

Georgetown

Planning Commission Meeting Agenda

Meeting Date: Wednesday, June 17, 2026

Location: Town Hall, 39 The Circle, Georgetown, DE

Time: 6:00 PM

Posted: 6/10/2026 @ 12:45p



Live Stream can be viewed on the Town's website:

<https://www.georgetowndel.com/live-stream.htm>

For viewing with public participation, click the zoom meeting link below:

Zoom: <https://zoom.us/join>

Zoom Meeting ID: 827 0764 0419

The Town of Georgetown strives to make our public meetings widely available through Zoom and YouTube broadcasts. While the Town is committed to continuing this access, technological problems that prevent or limit access do not affect the validity of these meetings nor the validity of any action taken in these meetings.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- 3 - 9 A. May 20, 2026
[Planning Commission - 20 May 2026 - DRAFT Minutes](#)

3. HISTORIC REVIEW

- 10 - A. **CASE #2026-13: 18 The Circle - SC Tax Parcel 135-19.08-154.00**
15

An application by the State of Delaware - Division of Facilities Management, to make alterations to a building requiring Historic Review. The property is located at 18 The Circle, zoned Historic District (HD), identified as SC Tax Parcel 135-19.08-154.00.

[Planning Commission Info Sheet](#)

[202419901ab-TOG-Review-App](#)

[18-The-Circle-Arch Elevation Drawings-Color-2026-06-02](#)

[Existing Rear Patio to be Enclosed](#)

4. COMPREHENSIVE PLAN 5-YEAR REVIEW

- 16 A. Review of Second Draft of Future Land Use Map
[Future Land Use 2026 Revision - Draft 2 - June 10, 2026](#)
- 17 - B. Review of Submitted Map-Change Petitions
20 [Cedarcrest FLUM Change Petition](#)
[502-506 E. Market Street FLUM Petition](#)

5. PUBLIC COMMENT

6. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

7. ADJOURNMENT

The agenda items as listed may not be considered in sequence. This agenda is subject to change, at or before the meeting, to include the addition or deletion of items, including executive sessions. Persons requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the American with Disabilities Act (ADA).



TOWN OF GEORGETOWN Planning Commission Meeting Minutes

Meeting Date: Wednesday, May 20, 2026
Location: Town Hall, 39 The Circle, Georgetown, DE
Time: 6:00 PM

MEMBERS PRESENT:

Larry Rohlfing, Chair
Michael Briggs, Vice Chair
Chris Lecates, Secretary
Thomas Allen
Ira Roach III

STAFF PRESENT:

Brian Olszak, Community Development Director
Stepanie Roblero, Customer Service Specialist
Tim Willard, Planning Commission Solicitor
Ring Lardner, PE (DBF), Town Engineer

MEMBERS ABSENT:

1. CALL TO ORDER

A. Chair Rohlfing called the meeting to order at 6:01pm.

2. REORGANIZATION

- A. The Chair acknowledged the reappointment of Ira Roach III to the Planning Commission for a full three-year term. No action is required.
- B. Due to the imminent departure of Vice Chair Briggs, due to his election to Town Council, it was proposed that the selection of officers occur after a fifth member was appointed to the Planning Commission by Council.

Motion by Chris Lecates, seconded by Michael Briggs, to postpone the selection of officers until a subsequent meeting.

*Commissioner Roach – Yes
Commissioner Allen – Yes
Commissioner Briggs – Yes
Commissioner Lecates – Yes
Commissioner Rohlfing – Yes*

Motion Carried (unanimous).

3. APPROVAL OF MINUTES

A. April 22, 2026

Motion by Thomas Allen, seconded by Chris Lecates, to approve the minutes of the April 22, 2026 meeting.

*Commissioner Roach – Yes
Commissioner Allen – Yes
Commissioner Briggs – Yes
Commissioner Lecates – Yes
Commissioner Rohlfing – Yes*

Motion Carried (unanimous).

The Chair indicated that he was informed that the attorney for the Applicant next in the agenda (James Grant & Jordan Ashburn) was detained by a prior meeting at Sussex County, and requested to be put on hold until his arrival, at which time the next Applicant on the agenda could proceed.

4. WAIVER REQUEST

A CASE #2024-15-02: Village of College Park - SC Tax Parcel 135-14.00-238.01 and -238.02

An application by Larson Engineering, on behalf of College Park Apartments, LLC / The Onix Group, to amend a prior approval of a waiver of required landscape buffering. The property is located at 506-542 Union Drive and 556-582 West Drive, zoned Multifamily Residential (MR1) with a Residential Planned Community (RPC) superimposed, identified as SC Tax Parcel 135-14.00-238.01 and -238.02

Doug Liberman of Larson Engineering, presenting the application on behalf of the Applicant. Mr. Liberman indicated that the project of Village of College Park is wrapping up, and was nearing completion of the multifamily portion of the site by completing punch-list items for the site and construction plans, including the landscaping. He described the original buffer requirements for the site, including the original waiver they were granted by the Planning Commission in 2019. The multifamily parcels abut the properties of the First Baptist Church of Georgetown (originally zoned HC Highway Commercial, but now zoned MR2 Townhouse Residential) and the Walmart (originally and currently zoned HC Highway Commercial). The buffer that had been required between the apartments and the Church property is no longer required (due to the Church property's rezoning, in anticipation of a future townhouse development), so the Applicant desires to not install the buffer in this location.

