Town of Georgetown
Comprehensive Plan
Planning Commission Presentation
*Data, Trends & Key Issues*
November 16, 2016
January 11, 2017 presented to Mayor & Town Council

Meeting Agenda
› Comprehensive Plan Overview
› Outreach Event Outcome
› SWOT Outcome
› Survey Outcome
› Data & Trends Overview
› Key Issues
› Homework
› Project Check-Up
› Next Steps
Comprehensive Plan Overview

Is it a State Law?

Yes, 22 Delaware Code §702 requires Delaware municipal governments to develop and regularly update land use plans. Smaller cities and towns (those with a population under 2,000) are required to develop a municipal development strategy. Larger cities and towns are required to develop more detailed Comprehensive Land Use Plans.

Comprehensive Plan Overview

What is required in the Plan?

The comprehensive plan for municipalities of greater than 2,000 population shall also contain, as appropriate to the size and character of the jurisdiction, a description of the physical, demographic and economic conditions of the jurisdiction; as well as policies, statements, goals and planning components for public and private uses of land, transportation, economic development, affordable housing, community facilities, open spaces and recreation, protection of sensitive areas, community design, adequate water and wastewater systems, protection of historic and cultural resources, annexation and such other elements which in accordance with present and future needs, in the judgment of the municipality, best promotes the health, safety, prosperity and general public welfare of the jurisdiction’s residents.
Comprehensive Plan Overview

Let’s talk Land Use…

**Existing land use (ELU)**-what is the land currently being used for?

**Future land use (FLU)**-what should the land be used for in the future?

Land Use considerations = size of parcel, neighboring uses, environmental constraints, infrastructure (water, sewer, transportation, etc.), current land use inventory, etc.
Comprehensive Plan Overview

Let's talk Zoning…

ELU $\rightarrow$ FLU $\rightarrow$ Current Zoning

3 factors when considering proposed zoning

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Comprehensive Plan Overview

Land Use Exercise #1-

Acreage = 1.29 acres
Existing Land Use (ELU) = Residential (SF Home)
Future Land Use (FLU) = Medium Density Residential
Existing Zoning = MR1
Neighboring Zone = All MR1
Proposed Zoning = ???
Comprehensive Plan Overview

Land Use Exercise #2-

Lot Size = 35’ x 113’ (3,955 sq. feet)
Existing Land Use (ELU) = Residential (SF Home)
Future Land Use (FLU) = Commercial
Existing Zoning = UB1
Neighboring Zone = All UB1
Proposed Zoning =

Outreach Event Outcome

9/1 – Summer Concert Series at 16 Mile Brewery
Outreach Event Outcome

› What do you feel are the Town’s strengths?
  
  (62 responses)

› What do you feel are the Town’s weaknesses?
  
  (59 responses)

SWOT Outcome

› Requested SWOT Analysis from:
  
  - Town Council (5)
  - Planning Commission (5)
  - Town Manager (1)
  - Planning Administrator (1)

› Between 8/24/2016 – 11/7/2016

› Received 8 out of 12 responses
# Survey Outcome

## Q1. Would you encourage or discourage the following within the Town of Georgetown? (Top 5 responses)

<table>
<thead>
<tr>
<th>Encourage</th>
<th>Discourage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protection of Natural Areas/Open Space</td>
<td>Convenience Stores</td>
</tr>
<tr>
<td>140</td>
<td>64</td>
</tr>
<tr>
<td>98.59%</td>
<td>48.12%</td>
</tr>
<tr>
<td>Residential – Single-Family Homes</td>
<td>Residential – Multi-Unit Family Homes</td>
</tr>
<tr>
<td>140</td>
<td>69</td>
</tr>
<tr>
<td>93.96%</td>
<td>47.92%</td>
</tr>
<tr>
<td>Public Outdoor Recreation</td>
<td>Motels/Hotels</td>
</tr>
<tr>
<td>131</td>
<td>61</td>
</tr>
<tr>
<td>91.61%</td>
<td>44.85%</td>
</tr>
<tr>
<td>Tourism-Based Development</td>
<td>Light Industrial/Manufacturing Uses</td>
</tr>
<tr>
<td>131</td>
<td>56</td>
</tr>
<tr>
<td>90.97%</td>
<td>41.18%</td>
</tr>
<tr>
<td>Service Businesses</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>119</td>
<td>52</td>
</tr>
<tr>
<td>88.81%</td>
<td>37.68%</td>
</tr>
</tbody>
</table>

