

Georgetown

Planning Commission Meeting Agenda

Meeting Date: Wednesday, April 22, 2026

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

Time: 6:00 PM

Posted: 4/10/2026 @ 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: 811 4030 3906

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

- 2 - 5 A. March 18, 2026
[Planning Commission - 18 March 2026 - DRAFT Minutes](#)

3. COMPREHENSIVE PLAN 5-YEAR REVIEW

- 6 - A. Discussion of Possible Amendments to Future Land Use Map
15 [4-22-26 PC Meeting - Future Land Use Map - Preliminary Review](#)

4. PUBLIC COMMENT

5. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

6. 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, March 18, 2026
Location: Town Hall, 39 The Circle, Georgetown, DE
Time: 6:00 PM

MEMBERS PRESENT:

Larry Rohlfing, Chair
Ira Roach
Thomas Allen

STAFF PRESENT:

Brian Olszak, Community Development Director
Jamie Donaway, Planning Assistant
Tim Willard, Planning Commission Solicitor

MEMBERS ABSENT:

Michael Briggs, Vice Chair
Chris Lecates, Secretary

1. CALL TO ORDER

A Chair Rohlfing called the meeting to order at 6:00pm.

2. APPROVAL OF MINUTES

A February 18, 2026

Motion by Thomas Allen, seconded by Ira Roach III, to approve the minutes of the February 18, 2026 meeting.

Commissioner Roach – Yes

Commissioner Allen - Yes

Commissioner Rohlfing – Yes

Motion Carried (unanimous).

3. RPC AMENDMENT REVIEW

A. **CASE #2026-01 The Oaks at Georgetown, Phase III – SC Tax Parcel
135-20.00-6.00 & 498-648.00**

An application by JLAM GT Oaks, LLC for an amendment to an approved Residential Planned Community (RPC) site plan for a 179-lot subdivision (single-family detached and attached dwellings). The property is located on Arrow Safety Road west of Shadow Oak Drive and east of the McGee Ditch, identified as SC Tax Parcels 135-20.00-6.00 & 498-648.00, zoned MR1/RPC (Multi-family Residential and Residential Planned Community).

Jim Eriksen of Solutions IPM spoke on behalf of the applicant to discussed the proposal to amend the previously approved RPC site plan to accommodate their proposed Phase III development plan. He detailed the history of the overall development of the Oaks at Georgetown, developed under the Residential Planned Community overlay option and the changes from the original site plan approved in 2008 that resulted in the Phase I apartment buildings and Phase II townhome development (currently under construction). Some of the key changes proposed for Phase III are the “reintroduction” of 28 townhome lots that were removed from Phase II, changes to the road layout and the removal of alleys, and the usage of 20-foot-wide townhome lots instead of the previously approved 24-foot-wide lots, among other changes. The intent is for the Planning Commission to approve the amendment to the RPC site plan in order to permit the applicant to submit more detailed preliminary plans, which will also require Planning Commission approval.

Planning Commission members and Town staff asked for clarity between the original plan’s unit counts and the proposed plan’s count, as well as the justification for changing the townhome lot width from 24 to 20 feet. Mr. Eriksen stated there were market considerations made in the development process, stating that 20-foot-wide townhomes would be more affordable than 24-foot-wide lots.

Public comment was made by Gary Hutchison of the Village of Cinderberry, asking about the approval process for this development and what the intended tree preservation plan would involve.

Motion by Thomas Allen, seconded by Ira Roach III, to approve the amendment of the Residential Planned Community (RPC) site plan, to permit the submission of an application for preliminary plan approval in conformance with the same.

*Commissioner Roach – Yes
Commissioner Allen - Yes
Commissioner Rohlfing – Yes*

Motion Carried (unanimous).

4. DISCUSSION OF COMPREHENSIVE PLAN 5-YEAR UPDATE

Brian Olszak, Community Development Director, presented to the Planning Commission an overview of how the Town's Comprehensive Plan deals with Future Land Use designations, their importance to municipal policy and planning, and how it relates to the zoning designation and existing land use. He further outlined a recommended plan regarding the review of the current Future Land Use Map, which would include the review of possibly outdated designations which are inconsistent with in-progress development or existing neighborhood character, as well as proactive redesignations to align with future growth priorities. Special focus may need to be applied to annexation areas and their designations outside of present Town limits. The potential for property owners' requesting proactive redesignations of their land was also discussed. Commissioners were tasked with performing individual reviews of the map and bringing their observations and proposals for redesignations to the next meeting.