Secondly, the Applicant seeks to amend their buffer plan between the multifamily property and the Walmart property. The original waiver approved in 2019 required a 6-foot high fence and 10 shrubs every 100 feet. The Applicant stated that, while this buffer “looks good on paper,” the practical visual impact would be minimal and perhaps unnecessary: the fence would run the length of the shared property line between several garage buildings on the Applicant’s property and a large stormwater pond behind the Walmart property. The Applicant instead proposes to remove the fence from the proposal and to supplement the 10 shrubs every 100 feet with 24 new trees spread throughout the shared property line for a more natural buffer. Trees would include: honey locust, willow oak, red maple and river birch, serviceberry, red bud, sweet bay magnolia, eastern arborvitae, red cedar, American holly, and southern magnolia.

Some Commissioners noted that this would be an improvement over the white fence

Motion by Chris Lecates, seconded by Michael Briggs, to approve the amendment to the previously-approved waiver of the landscape buffer requirement, to permit the alternative planting plan as presented on the Applicant’s submittal.

Commissioner Roach – Yes

Commissioner Allen – Yes

Commissioner Briggs – Yes, because it would improve the property.

Commissioner Lecates – Yes

Commissioner Rohlfing – Yes, because it would improve the property.

5. PUBLIC HEARING

A. CASE #2024-14: James Place - SC Tax Parcel 135-14.00-87.00

1. Rezone Application - RPC - Residential Planned Community
2. Review and Approval of RPC Concept Plan

An application by James Grant & Jordan Ashburn, requesting the following: (1) an amendment to the Town of Georgetown’s Official Zoning Map for one parcel, totaling 21.92 +/- acres, from Urban Residential (UR1) to Residential Planned Community (RPC) superimposed over Urban Residential (UR1), and (2) review and approval of the RPC concept plan for a 97-unit subdivision (single-family detached, semi-detached and attached dwellings). The property is located on the northeast side of North Bedford Street Extended at the intersection of Gordy Street, zoned Urban Residential (UR1), identified as SC Tax Parcel 135-14.00-87.00.

Vice Chair Briggs recused himself from considering this application due to a business relationship with one of the Applicants, Jordan Ashburn, and left the room.

Mark Davidson of Pennoni Associates represented the Applicants and presented the application. He discussed the history of the property, discussing the change in Future Land Use to Mixed Residential that was approved by the Town last year. He described the layout and the unit mix, mentioning that Habitat for Humanity will be one of the builders, and he noted that a support letter was submitted to the Commission and was a part of the public record for the application. Jordan Ashburn, James Grant, Applicant's engineer Alan Decktor, and applicant's attorney David Hutt additionally spoke for the application. Town Engineer Ring Lardner of Davis, Bowen and Friedel also spoke from the Town's position on certain engineering issues. Among the points discussed:

- Modifications of development standards for the side yards, from 10 feet to 6 feet. Applicant stated that the modification allows the proposed housing units be developed to a certain quality.
- The Open Space being provided, through a wet pond with a trail and amenities, as well as a 'tot lot' and general open space lot, and 'passive conservation' open space surrounding the core of the development to the north, northwest and south. In response to Commissioner questions about the large pond size being used as open space, the Applicant noted that there would be fountains, benches and trails to make it a feature.
- The width of streets and the provision of additional "overflow" on-street parking spaces. Commission members noted that there may not be room for overflow parking due to the proposed road width of 24 feet. Through discussion, it was proposed that certain sections of street could be widened to accommodate some on-street spaces.
- The governance of the HOA: it will be managed by the developer until a sufficient number of houses are sold, after which time the HOA would be run by the residents and a property manager.
- A point of discussion between the Applicant and the Commission was the proffer by the Applicant to require, through HOA documents or covenants, yearly contributions of \$75 per unit to the Georgetown Fire Company and \$50 per unit to the Georgetown EMS. Applicant clarified that the payment per unit would begin upon initial sale of each unit. Concerns arose that HOA documents requiring the contribution could be amended later to remove the requirement, but Applicant proposed they

could be written in a way to require any amendments be approved by the Town.

- Sufficient turnaround space at each end of the townhouse street. Town Engineer Lardner said that the rights of way for each street stub were extended to ensure snow could be piled adequately.

Motion by Chris Lecates, seconded by Ira Roach III, to recommend that Town Council approve the proposed amendment to the Town of Georgetown's Official Zoning Map for one parcel totaling 21.92 +/- acres, from Urban Residential (UR1) to Residential Planned Community (RPC) superimposed over Urban Residential (UR1) and the RPC Concept Plan, with the following conditions:

1. *Have HOA documents include monies to emergency services (as proffered) that must remain constant*
2. *Provide accommodations for on-street parking, with parking prohibited in non-designated areas.*

Commissioner Roach – Yes

Commissioner Allen – Yes

*Commissioner Briggs – **Recused.***

Commissioner Lecates – Yes

Commissioner Rohlfing – Yes

6. COMPREHENSIVE PLAN 5-YEAR UPDATE

A. Review of First Draft of Future Land Use Map.

Brian Olszak, Community Development Director, reviewed with the Planning Commission a first draft of the revised Future Land Use Map, based upon the changes that were discussed and agreed to at the last meeting. In response to the Commission's request for additional information on the existing uses and zoning on North Bedford Street from last meeting, he also presented some additional maps of the existing land use in that location, in order to provide the Commission with information on any potential inconsistencies between the existing and planned future land uses of the corridor. Many properties which were designated as Business on the Future Land Use Map on the 2021 Comprehensive Plan are, in fact, still used as single-family residential today: this may be largely due to the existing zoning still being a single-family zoning designation. Discussion ensued amongst the Commissioners regarding the appropriateness of certain types of business uses in the corridor, and what future zoning might be more appropriate – overall, Commissioners were more amenable to office uses rather than restaurant and retail uses. There was also interest in holding a joint workshop with the new Town Council on these issues, as well as the Future Land Use Map generally.