## Q3. How important is it to increase each of the following housing types in the Town of Georgetown?

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Important</th>
<th>Neutral</th>
<th>Not Important</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>68.79%</td>
<td>21.99%</td>
<td>9.22%</td>
</tr>
<tr>
<td>Senior Housing (55+)</td>
<td>59.86%</td>
<td>30.28%</td>
<td>9.86%</td>
</tr>
<tr>
<td>Condominiums or Townhouses</td>
<td>31.69%</td>
<td>45.77%</td>
<td>22.54%</td>
</tr>
<tr>
<td>Duplexes</td>
<td>22.30%</td>
<td>46.04%</td>
<td>31.65%</td>
</tr>
<tr>
<td>Apartment Buildings/ Complexes</td>
<td>20.29%</td>
<td>28.99%</td>
<td>50.72%</td>
</tr>
<tr>
<td>Apartments in Single-Family Homes</td>
<td>16.43%</td>
<td>32.14%</td>
<td>51.43%</td>
</tr>
</tbody>
</table>
Survey Outcome

Q7. What do you think the town of Georgetown’s priorities should be related to the provision of housing?

<table>
<thead>
<tr>
<th>Priorities</th>
<th>High Priority</th>
<th>Low Priority</th>
<th>Not a Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan for walkable/bikeable communities</td>
<td>70.66%</td>
<td>25.56%</td>
<td>3.76%</td>
</tr>
<tr>
<td>Offer more senior and assisted living opportunities</td>
<td>52.71%</td>
<td>34.11%</td>
<td>13.18%</td>
</tr>
<tr>
<td>Encourage workforce housing for moderate income residents and families</td>
<td>49.21%</td>
<td>30.16%</td>
<td>20.63%</td>
</tr>
<tr>
<td>Plan for “mixed-use” communities that offer diverse housing types and essential services</td>
<td>46.27%</td>
<td>34.33%</td>
<td>19.40%</td>
</tr>
<tr>
<td>Encourage more diverse housing options</td>
<td>42.19%</td>
<td>29.69%</td>
<td>28.13%</td>
</tr>
<tr>
<td>Provide more age-restricted communities</td>
<td>29.13%</td>
<td>45.67%</td>
<td>25.20%</td>
</tr>
<tr>
<td>Plan for “integrated mixed use” communities where housing is above retail/employment services</td>
<td>27.91%</td>
<td>41.86%</td>
<td>30.23%</td>
</tr>
<tr>
<td>Promote affordable housing opportunities, particularly for low-income residents and families</td>
<td>23.44%</td>
<td>39.06%</td>
<td>37.50%</td>
</tr>
</tbody>
</table>

Survey Outcome

Q8. What attributes make a residential community appealing to you?

<table>
<thead>
<tr>
<th>Attribute</th>
<th>%</th>
<th>Attribute</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian Friendly</td>
<td>83.58%</td>
<td>Accessible by Road/Highway</td>
<td>48.51%</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>73.13%</td>
<td>Proximity to Work</td>
<td>43.28%</td>
</tr>
<tr>
<td>Adequate Landscaping</td>
<td>70.15%</td>
<td>Proximity to Schools</td>
<td>43.28%</td>
</tr>
<tr>
<td>Wide, Tree-lined Streets</td>
<td>64.93%</td>
<td>Low-Density Housing Options</td>
<td>41.79%</td>
</tr>
<tr>
<td>Recreation/Play Areas</td>
<td>60.45%</td>
<td>Size &amp; Scale of Buildings</td>
<td>29.85%</td>
</tr>
<tr>
<td>Proximity to Variety of Businesses</td>
<td>58.96%</td>
<td>Shared-Use Paths</td>
<td>28.36%</td>
</tr>
<tr>
<td>Parking Options &amp; General Circulation</td>
<td>57.46%</td>
<td>Variations in Materials &amp; Elevations</td>
<td>28.36%</td>
</tr>
<tr>
<td>Design of Buildings &amp; Overall Site</td>
<td>52.99%</td>
<td>Accessible by Transit</td>
<td>17.91%</td>
</tr>
<tr>
<td>Privacy</td>
<td>55.22%</td>
<td>Alley Access</td>
<td>5.22%</td>
</tr>
<tr>
<td>Common Open Space</td>
<td>51.49%</td>
<td>Other</td>
<td>2.24%</td>
</tr>
</tbody>
</table>
Survey Outcome

Q27. How important are the following in terms of future development in the Town of Georgetown? (Top 5)