5. PUBLIC COMMENT

- A Scott Smith, of the Village of Cinderberry, asked about the timeline for the pump station that is to be built as a part of the Oaks at Georgetown.

6. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

- A Brian Olszak, Community Development Director, provided updates on projects that the Commission would likely see within the next few months, as well as on a few technical assistance programs from the state that the Town is participating in to revise some of its ordinances. Discussion also ensued on the necessity to reschedule the April meeting due to Mr. Olszak's attendance at a conference during the regular meeting.

7. ADJOURNMENT

The meeting was adjourned at 6:51 PM.

Planning Commission
March 18, 2026

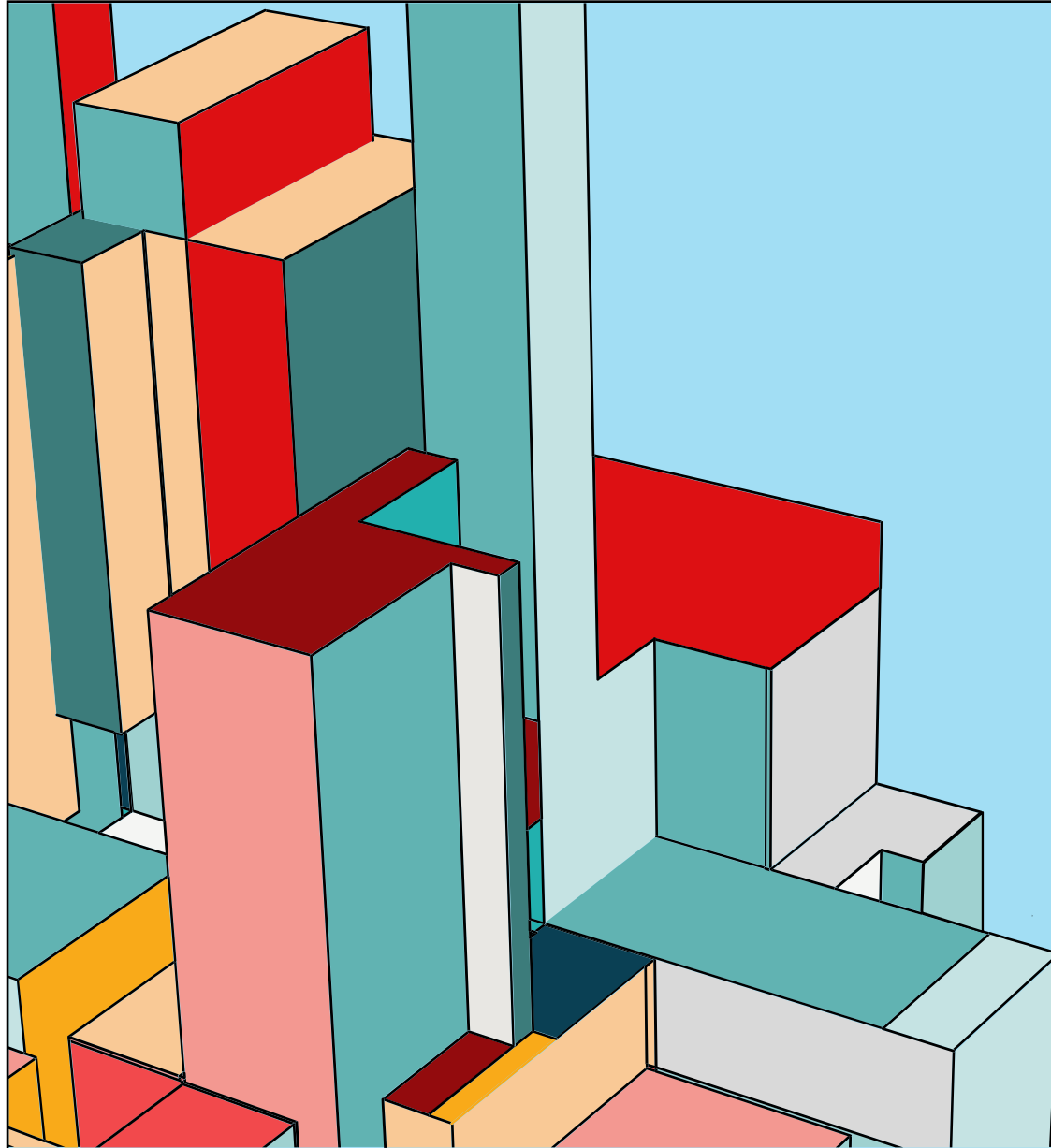
APPROVED:

