

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes January 15, 2025

ATTENDANCE

Commissioners

Larry Rohlring
Lance Mears
Edwin Wise
Michael Briggs

Staff

Jamie Donaway, Planning
Stephanie Roblero, Planning
Tim Willard, Solicitor

1. CALL MEETING TO ORDER

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

2. APPROVAL OF OCTOBER 16, 2024 MEETING MINUTES

Commissioner Briggs moved, seconded by Commissioner Wise, to approve the October 16, 2024, regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. PUBLIC HEARING

A. CASE #2024-23 Sussex Pines Zoning Amendment

An application by David Hutt with Morris James, LLP., on behalf of Gateway Developers, LLC., for an official zoning map amendment of 16 parcels from Neighborhood Residential District (UR3) to Urban Residential District (UR1). The properties are located at the intersection of Zoar and Sussex Pines Road, identified as SC Tax District 135 Map 23.00 Parcels 20.00 through 20.03 & Map 20.00 Parcels 482.00 through 493.00.

David Hutt of Morris James, LLP., presented the application. Also in attendance were Web Gray with Grayway Developers, and Chris Pfiefer with GMB. The project consists of 16 tax parcels originally located and subdivided in 1996 within Sussex County's jurisdiction. The parcels were annexed into the Town's limits in 2004 and assigned the zoning district of UR3. There are currently only 20 properties located within the Town with the UR3 zoning classification, including these 16 parcels.

The request to rezone the parcels to UR1 is in keeping with the most common residential zoning classification within the Town. One primary difference between the zoning districts is the minimum lot size. The UR3 minimum lot size is 10,000 square feet vs the UR1 minimum lot size of 7,200 square feet. The smaller lot size allows the pricing of the homes to be more affordable and the cost of infrastructure to be less. The project will be required to design and construct a regional pump station.

The proposed zoning amendment is consistent with the Town's 2021 Comprehensive Plan, specifically Chapter 7; housing goals providing for an array of housing types, prices, and densities and to promote affordable housing to the average Georgetown household. A conceptual sketch was provided to the Commission showing 78 proposed lots (approximately 3 lots per acre). If the zoning is approved the Developer will return with a fully engineered subdivision plan for review and approval.

Commission Solicitor, Tim Willard, confirmed the application in front of them tonight is for the rezoning only and if granted the subdivision application would be back for review and approval.

Chairman Rohlfing opened the public hearing for comment. No comments, either for or against, were given.

Jamie Donaway confirmed the Planning Department had not received any correspondence for or against the project.

Chairman Rohlfing closed the public hearing.

Commissioner Wise moved, seconded by Commissioner Mears, to recommend Town Council APPROVE the Zoning Map amendment from Neighborhood Residential District (UR3) to Urban Residential District (UR1) as presented.

Roll call vote:

Commissioner Mears - Yes

Commissioner Wise - Yes

Commissioner Briggs - Yes

Chairperson Rohlfing - Yes

APPROVED (UNANIMOUS)

4. PUBLIC COMMENT

No public comment was given.

5. PLANNING DEPARTMENT REPORT

Gene Dvornick, Town Manager, provided the following updates to the Planning Commission:

- The Planning Commission Vacancy will be voted on at the January 27, 2025, Town Council meeting.
- A workshop will be scheduled with the Planning Commission, Planning Staff, and Town Council in mid-February or early March.

- House Bill 442 passed in the General Assembly which created the Affordable Housing Task Force, additional information can be provided if needed.
- The new Community Department Director will be starting January 27th.

The Planning Department provided updates on projects to the Commission.

6. ADJOURNMENT

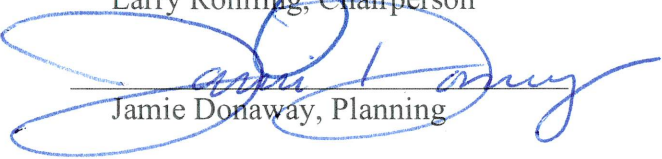
Commissioner Mears moved, seconded by Commissioner Wise, to adjourn the meeting at 6:24 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Larry Rohlfing, Chairperson

ATTEST:



Jamie Donaway, Planning