

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes March 15, 2023

ATTENDANCE

Commissioners

Larry Rohlfsing
Linda Dennis - absent
Lance Mears
Edwin Wise
Eric Evans

Staff

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

1. CALL MEETING TO ORDER

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

2. APPROVAL OF FEBRUARY 15, 2023 MEETING MINUTES

Commissioner Mears moved, seconded by Commissioner Evans, to approve the February 15, 2023 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. PUBLIC HEARING

A. CASE #2022-09

Isaacs Farm Rezone

(A) Comprehensive Plan Amendment:

Future Land Use Map

(B) Rezone Application

An application by 79 Gtown LLC., for (A) an amendment to the Town of Georgetown's Comprehensive Plan Future Land Use Map from Commercial to Multi-Family Residential & (B) an official zoning map amendment of 8.7 acres of the parcel from Highway Commercial (HC) to Multifamily Residential District (MR1). The property is located West/Dupont Boulevard, identified as Sussex County Tax Map ID 135-19.00-6.00, split zoned MR1/HC (Multifamily/Highway Commercial).

Chad Carter, of Becker Morgan Group, presented the application. The Comprehensive Plan Minor Variation request was approved by Planning Commission on April 20, 2022 and concurrence from the Office of State Planning was received on April 28, 2022.

Commissioner Evans moved, seconded by Commissioner Wise, to recommend Town Council APPROVE the Comprehensive Plan Future Land Use Map Amendment from Commercial to Multifamily Residential, as presented.

Roll call vote:

Commissioner Mears – Yes

Commissioner Wise – Yes

Commissioner Evans – Yes
Chairperson Rohlfing – Yes
APPROVED (UNANIMOUS)

Commissioner Wise moved, seconded by Commissioner Evans, to recommend Town Council APPROVE the Zoning Map Amendment from Highway Commercial to Multifamily Residential District, as presented.

Roll call vote:
Commissioner Mears – Yes
Commissioner Wise – Yes
Commissioner Evans – Yes
Chairperson Rohlfing – Yes
APPROVED (UNANIMOUS)

Tim Willard, PA, recused himself from the second public hearing.

B. ORDINANCE 2022-12 Article VI, UR1 Urban Residential District, 230-25 Permitted uses, adding a new permitted use, Residential Single Family Leased Community.

Georgetown Town Manager, Gene Dvornick, presented the proposed ordinance.

Chairman Rohlfing opened the floor for public comment.

John Jones, owner of 31 The Circle, spoke in favor of the ordinance and stressed the shortage of high-quality rentals.

Three letters were received in favor of the ordinance and placed in the record.

Commissioner Evans moved, seconded by Commissioner Mears, to recommend Town Council APPROVE the Ordinance 2022-12 as presented.

Roll call vote:
Commissioner Mears – Yes
Commissioner Wise – No
Commissioner Evans – Yes
Chairperson Rohlfing – Yes
APPROVED (3-Yes 1-No)

4. PUBLIC COMMENT

No public comment was given.

5. **PLANNING DEPARTMENT REPORT**

Ms. Huff updated the Commission on projects.

6. **ADJOURNMENT**

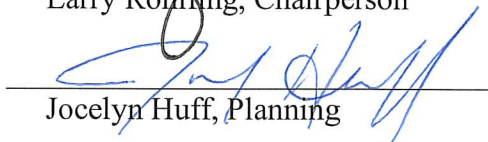
Commissioner Mears moved, seconded by Commissioner Evans, to adjourn the meeting at 6:28 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Larry Rohlfing, Chairperson

ATTEST:



Jocelyn Huff, Planning