Larry Rohlfing, Chair

ATTEST:

Chris Lecates, Secretary

DRAFT

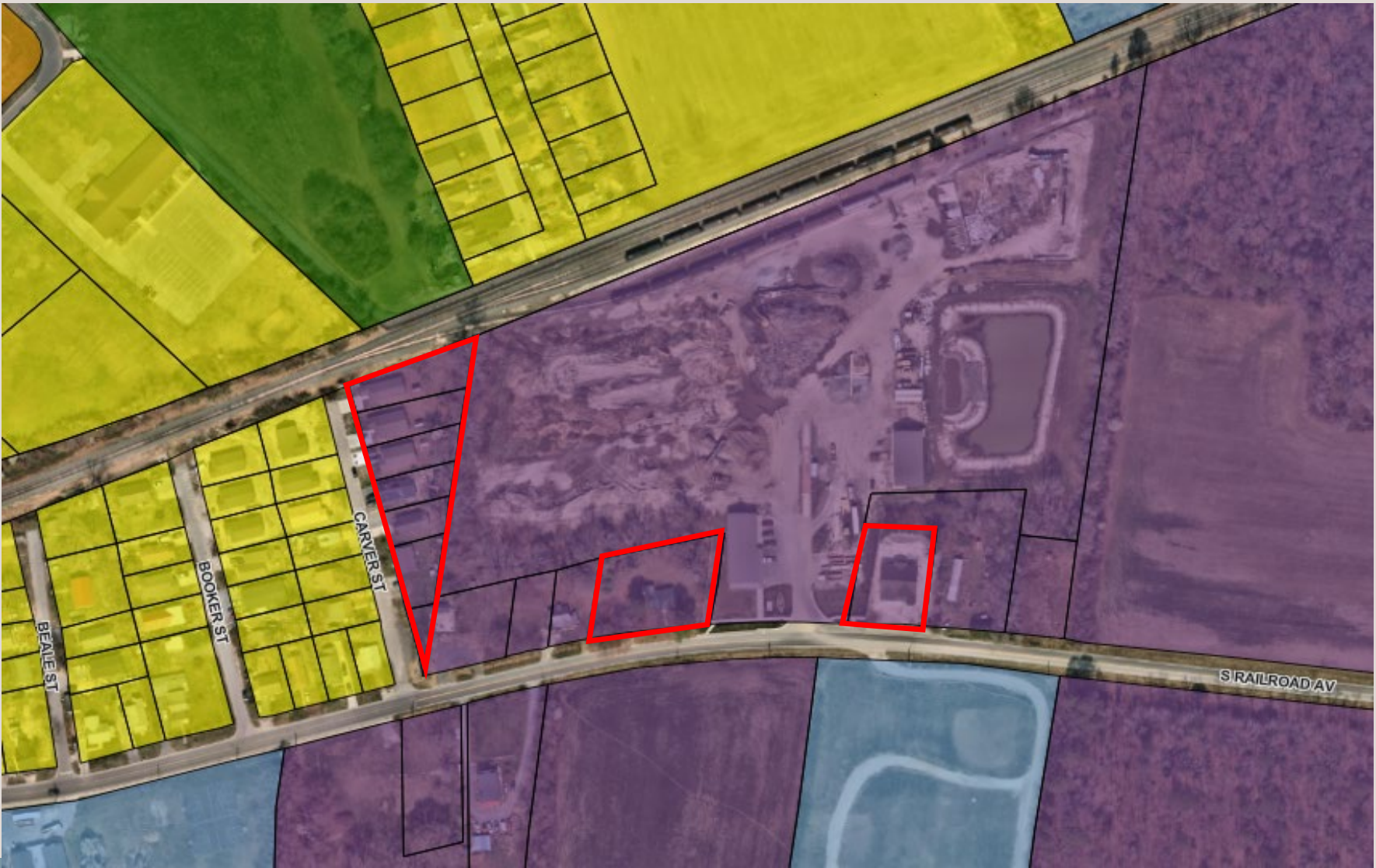


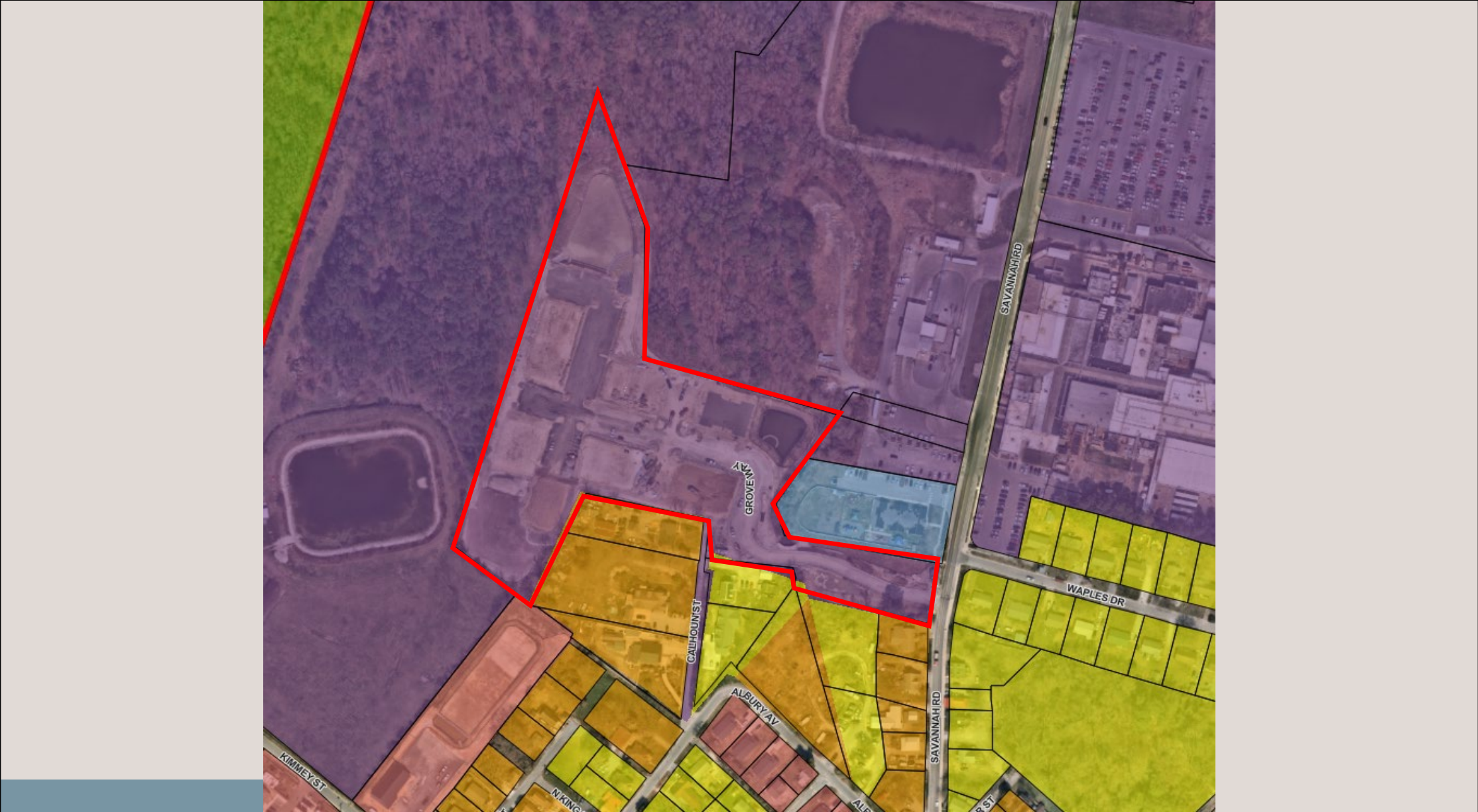