<table>
<thead>
<tr>
<th>Important</th>
<th>Not Important</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clean Streets</td>
<td>Availability of Cultural Activities</td>
</tr>
<tr>
<td>Historical Preservation</td>
<td>Housing Affordability</td>
</tr>
<tr>
<td>Homes, Neighborhood</td>
<td>Walkability</td>
</tr>
<tr>
<td>Code Enforcement</td>
<td>Transportation Network</td>
</tr>
<tr>
<td>Job Creation</td>
<td>Parking Availability</td>
</tr>
<tr>
<td>75.96%</td>
<td>26.13%</td>
</tr>
<tr>
<td>72.82%</td>
<td>27.55%</td>
</tr>
<tr>
<td>67.65%</td>
<td>12.12%</td>
</tr>
<tr>
<td>65.69%</td>
<td>11.22%</td>
</tr>
<tr>
<td>59.80%</td>
<td>9.00%</td>
</tr>
</tbody>
</table>

Survey Outcome

Q30. Do you believe there is a parking problem in the Town/downtown/other area?

- Yes: 44.86%
- No: 55.14%
Data & Trends Overview - Development

Data & Trends Overview - Population

<table>
<thead>
<tr>
<th>Year</th>
<th>Georgetown</th>
<th>Sussex County</th>
<th>Delaware</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
<td>1,923</td>
<td>61,336</td>
<td>318,085</td>
</tr>
<tr>
<td>1960</td>
<td>1,765</td>
<td>73,195</td>
<td>446,292</td>
</tr>
<tr>
<td>1970</td>
<td>1,844</td>
<td>80,356</td>
<td>548,104</td>
</tr>
<tr>
<td>1980</td>
<td>1,710</td>
<td>98,004</td>
<td>594,338</td>
</tr>
<tr>
<td>1990</td>
<td>3,732</td>
<td>113,229</td>
<td>666,168</td>
</tr>
<tr>
<td>2000</td>
<td>4,643</td>
<td>156,638</td>
<td>783,600</td>
</tr>
<tr>
<td>2010</td>
<td>6,423</td>
<td>197,145</td>
<td>897,934</td>
</tr>
<tr>
<td>2014</td>
<td>6,650</td>
<td>203,737</td>
<td>917,060</td>
</tr>
</tbody>
</table>

- 3.5% increase 2010 – 2014
- 43.2% increase 2000 – 2014

Source: U.S. Decennial Census & American Community Survey
Data & Trends Overview - Growth Projections (2040)

- Average Historical Growth Rate
  - 20,237

- Ratio-Share
  - 7,168

- Average Projection
  - 13,703

Source: KCI projections based on Town average historical growth rate (from US Census) and Ratio-Share as compared to Sussex County (US Census)

Data & Trends Overview - Race & Ethnicity

<table>
<thead>
<tr>
<th>RACE</th>
<th>2000</th>
<th>2010</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>56.2%</td>
<td>46.6%</td>
<td>+14.6%</td>
</tr>
<tr>
<td>Black</td>
<td>20.9%</td>
<td>14.5%</td>
<td>-3.7%</td>
</tr>
<tr>
<td>Other</td>
<td>22.9%</td>
<td>38.9%</td>
<td>+134.6%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ETHNICITY</th>
<th>2000</th>
<th>2010</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td>31.7%</td>
<td>47.8%</td>
<td>+108.2%</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>68.3%</td>
<td>52.2%</td>
<td>+58.8%</td>
</tr>
</tbody>
</table>

Source: U.S. Decennial Census
Data & Trends Overview - Education & Income (2014)

EDUCATION

<table>
<thead>
<tr>
<th>Educational Level</th>
<th>Georgetown</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td></td>
</tr>
<tr>
<td>Not HS Graduates</td>
<td>1,397</td>
<td>33.9%</td>
<td></td>
</tr>
<tr>
<td>High School Graduate, No Degree</td>
<td>1,927</td>
<td>46.8%</td>
<td></td>
</tr>
<tr>
<td>Associate's Degree</td>
<td>178</td>
<td>4.3%</td>
<td></td>
</tr>
<tr>
<td>Bachelor's Degree or Greater</td>
<td>613</td>
<td>15.0%</td>
<td></td>
</tr>
<tr>
<td>Total Population 25 Years or Older</td>
<td>4,115</td>
<td>100.0%</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2010-2014 American Community Survey

