA since it is considered private open space and not located on the homeowner's property.

Mr. Heilman stated that amenity locations are identified on plans, they set minimum standards per the Town and their sales and marketing teams are reviewing designs to determine what type of amenities would be best to have. Once designs are chosen, they will submit permit applications for phased amenities, which will be timed with development. The main amenity will be situated off the Boulevard, which they would like to have started before opening the model home.

Commissioner Sullivan asked if the grass would be sodded or seeded, and if there would be irrigation.

Mr. Heilman advised that the open space will be sodded, and lots are typically sodded in the front yard and seeded in the back. The Boulevard and open space will have irrigation, and irrigation will be optional for many lots throughout the community.

Chairwoman Gray asked if they would pre-fund the HOA with every building.

Mr. Heilman stated that a property management company will be in place so that the HOA will have a well-managed and functioning budget when it is turned over to them. He added that each home will have a capital contribution included in their closing costs.

**PUBLIC COMMENT**

Dan Ridgely (215 E. Camden-Wyoming Ave.) – Asked if the side-yard setback variance received last year affected the Fire Marshal's review of the proximity of the lots.

Mr. Sitaram advised that during the development phase, the Fire Marshal reviews circulation and layout. The fire rating will likely increase, but they do not anticipate a problem with the spacing of the buildings. The Fire Marshal will review the buildings during the permit process before a final inspection is done by the Town.

Dawn Gonzalez (Barclay Farms) – Asked about the difference between conditional and final approvals, and if it is normal to have items pending when seeking a final approval.

Chairwoman Gray explained that there may be conditions set on a final approval and the conditions must be met before permits are issued. It is normal to have items pending when seeking final approval because of the length of time it can take for approvals from outside agencies.

Ms. Gonzalez clarified that final approval may be given tonight to include any expectations that must be met and that they will need to come back if something gets denied by an outside agency.

Mr. Sitaram confirmed that they will come back to the Board if any alterations to the layout presented are necessary, based on the decision of outside agencies.

**OLD BUSINESS (CONTINUED)**

Chairwoman Gray added that it might be good to have the amenities bonded to give assurance to the Town in the event it wasn't built within the phase time.

Mr. Heilman said they may consider a bond for the amenities or have this included in the developer's agreement.

Chairwoman Gray recommends an approval with conditions to include a bond for amenities with the developer's agreement, as well as agency approvals from Kent Conservation District, Camden-Wyoming Sewer and Water Authority, Kent County Public Works, and the Fire Marshal.

A motion was made by Commissioner Sullivan, and seconded by Commissioner Lanter, to approve the final site plan with conditions to include a bond for amenities with the developer's agreement and agency approvals from Kent Conservation District, Camden-Wyoming Sewer and Water Authority, Kent County Public Works, and Fire Marshal. All in favor; none opposed.

**Roll Call:**

Commissioner Prystajko – Yes  
Commissioner Lanter – Yes  
Chairwoman Gray – Yes

Commissioner Sullivan – Yes  
Commissioner Wanstall – Yes

**NEW BUSINESS**

*Tax Map No. NM 7-02-094.12-01-24.00-000, Piney Point Family, LLC; the applicant is requesting a preliminary site plan approval.*

Mike Riemann with Becker and Morgan explained that they have applied for a preliminary site plan, proposing to develop a portion of the 22-acre property for a two-story, 40,000-square-foot medical office building located on the north side of Route 10. With approximately 20,000 square feet on each floor, the first floor would be a 24-hour ambulatory-style emergency department for non-life-threatening injuries for quick care without taking a bed in the primary hospitals, and the second floor would be a general medical office space for outpatient services. There is good circulation around the site with drop-off locations on two portions of the building, one for outpatient services and one for ambulatory drop-off. The number of parking spaces at 191 exceeds code requirements of 160 and fire lanes around the entire building. Stormwater will be underground in this location. Water will be with Camden-Wyoming Sewer and Water Authority; sewer will be with Kent County based on their districts. Fire flow testing will be completed as a requirement of the Fire Marshal and the building will have a sprinkler system. The property currently includes two parcels, which will be divided and turned into three parcels. One parcel would be for the proposed medical facility, with future development options for the other parcels. They are working with Del-Dot to implement a new "right in right out" access area with easements, which would have access to the other parcels upon future development.

Commissioner Sullivan suggested additional handicapped parking, based on his experience with parking at Eden Hill.

Mr. Riemann said the parking design is based on strict ADA-compliant guidelines and this facility is only a fraction of the size of Eden Hill, but he would do some additional research.

Chairwoman Gray mentioned that the only place in Camden to get X-rays in Camden is the Camden Walk-In, which has limited hours, and that this facility would be a very helpful option for minor injuries that do not require an ER visit. She asked if there would be sidewalks and buggy hitching posts and advised that architectural plans would be required for final approval.

Mr. Riemann advised that Del-Dot will have a shared-use path on the southern side and this project will implement a shared-use path on the northern side and they would be willing to implement buggy hitching posts. He explained that they will have architectural plans before requesting final approval.

**PUBLIC COMMENT**

None.

**NEW BUSINESS (CONTINUED)**

Chairwoman Gray recommends an approval with conditions to add buggy hitching posts, potential additional handicapped parking, and providing architectural plans before final approval.

A motion was made by Commissioner Lanter, and seconded by Commissioner Sullivan, to approve the preliminary site plan with conditions to add buggy hitching posts, potential additional handicapped parking, and providing architectural plans before final approval. All in favor; none opposed.

**Roll Call:**

Commissioner Prystajko – Yes

Commissioner Sullivan – Yes

Commissioner Lanter – Yes

Commissioner Wanstall – Yes

Chairwoman Gray – Yes

**ADJOURNMENT**

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

***Respectfully submitted,  
Malori Lewis, Account Specialist***