**COMP PLAN 5-YEAR
REVIEW:**

**REVIEW OF FUTURE
LAND USE –**

**PRELIMINARY
DISCUSSIONS**

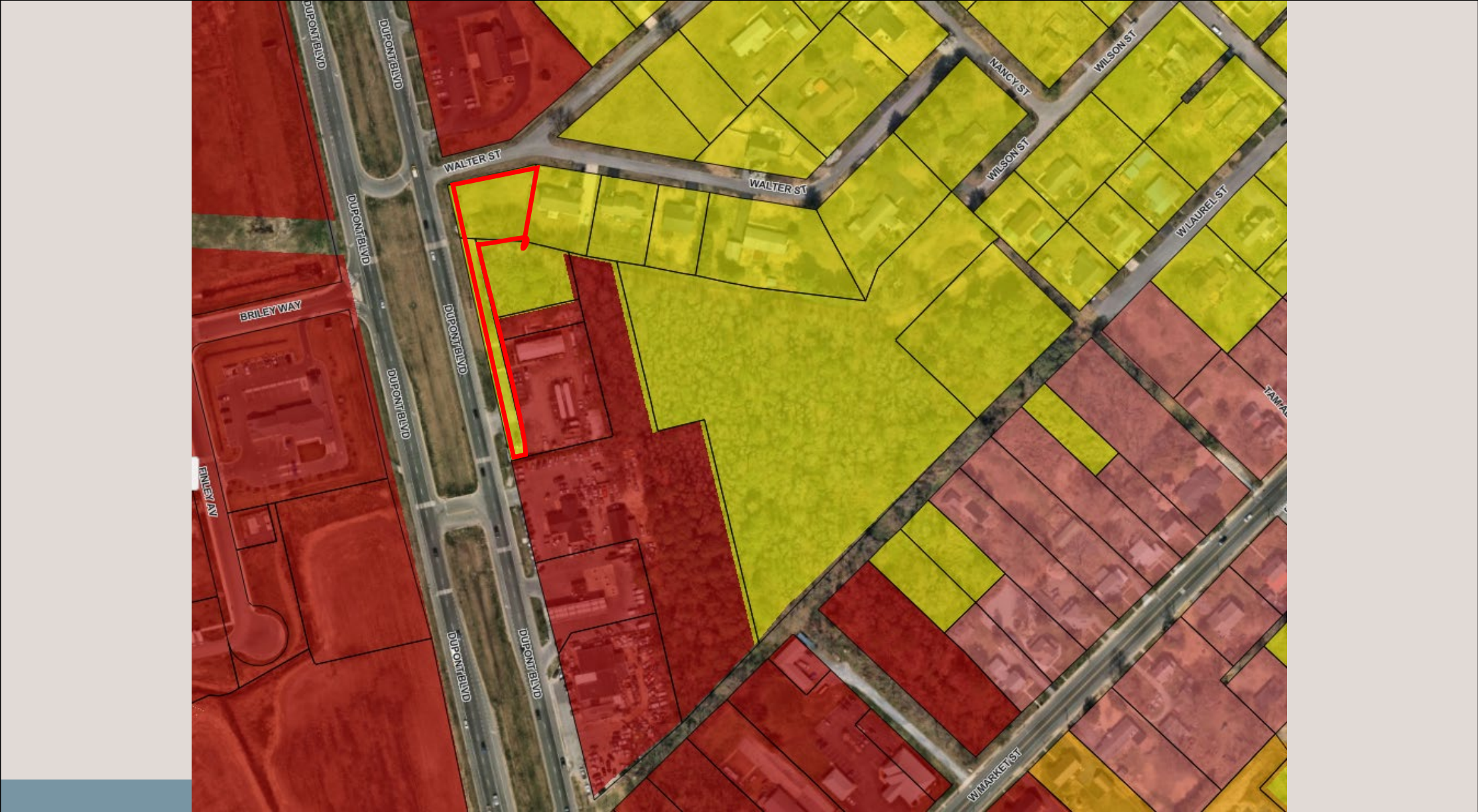