B. Review of Submitted Map-Change Petitions.

Additionally, the Commission reviewed 2 petitions for reconsideration of the current Future Land Use Designations from property owners; one was for properties of Bridgeville Farm (in the Potential Annexation Area, a series of parcels off of Seashore Highway and a property off of Vaughn Road), petitioned by John B. Jones & Jeff Chorman, and another was for an approximately 3-acre portion of the Greenlea Place development (in Town, Parcel # 135-15.13-74.01), also petitioned by John B. Jones and Jeff Chorman.

The First Series of properties, totalling approximately 244 acres, along Seashore Highway are proposed to be changed to Mixed Residential, with a strip of Commercial on the south side of Seashore Highway, to likely utilize an RPC zoning designation. The Commission discussed how Seashore Highway is in the path of growth, represents one of the few areas where the Town has realistic potential to grow via annexation, and how the Comprehensive Plan indicates that an MR zoning should be considered for undeveloped growth areas. Another property off of Vaughn Road, totally approximately 41 acres, was proposed to be changed to Mixed Residential with a potential zoning of UR1. The Commission assented to these proposed Future Land Use Map changes as submitted.

The Greenlea Place petition proposed redesignating an approximately 3-acre portion of the property along East Market Street to a Business designation, with the potential for a future UB1 zoning. The Commission discussed how Business was the designation of abutting properties to the west on East Market Street. The Commission assented to these proposed Future Land Use Map changes as submitted.

Mr. Olszak also mentioned that the Town was still accepting petitions from property owners through early June, and that the Commission would be considering any other petitions at their June meeting.

7. PUBLIC COMMENT

A There was no public comment.

8. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

A Brian Olszak, Community Development Director, discussed some potential projects that might be coming before the Planning Commission in the next few months.

9. ADJOURNMENT

The meeting was adjourned at 8:07 PM.

APPROVED:

Larry Rohlring, Chair

ATTEST:

Chris Lecates, Secretary

Planning Commission
Information Sheet
6/17/2026

Item #: 3. A.

Item: 2026-13 18 The Circle – SC Tax Parcel 135-19.08154.00

Description: Historic Review

- Town of Georgetown Review Application
- Applicant Letter
- Architectural Renderings

Background: N/A

Recommendation: §230-134: Site plan required

[Amended 3-13-2002 by Ord. No. 2002-2]

No building may be erected or altered without first submitting a site plan to the Planning Commission for review, comments, recommendations and/or changes. The Planning Commission may approve a site plan if it preserves and/or represents the character and purposes of the district. Said site plan shall include area to be used, size of structure, intended use, construction materials, facade features, architectural drawings, etc., as may be required by the Planning Commission. No building may be erected or external structure altered without first submitting a site plan to the Planning Commission for review, comments, recommendations and/or changes. External alterations include but are not limited to enclosures, additions and/or changes to the roof pitch.

Note: As there are no site improvements proposed, the Town only required architectural elevations for this application.



Town of Georgetown Review Application

All submittals to include the number of copies shown below of the Review Application, Completed and Signed Plan Review Checklist, Plans/Prints and any other supportive documentation that may be required with the appropriate fee as per Town Code, Chapter 98. Please note the number of copies listed below are for review purposes. Additional copies will be required prior to Planning Commission review or final signatures.

Check Type of Review Requested	Paper Copies	PDF/CD
Category II Plan Review	2	2
Category I Site Plan - Preliminary	2	2
Category I Site Plan - Final	2	2
Conditional Use	2	2
Historic Review	2	1
Subdivision/RPC Review - Conceptual	2	2
Subdivision/RPC Review - Preliminary	2	2
Subdivision/RPC Review - Final	2	2
Utility Review	2	1
Zoning Amendment	2	2
Other:		

Property Information	
Sussex County Tax Map/Parcel:	
Project Location:	
Property Size/Dimension:	
Project Title/Name:	
Current Zoning District:	
Proposed Zoning (if applicable):	
Current Property Use:	
Proposed Property Use:	

Current Property Owner Information	
Current Owner Name:	
Phone Number:	
Fax Number:	
Email Address:	
Mailing Address:	
City, State, Zip Code:	

Engineer / Surveyor Information	
Company Name:	
Contact Name:	
Phone Number:	
Fax Number:	
Email Address:	
Mailing Address:	
City, State, Zip Code:	

Applicant/Developer Information	
Company Name:	
Contact Name:	
Phone Number:	
Fax Number:	
Email Address:	
Mailing Address:	
City, State, Zip Code:	

Designated Primary Contact	
Contact Name:	
Phone Number:	
Fax Number:	
Email Address:	
Mailing Address:	
City, State, Zip Code:	

Please read and certify the following:

