

# TOWN OF GEORGETOWN - PLANNING COMMISSION

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## Meeting Minutes June 15, 2022

### ATTENDANCE

#### Commissioners

Larry Rohlfig  
Linda Dennis  
Lance Mears  
Suraj Gyani - absent  
Eric Evans - absent

#### Staff

Jocelyn Huff, Planning  
Jamie Craddock, Planning  
Tim Willard, Solicitor

#### 1. CALL MEETING TO ORDER

Commission Chair Rohlfig called the meeting to order at 6:00 p.m.

#### 2. APPROVAL OF MAY 18, 2022 MEETING MINUTES

Commissioner Mears moved, seconded by Commissioner Dennis, to approve the May 18, 2022 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

#### 3. COMPREHENSIVE PLAN AMENDMENT REQUEST CASE #2022-14 Minor Variation Determination

**An application by D.R. Horton, to determine if their Comprehensive Plan Map Amendment request can be classified as a Minor Variation. The property is located East side of Parker Road, South of East Trap Pond Road, identified as Sussex County Tax Map ID 135-19.00-64.00 zoned UR3 (Neighborhood Residential District).**

Commission Chair Rohlfig introduced the application and reviewed the process and conditions to be addressed by the Commission in making their determination as a minor variation.

Charlie Barnett, of Morris & Ritchie Associates, Inc., presented the application on behalf of the applicant. Also in attendance were Jay Heilman and Joe LaRock of D.R. Horton.

The applicant presented the proposed amendment to the Comprehensive Plan Future Land Use Map adjusting 13.7 acres from the current designation as commercial to multifamily residential. The total parcel is 81.8 acres. The amendment is not proposing to change, eliminate or add a new use. It is simply to adjust the line between the two uses that had been previously determined.

The Commission asked the developer to review commercial desires of Town residents (sources including surveys) as the available commercial property along the highway has diminished due to proposed DeIDOT projects. A connection between the commercial portion and the residential development could ease traffic impacts of a single entrance on Parker Road.

The applicant shared that there are impacts of potential wetlands requiring delineation and they were looking to utilize that area as a buffer between the commercial and residential. The lay of the land is guiding the division line.

Several comments and questions were allowed by the public and the Commission stressed that site plan details are to be addressed once a site plan is submitted for review. This meeting is to address a request for a minor variation of the Comprehensive Plan Map.

**Commissioner Mears moved, seconded by Commissioner Dennis, to APPROVE the request to classify the Comprehensive Plan Map amendment as a Minor Variation, based on the Comprehensive Plan already being set as a precedent and the application meeting the three conditions of a minor variation.**

**Roll call vote:**

**Commissioner Dennis – Yes.**

**Commissioner Mears – Yes, for the reasons stated.**

**Chair Rolfing – Yes, as the application meets the criteria of a minor variation.**

**APPROVED (UNANIMOUS)**

#### **4. PUBLIC COMMENT**

Valerie Jones Giltner, 23038 Parker Road, has studied the Comprehensive Plan and feels it is an injustice to declare this application a minor variation without determining what the impact truly is on the stormwater drainage, the wetlands out there, Almhouse Ditch, it is a watershed area, an unsafe road needing sidewalks and a lot of pedestrian traffic looking to cross East Trap Pond Road to reach the Plaza. Everything should be taken into consideration. There are also eagles nesting on the property.

The Commission thanked the public for their comments and stressed that site plan details are to be addressed once a site plan is submitted for review and all of the State agencies will have a responsibility to respond on the plan.

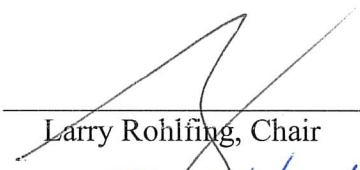
#### **5. Planning Department Report**

Ms. Huff provided an update to the Commission on new projects.

**6. ADJOURNMENT**

Commissioner Dennis moved, seconded by Commissioner Mears, to adjourn the meeting at 6:42 p.m. **APPROVED (UNANIMOUS)**

APPROVED:

  
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Larry Rohlfing, Chair

ATTEST:

  
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Jocelyn Huff, Planning