INCOME

<table>
<thead>
<tr>
<th>Income</th>
<th>Amount in Dollars</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Georgetown</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$47,525</td>
</tr>
<tr>
<td>Median Family Income</td>
<td>$43,408</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$19,204</td>
</tr>
</tbody>
</table>

Source: U.S. 2010 Decennial Census

Data & Trends Overview - Housing Units (2010)

› 2,030 units (27.6% increase)

Source: U.S. 2010 Decennial Census
Data & Trends Overview - Housing Units (2010)

- 91% occupied
  - 45.1% owner occupied
  - 45.9% renter occupied
- 9% vacant

<table>
<thead>
<tr>
<th>Location</th>
<th>Vacant</th>
<th>Owner Occupied</th>
<th>Renter Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delaware</td>
<td>15.7%</td>
<td>60.8%</td>
<td>23.5%</td>
</tr>
<tr>
<td>Sussex County</td>
<td>35.5%</td>
<td>50.7%</td>
<td>13.8%</td>
</tr>
<tr>
<td>Seaford</td>
<td>10.5%</td>
<td>43.8%</td>
<td>46.2%</td>
</tr>
<tr>
<td>Millsboro</td>
<td>14.3%</td>
<td>56.1%</td>
<td>33.6%</td>
</tr>
<tr>
<td>Milford</td>
<td>9.8%</td>
<td>54.7%</td>
<td>35.3%</td>
</tr>
<tr>
<td>Georgetown</td>
<td>9.6%</td>
<td>46.1%</td>
<td>45.9%</td>
</tr>
</tbody>
</table>

Source: U.S. 2010 Decennial Census

Data & Trends Overview - Housing Units (2010)

$220,000 median value

<table>
<thead>
<tr>
<th>Location</th>
<th>1990</th>
<th>2000</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Georgetown</td>
<td>$67,100</td>
<td>$85,600</td>
<td>$122,000</td>
</tr>
<tr>
<td>Sussex County</td>
<td>$83,200</td>
<td>$122,400</td>
<td>$231,400</td>
</tr>
<tr>
<td>Delaware</td>
<td>$99,700</td>
<td>$130,400</td>
<td>$232,900</td>
</tr>
</tbody>
</table>

Source: U.S. 2010 Decennial Census
# Data & Trends Overview – Residential Zoning

<table>
<thead>
<tr>
<th>Zone</th>
<th>Zone Title</th>
<th>No. Parcels</th>
<th>% Total Parcels</th>
<th>Acres</th>
<th>% Total Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>UR1</td>
<td>Urban Residential</td>
<td>1,381</td>
<td>49.89%</td>
<td>684.47</td>
<td>25.12%</td>
</tr>
<tr>
<td>UR1/RPC</td>
<td>Urban Residential &amp; RPC Overlay</td>
<td>8</td>
<td>0.29%</td>
<td>159.85</td>
<td>5.87%</td>
</tr>
<tr>
<td>UR1/RRPC</td>
<td>Urban Residential &amp; RRPC Overlay</td>
<td>6</td>
<td>0.22%</td>
<td>94.12</td>
<td>3.45%</td>
</tr>
<tr>
<td>UR1/UR3/RRPC</td>
<td>Split: Urban/Neighborhood Residential/RRPC Overlay</td>
<td>1</td>
<td>0.04%</td>
<td>18.89</td>
<td>0.69%</td>
</tr>
<tr>
<td>UR2</td>
<td>Medium Residential</td>
<td>83</td>
<td>3.00%</td>
<td>37.21</td>
<td>1.37%</td>
</tr>
<tr>
<td>UR3</td>
<td>Neighborhood Residential</td>
<td>22</td>
<td>0.79%</td>
<td>198.03</td>
<td>7.27%</td>
</tr>
<tr>
<td>UR3/RPC</td>
<td>Neighborhood Residential &amp; RPC Overlay</td>
<td>2</td>
<td>0.07%</td>
<td>56.43</td>
<td>2.07%</td>
</tr>
<tr>
<td>MR1</td>
<td>Multi-Family Residential</td>
<td>410</td>
<td>14.81%</td>
<td>162.65</td>
<td>5.97%</td>
</tr>
<tr>
<td>MR1/RPC</td>
<td>Multi-Family Residential &amp; RPC Overlay</td>
<td>2</td>
<td>0.07%</td>
<td>52.42</td>
<td>1.92%</td>
</tr>
<tr>
<td>MR2</td>
<td>Townhouse Residential</td>
<td>14</td>
<td>0.51%</td>
<td>8.52</td>
<td>0.31%</td>
</tr>
</tbody>
</table>

Source: DBF Zoning GIS Layer, received 9/8/2016
Total Parcels: 2,768
Total Acreage: 2,724.55 ac.