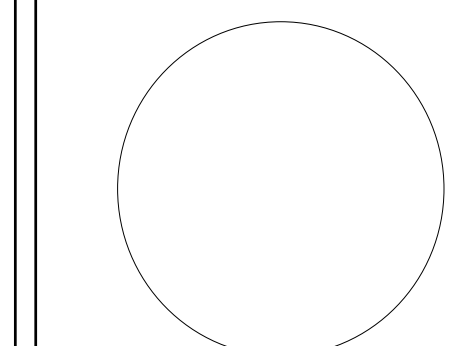
1. I have supplied all the information listed on this form and that statements contained in any papers or plans submitted as part of this application are true and correct.
2. This project was designed in accordance with the plan requirements in the Comprehensive Plan, Zoning Code, Design Standards as well as the Construction Standards for the Town of Georgetown.
3. I, or an agent on my behalf, will attend all public hearings/meetings necessary for this project in order to answer any questions to the best of my ability in respect to the present and future needs, health, safety, morals, convenience, order, prosperity and general welfare of the inhabitants of Georgetown.
4. I understand that any incomplete applications will not move forward in the review process and I will be notified in writing after a thorough review has been completed by the Planning Department.
5. It is understood that the Planning Department processes all applications in the order in which they were received. Each application will continue in the process once eligibility and the appropriate reviews have been completed.
6. I understand that only the designated primary contact listed on this application will receive any and all review comments, meeting information and correspondence to and from the Town of Georgetown.
7. I understand that the Applicant/Developer will be billed for the professional services rendered from the Town Engineer and/or the Town Solicitor, as required for my application, unless I notify the Town Planning Department in writing advising otherwise.

Signatures	
Applicant/Developer	<i>William Davis</i>
Designated Primary Contact	<i>William Davis</i>
All Current Property Owners	<i>William Davis</i>
Parcel -	
Parcel -	
Parcel -	

OFFICE USE ONLY

Date Received: _____	Received by: _____	Amount: \$ _____	Cash/Check #: _____
----------------------	--------------------	------------------	---------------------

Submit all requests to the Planning Department, 37 The Circle, Georgetown DE 19947
 Phone: (302)856-7391 Fax: (302)856-6348



DATE OF SIGNATURE: 05.08.2026
DATE OF REGISTRATION EXPIRATION: 01.31.2028
THE PROFESSIONAL SERVICES OF THE ARCHITECT AND ENGINEER HEREIN FOR AND ARE FURNISHED BY THE LICENSED OR REGISTERED PROFESSIONAL PERSONNEL OF THE DELAWARE DIVISION OF FACILITIES MANAGEMENT. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

PROJECT TITLE
18 THE CIRCLE RENOVATIONS

18 THE CIRCLE
GEORGETOWN, DE 19947

SHEET TITLE
EXTERIOR ELEVATIONS

0' 2' 4' 8'
SCALE: 1/4" = 1'-0"

REVISION BLOCK

NO.	DATE	DESCRIPTION
4	05/08/2026	95% DFM SUBMISSION
3	03/27/2026	60% DFM SUBMISSION
2	03/09/2026	DAAB/CSFM SUBMISSION
1	02/06/2026	15% DFM SUBMISSION

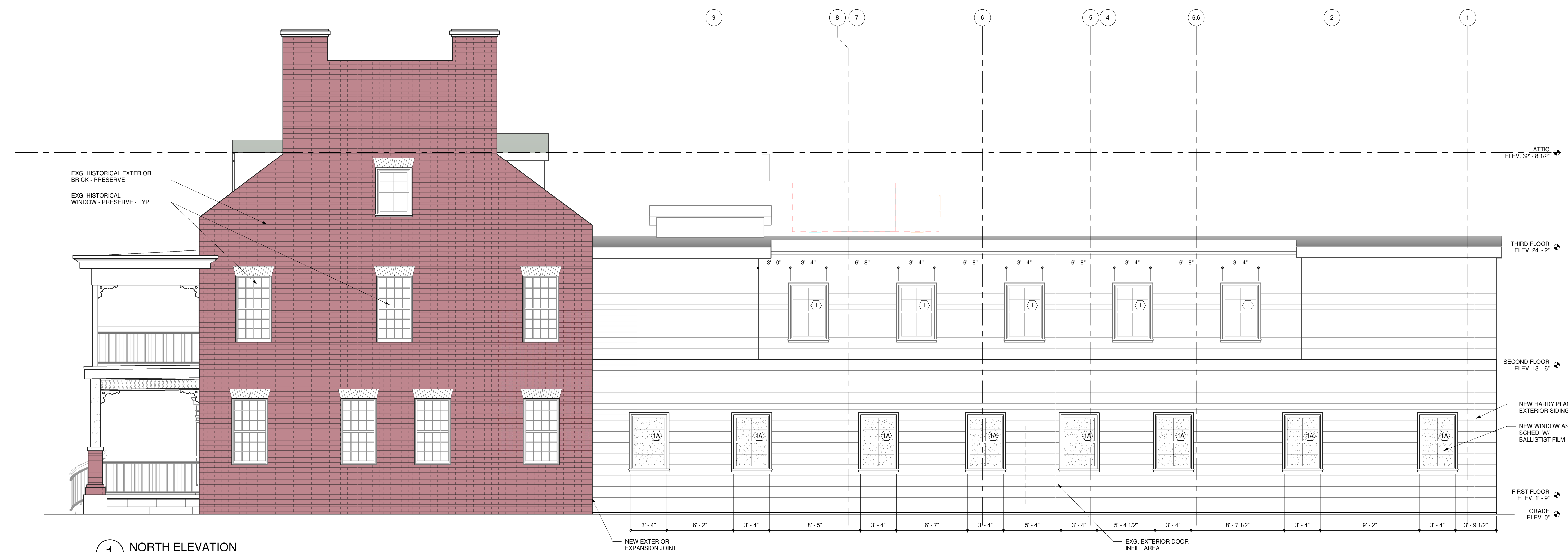
PROJECT NO: 2024199.01
DATE: 05/29/2026
SCALE: 1/4" = 1'-0"
DRAWN BY: CST | PROJ MGR: BDF

