

# TOWN OF GEORGETOWN - PLANNING COMMISSION

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## Meeting Minutes July 17, 2024

### ATTENDANCE

#### Commissioners

Larry Rohlfig

Linda Dennis - Absent

Lance Mears

Edwin Wise

Michael Briggs

#### Staff

Jocelyn Huff, Planning

Jamie Craddock, Planning

Stephanie Roblero, Planning

### 1. CALL MEETING TO ORDER

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

### 2. APPROVAL OF JUNE 18, 2024 MEETING MINUTES

Commissioner Briggs moved, seconded by Commissioner Mears, to approve the June 18, 2024 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

### 3. HISTORIC REVIEW

#### A. CASE #2023-19

#### ROSA HEALTH EXPANSION

*An application by The Rosa Health Center, Inc., for the review and approval of a 2,860 square foot addition to an existing medical office located at 10 North Front Street, identified as SC Tax Parcel 135-19.08-72.00 zoned HD (Historic District).*

Conor Nally and Dr. Rama Peri presented the application. The project will be completed in two phases. Phase one will be the addition to the existing building. Once completed, the staff will move to the new portion and renovation will then be done to allow for continuation of care.

Jonathan Selway reviewed the elevations incorporating design of the existing building (rancher) including the brick façade, hip roof (same height) and new brick planters with landscaping along the sidewalk. The entrance will be more refined, more like a medical office. Modern, more sustainable elements have been added for energy efficiency.

**Commissioner Wise moved, seconded by Commissioner Briggs, to APPROVE the application as presented.**

#### Roll call vote:

**Commissioner Mears – Yes**

**Commissioner Wise – Yes**

**Commissioner Briggs – Yes**

**Chairman Rohlfig – Yes**

**APPROVED (UNANIMOUS)**

**4. PRELIMINARY SUBDIVISION REVIEW**  
**A. CASE #2022-14 SHORTLEAF PRESERVE**

*An application by Morris & Ritchie Associates, Inc., on behalf of D.R. Horton, for the preliminary subdivision review and approval of a 238 lot subdivision (single family dwellings & townhomes). The property is located on the east side of Parker Road south of East Trap Pond Road, identified as SC Tax Parcel 135-19.00-64.00, split zoned MR2 & HC (Townhouse Residential District & Highway Commercial District).*

Jay Heilman, of D.R. Horton, presented the application. The following estimated timeline was provided:

Land Development to Start	4/2025
1 <sup>st</sup> Home Completed	11/2025
Completed Development	2029

Three products will be offered:

Single Family	30' wide	1600 sf to 2500 sf
	40' wide	1500 sf to 2800 sf
Townhouses		1300 sf to 2600 sf

A meeting was granted by DeIDOT, due to Town request, to discuss the project as there is a Corridor Preservation Act that restricts direct access to Route 113. DeIDOT requested the applicant to build a connecting road to the edge of the property and provide a 60' ROW easement across the commercial portion of the property, to allow DeIDOT to construct a service road to the proposed bypass connection point. A Traffic Impact Study has been done by the applicant.

Amenities within the development now include walking paths, exercise stations, a pickle ball court, a tot lot, benches and gazebos overlooking the ponds. Additional parking spaces have been added as requested by Planning Commission. The number of lots has been reduced by two to allow space for the amenities. Overall density is now 3.33 units per acre, instead of the allowable 9 units per acre.

The waiver request is to allow existing trees to fulfill the bufferyard requirement for additional landscaping. The required ten foot buffer will be a twenty foot buffer of existing trees.

The Commission questioned DeIDOT's timeline for the service road. The applicant stated that DeIDOT will present the project in their next five year plan and estimated completion of the connection within the same timeline (final homes in 2029). The Commission expressed concern about the impacts to Parker Road and the connecting roads and their ability to handle the increase in traffic and the impact to emergency services and their call volume.

### **Development Design Standard Waiver**

**Commissioner Wise moved, seconded by Commissioner Briggs, to APPROVE the waiver of the required bufferyard as presented.**

**Roll call vote:**

**Commissioner Mears – Yes**

**Commissioner Wise – Yes**

**Commissioner Briggs – Yes**

**Chairman Rohlfig – Yes**

**APPROVED (UNANIMOUS)**

**Commissioner Briggs moved, seconded by Commissioner Mears, to NOT APPROVE (DENY) the application until there is something concrete with DelDOT saying that they will install the second entrance connection. Parker Road cannot handle the impact, with one entrance, on the rest of the road and Parker Road and Little Street cannot handle the additional traffic.**

**Roll call vote:**

**Commissioner Mears – Yay, based on the motion and the need for a timeline from DelDOT.**

**Commissioner Wise – Yay, based on there is no guarantee for a second entrance to Route 113.**

**Commissioner Briggs – Yay, based on previous Commissioner comments and motion.**

**Chairman Rohlfig – No, as the plan meets the Town requirements, Delaware is trying to move development to the Towns and the Developer is trying to provide a benefit to the Town.**

**DENIED (3-1)**

### **5. PUBLIC COMMENT**

Valerie Jones Giltner, of 23038 Parker Road, spoke as a resident and neighbor on the road and touched on concerns raised throughout the process:

1. Safety concerns for the Fire Department and their egress and entrance.
2. Planning Commission request for additional offstreet parking spaces. Only 31 spaces added.
3. Comprehensive Plan wants sidewalks to connect; however no connection to the Town.
4. Concern with the number of accidents on Little Road and Trap Pond Road.
5. Concern with additional development behind the plaza and impact to traffic.
6. PLUS comments regarding preserving established tree lines.
7. Eagles are nesting in the area.
8. PLUS request for an archeological review regarding the Pepper Farm dating back to Civil War times.
9. Thank you to the Commission for requesting documentation and reviewing details.

6. **PLANNING DEPARTMENT REPORT**

The Planning Department provided updates on several projects to the Commission.

7. **ADJOURNMENT**

Commissioner Mears moved, seconded by Commissioner Briggs, to adjourn the meeting at 6:52 p.m. **APPROVED (UNANIMOUS)**

APPROVED:

  
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Larry Rohlfing, Chairperson

ATTEST:

  
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Jocelyn Huff, Planning