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MINUTES OF THE

August 18, 2005

Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members Dan Swann, Linda Cheezum and Tom Moore.

Members Absent: Chris Brownawell.

Staff Present: Tom Hamilton, Town Planner, Zach Smith, Current Planner, Lynn Thomas, Long Ranger Planner, Tim Glass, Town Engineer and Stacie Rice, Planning Secretary.

Staff Absent: None.

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the July 21<sup>st</sup> minutes. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 4-0 to approve the July minutes.

The first item was discussed was **Lowe's Home Centers, Inc.** requesting preliminary site plan review for a new Lowe's. The property is located on the sw corner of intersection of Easton Parkway and Glebe Road. Ryan Showalter of Miles & Stockbridge and David Nemecheack of Bohler Engineering were representatives for this application. The Town Council approved the PMR zoning on May 16, 2005. The applicant is now requesting preliminary site plan approval from the Commission. Mr. Showalter explained that the plans are consistent with what was previously approved. The storm water management plan now includes bio retention areas which were part of the PMR approval. Mr. Hamilton and Mr. Glass discussed access issues for Ruby Tuesday's and some utilities issues which should be conditions of approval. Upon motion of Mr. Swann, seconded by Mrs. Cheezum, the Commission voted 4-0 to approve the preliminary site plan conditioned on addressing technical issues discussed by the town staff.

The next item discussed was **E.A. Land Company, LLC.** Requesting PRD (Planned Redevelopment) review to construct 50 unit residential condominiums in 5-3 story buildings. The property is located on North Street adjacent to Cannery Square. The Commission at their October meeting reviewed an application for a 30 unit expansion to Cannery Square Apartments. Mr. Atwood informed the public that he was in receipt of a petition signed by 111 residents from the adjacent neighborhood, objecting to the project. According to the petition the objection was based on but not limited to traffic and neighborhood compatibility. Barry Griffith, the applicant's agent, described the project and had Mr. Torchio, architect described the proposed architecture. Ken Schmede of Traffic Concepts then discussed his traffic analysis and determined that the proposed project would not have negative impacts on existing traffic flow.

7 Mr. Atwood opened the meeting for public comment and several neighbors  
8 expressed their concerns with the project. Most of the objections addressed traffic, density  
9 and incompatible architecture. Upon motion of Mr. Moore, seconded by Mr. Swann the  
10 Commission voted 4-0 to deny the PMR project as proposed.  
11

12 The next application was **Lot 4, Mears Properties** requesting PUD sketch plan for  
13 a 90 unit mixed residential subdivision. The applicant's agent, Bill Stagg of Lane  
14 Engineering and Matt Murphy of Artery were representatives for the project. The  
15 Commission first reviewed this application in February 2004 and February 2005. The  
16 application before the Commission today is revised to incorporate 90 units, eight single  
17 family houses, 28 villa units, and 54 townhouse units with alley loaded garages. Access to  
18 the site would be via Glebe Road, and two other access are proposed one being between  
19 Food Lion and the proposed Lowe's and a third access toward Marlboro Avenue. The  
20 architecture appears to be compatible with Easton. The applicant is proposing to have 10%  
21 of the homes affordable. Upon motion of Mr. Moore, seconded by Mr. Swann, the  
22 Commission voted 4-0 to approve the PUD sketch plan.  
23

24 The next item discussed was **Lots 12 – 14 Easton Technology Center** requesting  
25 sketch site plan review for a 82,250 square foot warehouse for Hinckley Yachts. The  
26 applicant's agent, Bill Stagg, explained they are proposing to have 2 metal buildings, which  
27 would be gray in color and approximately 30' in height. The proposed architecture is  
28 consistent with the industrial park. The landscaping is in compliance with the ordinance.  
29 The applicant stated that there would be no outside storage nor will any work be done on  
30 boats outside. The dumpster will be placed behind building "B". Upon motion of Mrs.  
31 Cheezum, seconded by Mr. Swann, the Commission voted 4-0 to approve the sketch site  
32 plan as submitted.  
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34 The next item was from staff concerning the **Exxon** at the corner of Route 50 &  
35 Dover Road. The applicant is asking for permission to place a temporary trailer on the site  
36 for approximately two years while soil/groundwater cleanup is done. The trailer will be tan  
37 in color and will have a board on board fence around it. Upon motion of Mr. Moore,  
38 seconded by Mrs. Cheezum, the Commission voted 4-0 to approve the request.  
39

40 The next item also from staff concerned **Applebee's Landscaping**. Mr. David  
41 Nemecheck of Bohler Engineering explained that the garbage trucks are having difficulty  
42 maneuvering in the current space, and to better accommodate them landscaping will need to  
43 be modified to provide maneuvering room. He presented a modified landscaping plan  
44 which included a fence. Upon motion of Mr. Moore, seconded by Mr. Swann, the  
45 Commission voted 4-0 to approve the request.  
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The next item from staff was a request from Ryan Showalter, of Miles & Stockbridge asking for an extension of the sketch site plan approval for **Memorial Hospital** Emergency Department Expansion. The Planning Commission approved the sketch site plan on September 25, 2003. He is requesting a 12 month extension. Upon motion of Mr. Swann, seconded by Mrs. Cheezum the Commission voted 4-0 to approve the request.

Mr. Thomas, Long Range Planner distributed to the Commission a draft of the Subdivision Regulations for their review. Mr. Thomas explained that we would review this document at the September Planning Commission meeting.

There being no further business the meeting was adjourned at 4:15 p.m. by motion of Mr. Moore, seconded by Mrs. Cheezum.

Respectfully submitted,

Stacie S. Rice  
Planning & Zoning Secretary