A201
COPYRIGHT © 2025

Autodesk Docs: 18 The Circle - Renovations 2024199.01.rvt



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



**ARCHITECTURE
ENGINEERING**

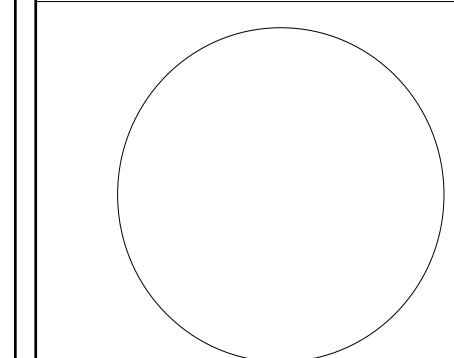
Delaware
305 S Governors Ave
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700
Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100
North Carolina
3333 Jacobs Drive, Suite 120
Wilmington, NC 28403
910.341.7600
www.beckermorgan.com

BAKER, INGRAM & ASSOCIATES

STRUCTURAL ENGINEER
1050 S. STATE STREET
DOVER, DELAWARE 19901
302.734-7400 fax 302.734-7592

DEDC, LLC

FIRE PROTECTION, PLUMBING,
MECHANICAL AND ELECTRICAL ENGINEER
315 SOUTH CHAPEL STREET
NEWARK, DELAWARE 19713
302.738-7172 fax 302.738-7175



DATE OF SIGNATURE: 05.08.2026
DATE OF REGISTRATION EXPIRATION: 01.31.2028
THE PROFESSIONAL SERVICES OF THE ARCHITECT AND ENGINEER HEREIN FOR AND ARE FURNISHED IN THE INTEREST OF THE PUBLIC AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE DIVISION OF FACILITIES MANAGEMENT. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE QUALITY OF ANY OTHER PERSON WORKING ON THE PROJECT.

PROJECT TITLE

**18 THE CIRCLE
RENOVATIONS**

18 THE CIRCLE
GEORGETOWN, DE 19947

SHEET TITLE
**EXTERIOR
ELEVATIONS**

0' 2' 4' 8'
SCALE: 1/4" = 1'-0"

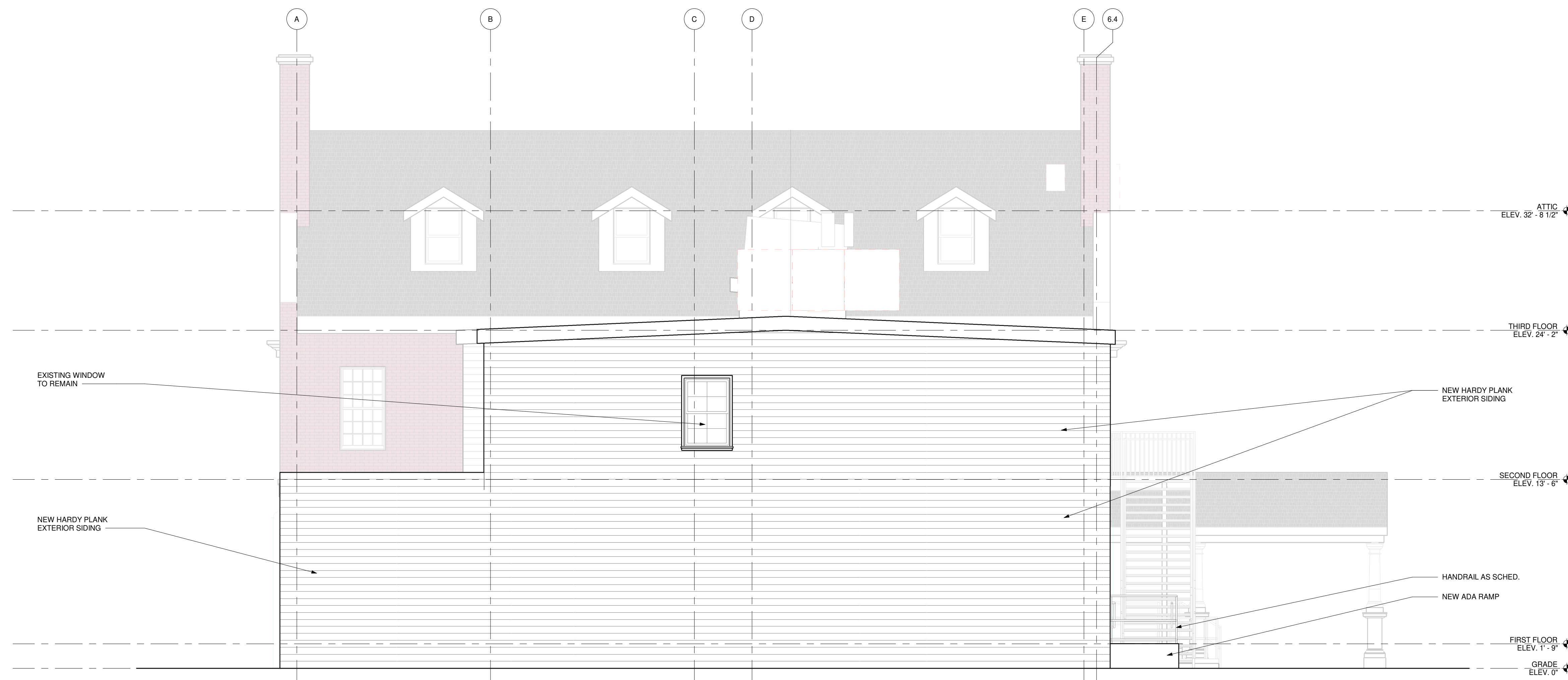
REVISION BLOCK

NO.	DATE	DESCRIPTION
4	05/08/2026	95% DFM SUBMISSION
3	03/27/2026	60% DFM SUBMISSION
2	03/09/2026	DAAB/CSFM SUBMISSION
1	02/06/2026	15.00% DFM SUBMISSION