# Data & Trends Overview – Misc. Zoning

<table>
<thead>
<tr>
<th>Zone</th>
<th>Zone Title</th>
<th>No. Parcels</th>
<th>% Total Parcels</th>
<th>Acres</th>
<th>% Total Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>UB1</td>
<td>Urban Business</td>
<td>164</td>
<td>5.92%</td>
<td>116.32</td>
<td>4.27%</td>
</tr>
<tr>
<td>UB2</td>
<td>Neighborhood Business</td>
<td>150</td>
<td>5.42%</td>
<td>47.40</td>
<td>1.74%</td>
</tr>
<tr>
<td>UB2/UB3</td>
<td>Split: Neighborhood &amp; Professional Business</td>
<td>2</td>
<td>0.07%</td>
<td>16.86</td>
<td>0.62%</td>
</tr>
<tr>
<td>UB3</td>
<td>Professional Business</td>
<td>118</td>
<td>4.26%</td>
<td>53.93</td>
<td>1.98%</td>
</tr>
<tr>
<td>UB3/RPC</td>
<td>Professional Business &amp; RPC Overlay</td>
<td>1</td>
<td>0.04%</td>
<td>5.84</td>
<td>0.21%</td>
</tr>
<tr>
<td>HC</td>
<td>Highway Commercial</td>
<td>175</td>
<td>6.32%</td>
<td>333.02</td>
<td>12.22%</td>
</tr>
<tr>
<td>L1</td>
<td>Limited Industrial</td>
<td>1</td>
<td>0.04%</td>
<td>7.03</td>
<td>0.26%</td>
</tr>
<tr>
<td>L2</td>
<td>Light Industrial</td>
<td>55</td>
<td>1.99%</td>
<td>311.97</td>
<td>11.45%</td>
</tr>
<tr>
<td>HD</td>
<td>Historic</td>
<td>92</td>
<td>3.32%</td>
<td>21.48</td>
<td>0.79%</td>
</tr>
<tr>
<td>ED</td>
<td>Education</td>
<td>15</td>
<td>0.54%</td>
<td>268.82</td>
<td>9.87%</td>
</tr>
<tr>
<td>UNK</td>
<td>Unknown – None Listed</td>
<td>26</td>
<td>0.94%</td>
<td>69.28</td>
<td>2.54%</td>
</tr>
</tbody>
</table>

Source: DBF Zoning GIS Layer, received 9/8/2016
Total Parcels: 2,768
Total Acreage: 2,724.55 ac.
Homework – Identify Key Issues

› Review all responses (outreach event, SWOT & Survey)
› Be aware of items that cannot be changed
› Not your opinion, only the results
› Form provided (Word document or fill in)
› Return form (hand written or email)
› Due Date is January 6, 2017

Homework – Organizational Interviews

› Each Planning Commissioner takes 3 organizations
› Organizational contact information supplied
› Interview worksheet supplied (Word document or fill in)
› Take or request photos (minimum of 3 per organization)
› Return information (hand written or email)
› Due Date is January 6, 2017
Homework – Organizational Interviews

- American Legion Sta. 93
- First State Community Action
- Franklin Masonic Lodge #12
- Georgetown Chamber of Commerce
- Georgetown Fire Company
- Georgetown Historical Society
- Georgetown Kiwanis Club
- Georgetown Lions Club
- Georgetown Little League
- Georgetown Millsboro Rotary
- Georgetown Public Library
- Historic Georgetown Association
- NCALL
- Sussex County Return Day
- VFW Post #2931
- La Esperanza

Project Check-Up

Comprehensive Plan Elements

- Introduction
  - Acknowledgements
  - Authority to Plan
  - Comprehensive Plan History
- Background
  - Planning Process
  - Government Coordination
  - Public Participation
- Community Character
  - Location
  - History
  - Community Design
  - Physical Conditions (see Natural Features)
- Demographics
  - Population
  - Population Trends
  - Population Forecast
  - Race & Ethnicity
  - Age
  - Education
  - Income & Poverty
- Services (Town & Community)
  - Government
  - Administration
  - Police Department
  - Fire Department/EMS
  - Library
  - Senior Services
  - Education
  - Parks and Recreation
  - Public Works
  - Solid Waste Collection
  - Snow Removal
  - Health and Medical
  - Historic Society/Museums
  - Places of Worship
  - Broadband
Project Check-Up
Comprehensive Plan Elements