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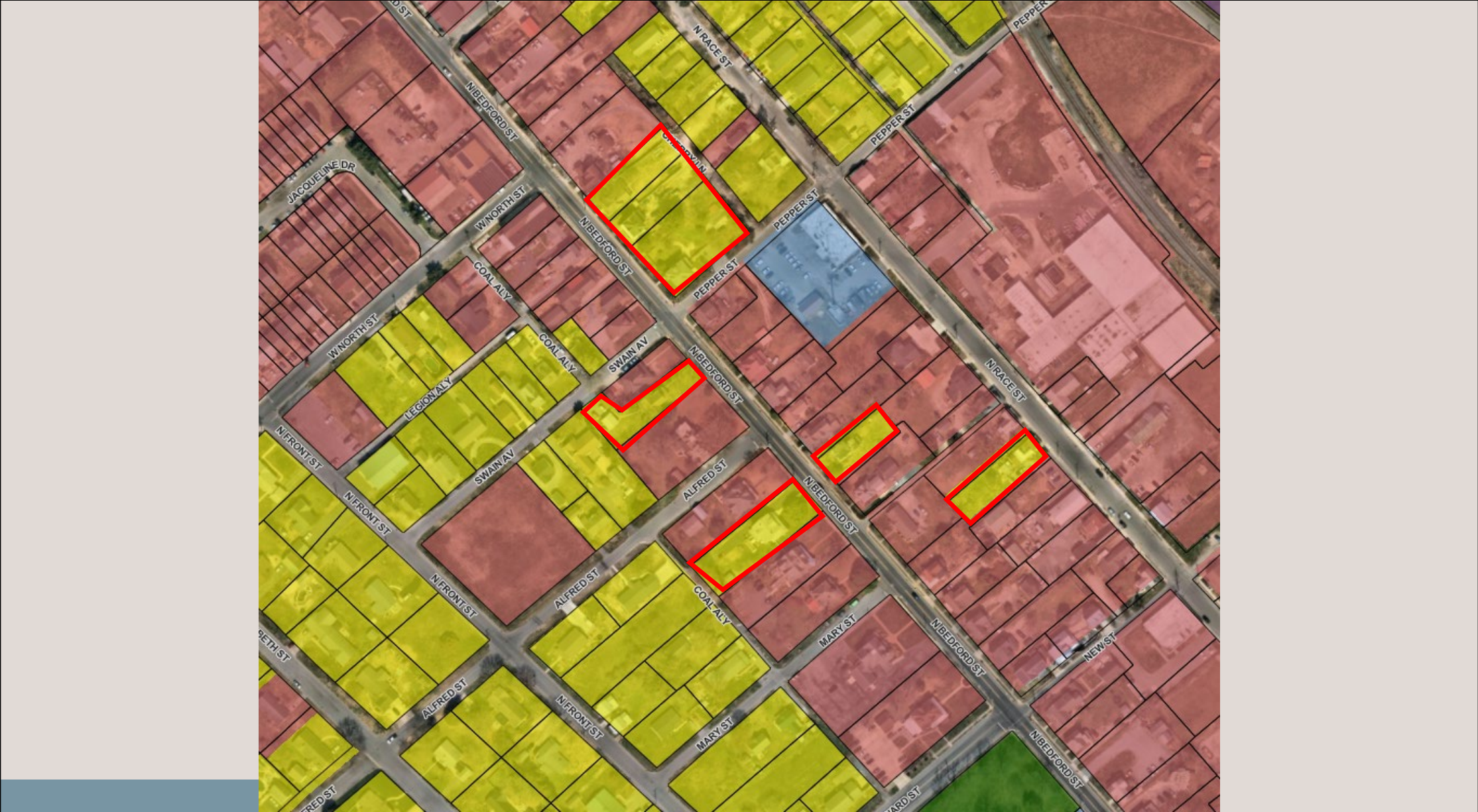














FUTURE LAND USE MAP

- Reactive fixes which match existing or current development
- Proactive proposals to encourage compatible future development