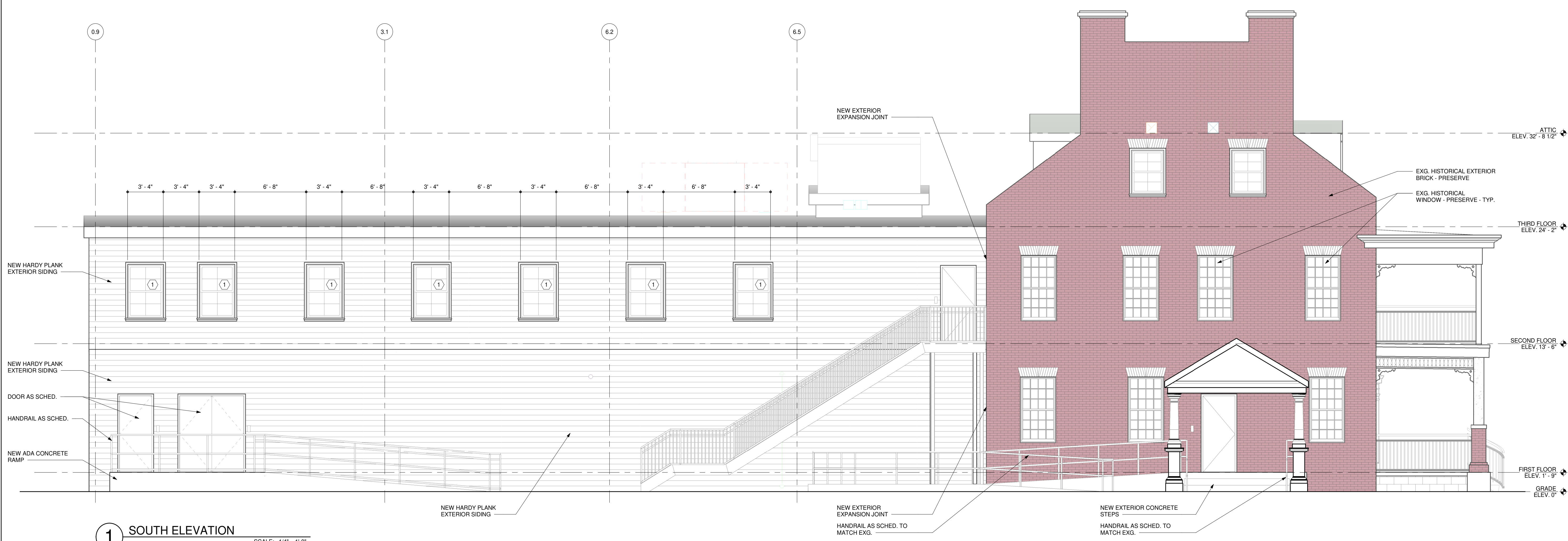
PROJECT NO: 2024199.01
DATE: 05/29/2026
SCALE: 1/4" = 1'-0"
DRAWN BY: CST | PROJ MGR: BDF

A202
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Autodesk Docs: 18 The Circle - Renovations/2024199.01



