

# TOWN OF GEORGETOWN - PLANNING COMMISSION

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## Meeting Minutes February 15, 2023

### ATTENDANCE

#### Commissioners

Larry Rohlring

Linda Dennis

Lance Mears

Edwin Wise

Eric Evans

#### Staff

Jocelyn Huff, Planning

Jamie Craddock, Planning

#### 1. CALL MEETING TO ORDER

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

#### 2. APPROVAL OF JANUARY 18, 2023 MEETING MINUTES

Commissioner Evans moved, seconded by Commissioner Wise, to approve the January 18, 2023 regular meeting minutes with addition of note that comments were received from Commissioner Evans in his absence. **APPROVED** (UNANIMOUS)

#### 3. APPROVAL OF JANUARY 24, 2023 WORKSHOP MINUTES

Commissioner Evans moved, seconded by Commissioner Mears, to approve the January 24, 2023 workshop meeting minutes as presented. **APPROVED** (UNANIMOUS)

#### 4. OLD BUSINESS

- A. **ORDINANCE 2022-12 Discussion of proposed revisions to Chapter 230-25 UR1(Urban Residential District) permitted uses. Adding a new section for Residential Single-Family Leased Communities (RSFLC).**

Town Manager, Gene Dvornick, presented the Ordinance and revisions that were discussed at the workshop.

Design Standards decisions:

- e. Change reference to 'outer edge of curb' to 'outer edge of sidewalk'.
- j. Remove streetlights reference and sidewalks shall be provided in front of all dwelling units.
- n. Add clarification that storage must have exterior access.

Commissioner Dennis expressed concern of the Town's home ownership percent of 36.4% compared to Millsboro at 72% and Seaford at 53%. Outstanding housing units to be built will impact those numbers.

Jeff Chorman and John Jones, owners of a property on The Circle, expressed support for the ordinance and discussed the economic impacts of a 14' separation versus a 10' separation to a developer, reducing the number of units by 15%. The result would be higher rents. A market study was conducted and the vacancy rate in Georgetown is .7% versus the national average of 5.8%. There is tremendous demand for quality workforce housing and additional rental properties.

Commissioner Mears moved, seconded by Commissioner Evans, to accept the drafted Ordinance 2022-12 with changes discussed to the sidewalk (to be located in front of all dwelling units) and the 10 feet separation between buildings.

Rollcall vote:

Commissioner Mears – Yes, based on discussion this evening.

Commissioner Wise – No, the 10 feet separation is a concern.

Commissioner Evans – Yes, knowing there will be fire separation. Comment – when the site plan is submitted, grades will be reviewed for drainage.

Commissioner Dennis – Yes.

Chairperson Rohlffing – Yes, it is a product that the Town can benefit from.

**APPROVED** (Yes – 4, No – 1)

Mr. Dvornick stated that based on comments, drainage will be added as responsibility of the owner.

## 5.. PUBLIC COMMENT

Judson Malone, resident and Executive Director of Springboard Collaborative, has no involvement with the project and referenced the reduction in homeownership and the .7% vacancy rate for rentals. Rents are going up in Delaware since the demand is not being met. Not providing more rentals will not increase home ownership. More important is, are we meeting the demand we know we have. A ten feet separation is good if the market accepts it.

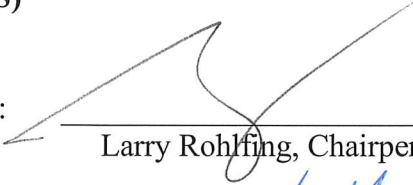
## 6. Planning Department Report

Ms. Huff provided project updates to the Commission.

## 7. ADJOURNMENT

Commissioner Evans moved, seconded by Commissioner Wise, to adjourn the meeting at 7:20 p.m. **APPROVED** (UNANIMOUS)

APPROVED:

  
Larry Rohlffing, Chairperson

ATTEST:

  
Jocelyn Huff, Planning