

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes September 21, 2022

ATTENDANCE

Commissioners

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

Staff

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

1. CALL MEETING TO ORDER

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

2. APPROVAL OF AUGUST 17, 2022 MEETING MINUTES

Commissioner Dennis moved, seconded by Commissioner Evans, to approve the August 17, 2022 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. COMPREHENSIVE PLAN AMENDMENT REQUEST

CASE #2022-09 Minor Variation Determination

An application by 79 G Town, LLC., to determine if their Comprehensive Plan Map Amendment request can be classified as a Minor Variation. The property is located West of Dupont Blvd., identified as Sussex County Tax Map ID 135-19.00-6.00 mixed zoned MR1/HC (Multifamily Residential District/Highway Commercial).

This item was deferred at the August 17, 2022 meeting.

Chad Carter, of Becker Morgan Group, presented the application. Earlier this year a minor variation was granted for 8.7 acres to apply to rezone the property from HC Highway Commercial to MR1 Multifamily Residential. New investors and recent development trends bring an additional request for 6.9 additional acres to be moved from the HC Highway Commercial portion to the MR1 Multifamily Residential future land use. With the additional 6.9 acres, the ending result will be about a 50/50 split between commercial and residential. The proposed housing types would be townhouses and garden apartments.

The Commission asked the applicant for more information on development trends and for the investors to consider the results of Town surveys on what residents of the area would be interested in having available (such as retail and restaurants) on the commercial portion of the property.

Commissioner Mears moved, seconded by Commissioner Dennis, to APPROVE the determination of the Comprehensive Plan Amendment request as a minor variation, as presented. APPROVED (UNANIMOUS)

4. PUBLIC COMMENT

There was no public comment provided.

5. Planning Department Report

Ms. Huff updated the Commission on projects.

6. ADJOURNMENT

Commissioner Evans moved, seconded by Commissioner Mears, to adjourn the meeting at 6:15 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Larry Rohlfing, Chair

ATTEST:



Jocelyn Huff, Planning