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





2021 Comprehensive Plan

Map 10-3

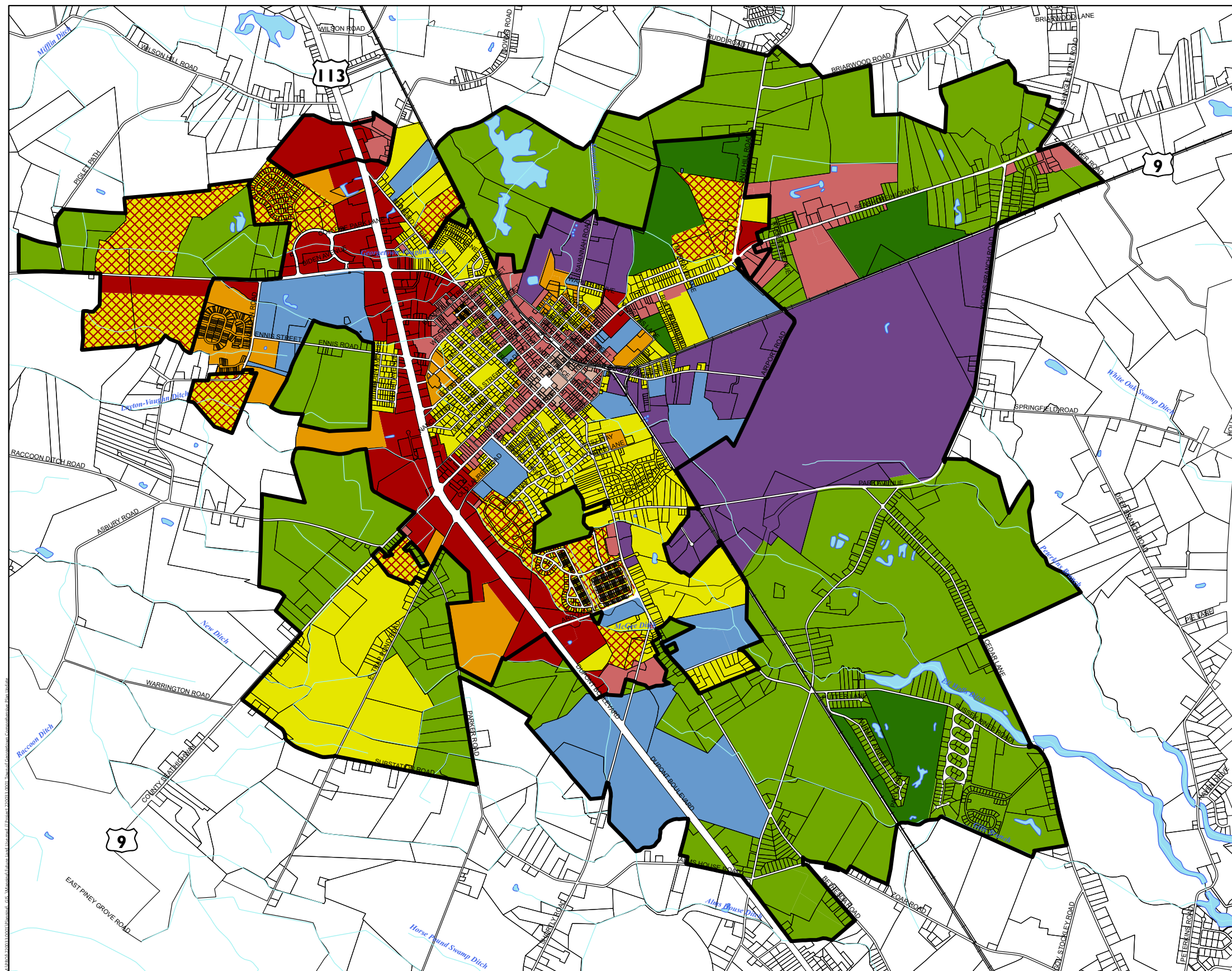
Georgetown
Future Land Use

Legend

- Potential Annexation Areas
- Water
- Stream & Ditches
- Railroad
- Future Land Use**
- Rural Agricultural
- Business
- Commercial
- Industrial
- Institutional & Utilities
- Recreation & Open Space
- Single-Family Residential
- Multi-Family Residential
- Mixed Residential
- Downtown

June 2021
 Last Amendments Adopted: February 9, 2026
2026 REVISION: Draft 2 - June 10, 2026
THIS MAP IS A DRAFT AND FOR DISCUSSION PURPOSES ONLY

Data sources for this map can be found in the 2021 Comprehensive Plan, Appendix D - References.
 Wallace Montgomery created this map for planning purposes from a variety of sources and is maintained by the Town. It is not intended for use for engineering purposes or for legal descriptions of property. Information provided by other agencies should be verified with them where appropriate.



June 8, 2026

Town of Georgetown DE
37 The Circle
Georgetown DE 19947
Brian J. Olszack, Community Development Coordinator

RE: Cedarcrest Farms – Future Land Use Map

BMG: 2024209.01

Dear Mr. Olszack,

Pursuant to the Planning Commission's request for public input at the April 22, 2026 meeting regarding the five-year update to the Town's 2021 Comprehensive Plan, we hereby submit the following request for consideration of changes to the Future Land Use Map.

We request that the Town amend Future Land Use Map 10-3 to redesignate the parcels listed below by Tax ID from Rural Agricultural Outside Potential Annexation Area to Mixed Residential Inside Potential Annexation Area with Potential UR3 Zoning with RPC overlay and to be included within Comprehensive Plan Update.

These parcels are located along County Seat Highway (Route 9), west of existing Town of Georgetown limits, directly across County Seat Highway from existing Potential Annexation Area. Further, the parcels are located less than 1 mile from the town limits of the Town of Georgetown. The parcel is also within 1 mile of the intersection of Rt. 9 and Rt. 113, which is planned for major highway infrastructure upgrades including a grade separated interchange.

Based on previous discussions with the Town, Georgetown will be providing utilities to the site if developed. Sanitary sewer would be provided via a pump station on site with force main to connect to the sanitary sewer system near the Georgetown Plaza Shopping Center.

Given the strategic location of the parcels and the recent expansion of residential, commercial, and civic development in the area, including the Town's new police station, this amendment would support logical and coordinated growth adjacent to the Town limits. Updating the Future Land Use designation would create additional opportunities for responsible development, strengthen long-term planning efforts, and broaden the Town's tax base in a beneficial and sustainable manner.

Parcels for Consideration:

231-11.00-23.00 (63.71 acres +/-)
231-15.00-28.00 (158.30 acres +/-)
135-22-7.00 (229.34 acres +/-)
135-22.00-7.05 (20.29 acres +/-)

We are requesting that the above parcels be considered for Potential Annexation as Mixed Residential on the Future Land Use Map (10-3) with potential zoning designation of Neighborhood Residential UR3 with RPC overlay. We believe that the RPC overlay will allow for the development of the property integrating into the existing terrain and surrounding landscape, while minimizing impacts to the existing wetlands on site, preserving natural features and minimizing removal of existing trees on-site. The development of this site could adhere to all of the contributing factors of the RPC district.

Additionally, we have included Future Land Use Maps showing the proposed changes for your use.

Please advise if any additional mapping or supporting documentation would be helpful in your review as the Town of Georgetown continues its consideration to updates of the Comprehensive Plan. We appreciate your time and consideration regarding this matter.

