

# Georgetown

## Planning Commission Meeting Agenda

Posted: 8/13/24 @12:30PM

Meeting Date: Wednesday, August 21, 2024  
Location: Town Hall, 39 The Circle, Georgetown, DE  
Time: 6:00 PM



**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: 860 2921 2602**

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### 1. CALL TO ORDER

### 2. APPROVAL OF MINUTES

- A. July 17, 2024

### 3. PUBLIC HEARING

- A. **CASE #2024-10**                      **Penn's Grant – 20304 Dupont Boulevard**  
**(A) Comprehensive Plan Amendment: Future**  
**Land Use Map**  
**(B) Rezone Application**

An application by Davison Realty, Inc., for (A) an amendment to the Town of Georgetown's Comprehensive Plan Future Land Use Map changing 14.084 acres of the 24.643 acre parcel from Commercial to Multi-Family Residential & (B) an official zoning map amendment of 14.084 acres of the parcel from Highway Commercial District (HC) to Townhouse Residential District (MR2). The property is located at 20304 Dupont Boulevard, identified as SC Tax Parcel 135-14.00-34.00.

- B. **CASE #2024-11**                      **Delmarva Christian School – 21777 Sussex Pines**  
**Road**  
**(A) Comprehensive Plan Amendment: Future**  
**Land Use Map**  
**(B) Rezone Application**

An application by Delmarva Christian Schools, Inc., for (A) an amendment to the Town of Georgetown's Comprehensive Plan Future Land Use Map changing approximately 31.33 acres of the 60.52 acre parcel from Single-Family Residential to Institutional & (B) an official zoning map amendment of approximately 31.33 acres of the parcel from Neighborhood Residential (UR3) to Educational District (ED). The property is located at 21777 Sussex Pines Road, identified as SC Tax Parcel 135-20.00-26.00.

**4. OLD BUSINESS**

**A. CASE #2022-14 Shortleaf Preserve**

Clarification of the Planning Commission's action and vote on the preliminary subdivision plan presented at their July 17, 2024 meeting.

**5. COMPREHENSIVE PLAN AMENDMENT REQUEST**

**A. CASE #2024-14 Minor Variation Determination**

An application by James Grant & Jordan Ashburn, to determine if a Comprehensive Plan Map Amendment request can be classified as a Minor Variation. The property is located on the east side of North Bedford Street, across from Gordy Street, identified as SC Tax Parcel 135-14.00-87.00 zoned UR1 (Urban Residential District).

**6. PRELIMINARY SITE PLAN**

**A. CASE #2023-22 Kingfisher Apartments**

An application by Apennine Acquisition Co Inc., for the preliminary review and approval for the construction of six apartment buildings with a total of 106 units. The properties are located north of the center of Georgetown with frontage on Savannah Road and Calhoun Street, identified as SC Tax Parcels 135-14.16-69.00 & 70.00, 135-14.00-100.00, zoned MR1 (Multifamily Residential District).

**7. PUBLIC COMMENT**

**8. PLANNING DEPARTMENT REPORT**

**9. 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).