

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes February 19, 2025

ATTENDANCE

Commissioners

Larry Rohlfsing
Lance Mears
Edwin Wise
Michael Briggs
Chris Lecates

Staff

Brian Olszak, Community Development
Jamie Donaway, Community Development
Stephanie Roblero, Community Development
Tim Willard, Solicitor

1. CALL MEETING TO ORDER

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

2. APPROVAL OF JANUARY 15, 2025, MEETING MINUTES

Commissioner Mears moved, seconded by Commissioner Wise, to approve January 15, 2025, regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. PUBLIC HEARING

A. CASE #2024-14 James Place – 644 North Bedford Street Comprehensive Plan Amendment: Future Land Use Map

An application by James Grant & Jordan Ashburn, requesting an amendment to the Town of Georgetown's Comprehensive Plan Future Land Use Map for a 21.92 +/- acre parcel from Single-Family Residential to Mixed Residential. The property is located at 644 North Bedford Street, identified as SC Tax Parcel 135-14.00-87.00, zoned Urban Residential District (UR1).

Commissioner Briggs recused himself from the application as he has a professional relationship with Mr. Ashburn.

David Hutt of Morris James, LLP., presented the application. Also in attendance were James Grant and Jordan Ashburn Developers, and Mark Davidson and Olayiwola Okesola with Pennoni and Associates. The Planning Commission at their August 21, 2024, meeting determined that the proposed amendment to the Comprehensive Plan Future Land Use Map from Single Family Residential to Mixed Residential would be considered as a minor variation. The applicant is now requesting an official change to the Comprehensive Plan Amendment to the Future Land Use Map. The project consists of approximately 22 acres along North Bedford Street. The next step would be to apply for the proposed subdivision with an RPC residential overlay district that would allow for 108 units, 60 single family, 28 duplex units, and 20 townhomes. The property is located within the State Strategies Investment Level 1. The proposal is consistent with the Town's Comprehensive Plan and the Town's Zoning Code.

The Office of State Planning issued a letter to the Town on September 4, 2024, concurring with the Planning Commission's decision to utilize the minor variation process.

Chairman Rohlfing opened the public hearing for comment.

Chairman Rohlfing stated two letters in opposition were received, one from Cheryl Howard and one from Rhonda Davis.

Chairman Rohlfing closed the public hearing.

Chairman Rohlfing confirmed the application in front of them tonight is for the change to the Comprehensive Land Use Map only, allowing the RPC overlay over the existing zoning which would remain the same and determine the density of the property allowing a mix of product instead of all single-family houses.

Commissioner Mears questioned what the difference in the traffic pattern would be for single-family homes vs. townhomes. David Hutt and Mark Davidson stated that multi-family uses generally generate less traffic than single-family use.

Commissioner Lecates commented she would prefer to see single-family homes due to the shortage of affordable single-family homes in the Town. She would like to see the property remain single-family. Mr. Davidson confirmed that the project would provide single-family detached homes along with duplexes and townhomes being located to the rear of the property.

Commissioner Mears moved, seconded by Commissioner Wise, to NOT recommend Town Council APPROVE the Comprehensive Plan Future Land Use Map from Single Family Residential to Mixed Residential.

Roll call vote:

Commissioner Mears - Yes

Commissioner Wise -Yes

Commissioner Briggs – Recused

Commissioner Lecates - Yes

Chairperson Rohlfing –No

APPROVED (Yes -3, No-1)

Commissioner Briggs rejoined the meeting.

4. PRELIMINARY SITE PLAN – EXTENSION REQUEST

A. CASE #2022-17 Cheer Gateway East

An application by Becker Morgan Group, Inc., on behalf of Cheer, Inc., requesting a one year extension of the preliminary site plan approval granted on January 18, 2023. The properties are located on Sandhill Road, identified as SC Tax Parcels 135-15.00-26.01; 26.02 & 26.03, zoned UR1 with an RRPC overlay (Urban Residential District/Retirement Residential Planned Community).