Cedarcrest Farms, LLC
C/O Tunnell and Raysor



Jamie C. King
Managing Director/Attorney



2021 Comprehensive Plan
Map 10-3
Georgetown
Future Land Use

Legend

- Potential Annexation Areas
- Parcels
- Water
- Stream & Ditches
- Railroad
- Future Land Use**
- Rural Agricultural
- Business
- Commercial
- Industrial
- Institutional & Utilities
- Recreation & Open Space
- Single-Family Residential
- Multi-Family Residential
- Mixed Residential
- Downtown

PARCEL INFORMATION:
 231-11.00-23.00 (63.71 acres +/-)
 231-15.00-28.00 (158.30 acres +/-)
 135-22-7.00 (229.34 acres +/-)
 135-22.00-7.05 (20.29 acres +/-)

OWNER:
 CEDARCREST FARM LLC

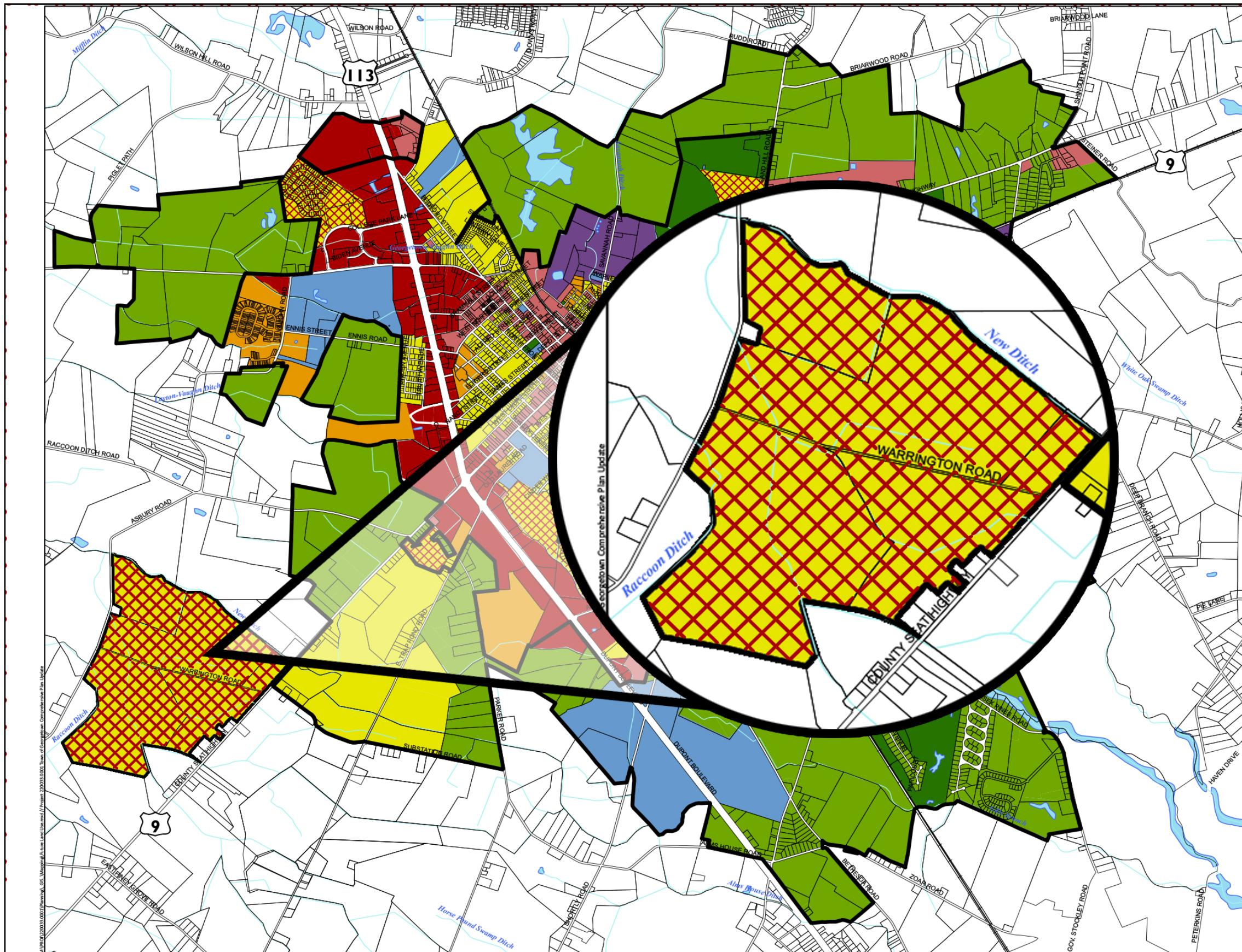
CURRENT LAND USE:
 AGRICULTURAL RESIDENTIAL
 (OUTSIDE POTENTIAL ANNEXATION)

REQUESTED LAND USE:
 MIXED RESIDENTIAL

Data sources for this map can be found in the 2021 Comprehensive Plan, Appendix D - References.

Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

June 2021
Updated October 2023



June 3, 2026

Mr. Brian Olszak
Town of Georgetown
Office of Community Development
37 The Circle
Georgetown, DE 19947

RE: 506 E. MARKET STREET

Dear Brian,

We are the owner of the above mentioned property and the adjoining property at 502 E. Market Street. We understand the Town is performing a review of the Future Land Use Map for the 5-Year Comp Plan review and are accepting petitions from property owners who are interested in having their Future Land Use designation reconsidered. We would like to request a zoning change for the subject parcel.

506 E. Market Street is currently zoned UB-1 and our adjoining property is zoned HC Highway Commercial. We are contemplating a redevelopment of the two parcels together that would add a bakery and restaurant to the parcels. We feel this proposed development would best be done under the HC Zoning District designation and Future Land Use designation of commercial.

Please review this request and let me know if there is any additional information you need.

Sincerely,



RECEIVED

JUN 05 2026

BY: _____

* Subsequent
email correspondence
Confirmed the Petitioner
in fact, desires SO6 ~~at 506~~
E. Market to be remapped
as Business instead,
so as to match.