Chad Carter with Becker Morgan Group, representing Cheer, presented the application requesting an extension of the preliminary plan approval. Mr. Carter confirmed all agency approvals have been received, and the project is in the final stages working with the Town on sewer dedication and toward final plan approval. This extension allows the time to wrap everything up and come back for final approval.

Commissioner Mears moved, seconded by Commissioner Lecates, to approve the extension request for preliminary plan approval as presented.

Roll call vote:

Commissioner Mears - Yes

Commissioner Wise -Yes

Commissioner Briggs – Yes

Commissioner Lecates - Yes

Chairperson Rohlfing –Yes

APPROVED (UNANIMOUS)

5. HISTORIC REVIEW

A. CASE #2024-22 DC Medical Group Expansion

An application by Siteworks Engineering, LLC., on behalf of DC Medical Building, LLC., for the review and approval of a 424 +/- square foot addition to an existing medical office located at 10 West Laurel Street, identified as SC Tax Parcel 135-19.08-74.00 zoned HD (Historic District).

Dave Heatwole with Siteworks Engineering, presented the application. Mr. Heatwole provided documents to the Commissioner's. The project consists of a 424 square foot addition to an existing medical building. The addition will include three additional exam rooms to allow intakes to be private and quicker. There are no plans to add additional staff. The existing onsite parking meets the Town's requirements. All Engineering comments have been addressed, and all agency approvals have been obtained.

Commissioner Lecates moved, seconded by Commissioner Mears, to approve the application for Historic District Site Plan as presented.

Roll call vote:

Commissioner Mears - Yes

Commissioner Wise -Yes

Commissioner Briggs – Yes

Commissioner Lecates - Yes

Chairperson Rohlfing –Yes

APPROVED (UNANIMOUS)

6. ELEVATION REVIEW

A. CASE# 2023-04 The Oaks at Georgetown – Phase 2

An application by Lennar Maryland/Delaware, for the review and approval of updated townhouse exterior elevations. The property is located at the corner of South Bedford Street & Arrow Safety Road, identified as SC Tax Parcels 135-20.00-6.00; 489.00-893.00, mix zoned MR1/UR1 with an RPC overlay (Multifamily Residential District/Urban Residential District/Residential Planned Community).

Mike Wonsala with Lennar Homes, presented the amended elevations. The new elevations will provide the project with some diversity and give homeowners more choices and the enhanced features will give the homes some definition. Mr. Wonsala stated on the rear of all three townhomes standard decks will be included as well as a privacy fence partition between the homes to give some seclusion to the homeowners. The Town Engineer reviewed the elevations and determined they were compliant with the Town's requirements.

The Commission confirmed with the applicant that all three models would include the rear decks.

Commissioner Wise moved, seconded by Commissioner Briggs, to approve the updated Townhouse elevations with the stipulation that they add the decks and privacy fences to the rear of the units.

Roll call vote:

Commissioner Mears - Yes

Commissioner Wise -Yes

Commissioner Briggs – Yes

Commissioner Lecates - Yes

Chairperson Rohlfing –Yes

APPROVED (UNANIMOUS)

7. PUBLIC COMMENT

No public comment was given.

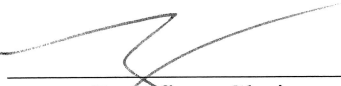
8. PLANNING DEPARTMENT REPORT

The Planning Department provided updates on projects to the Commission.

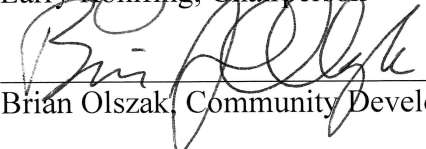
9. ADJOURNMENT

Commissioner Lecates moved, seconded by Commissioner Briggs, to adjourn the meeting at 6:48 p.m. **APPROVED** (UNANIMOUS)

APPROVED: _____


Larry Rohlfing, Chairperson

ATTEST: _____


Brian Olszak, Community Development Director