- Transportation
  - Local/State Maintained Highways
  - Corridor Capacity Preservation Program
  - Public Transportation
  - Railroad Facilities
  - Pedestrian Plan
  - Bicycle Plan
  - Planned Transportation Improvements/Studies

- Utilities
  - Water
  - Wastewater

- Land Development
  - 2015 Strategies for State Spending
  - County Comprehensive Plan
  - Development Climate
    - Annexations
  - Future Growth Areas
  - Existing Land Use
  - Zoning

- Economic Development
  - Employment
  - Economic Base/Major Employers
  - Labor Market
  - Redevelopment

- Housing
  - Households & Homeownership
  - Housing Stock Inventory
  - Housing Age, Quality
  - Housing Affordability
  - Housing Growth

- Environmental Protection
  - Natural Features
  - Floodplain
  - Wetlands
  - Woodlands
  - Stormwater
  - Sourcewater Protection
  - Total Maximum Daily Loads
  - Climate Change & Sea Level Rise

- Open Space & Recreation
  - Inventory
  - Recreation Facilities
    - Agricultural Preservation

- Historic & Cultural Resources
  - Historic & Cultural Resources
  - Historic Preservation

- Other
  - Healthy Communities
  - Complete Communities
  - Crime

- Implementation
  - Implementation Actions
  - Implementation Timeline

- Maps
  - Boundary
  - Location
  - Economic Development
  - Physical Conditions
  - Historic District
  - Housing Types & Densities
  - Community Conditions
  - Redevelopment Areas
  - Community Infrastructure
  - Community Facilities
  - Water System
  - Wastewater System
  - Transportation
    - Sourcewater Protection
    - Environmental Features
  - Open Space & Recreation Facilities
  - Environmental Protection
  - Climate Change & Sea Level Rise Adaptation
  - Existing Land Use
  - Future Land Use
  - State Strategies in Vicinity
  - Existing & Future Land Use in Adjacent Areas
  - Annexation
Project Check-Up Meetings

› Staff/KCI Team Kick-Off Meeting #1 (7/19/2016)
  - Review Scope
  - Identify Resources
  - Discuss Schedule

› Staff/KCI Team Meeting #2 (8/12/2016)
  - Public Outreach Event Options
  - Community Survey
  - SWOT Analysis
  - Outline Kick-Off Meeting
  - Proposed Schedule
  - Staff Tasks To-Do List
  - PM Overview

› Kick-Off Meeting #3 (Joint PC/Council) (8/24/2016)
  - Scope of Services
  - Pre-PLUS Comments
  - Public Outreach Approach
  - Community Survey Input
  - SWOT Analysis
  - Schedule

› Outreach & Survey Launch Event #4 (9/1/2016)
  - Approach & Objective
  - Resources & Volunteers
  - Survey & SWOT Launch

› Staff/KCI Team Meeting #5 (11/14/2016)
  - Survey/SWOT Update
  - Outreach Event Outcome
  - Data & Trends Overview
  - Draft Presentation for PC Meeting
  - Key Issues
  - Goals & Policies
  - PM Overview

› Planning Commission Presentation Meeting #7
  - Document Input
  - Key Issues
  - Goals & Policies
  - Next Steps

› Staff/KCI Team Meeting #8
  - Finalize Draft Goals & Policies
  - Draft Presentation for PC Meeting
  - PM Overview
  - PLUS Application
  - Public Hearing Comment Tracking

› Planning Commission Presentation Meeting #6 (11/16/2016)
  - Reveal Data & Trends
  - Community Survey/SWOT Outcome
  - Key Issues
  - Next Steps & Homework

› Draft Documentation Presentation #9 (Joint PC/Council)
  - Draft Document Presentation
  - Define Public Comment Period
  - Next Steps
Project Check-Up
Meetings

› PLUS Document Review Meeting #10
  – Application Submittal
  – State/County Agency Meeting
  – PLUS Comment Letter
  – PLUS Letter Responses

› Public Hearing #11 (Joint PC/Council)
  – Present Received Comments with Recommendations
  – Record & Track all Comments

› Final Adoption #12 (Joint PC/Council)
  – Present Itemized Comment Changes
  – Final Adoption (PC/Council)
  – Ordinance Adoption

Next Steps

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<td>Key Issues Homework</td>
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<td>Organizational Interviews</td>
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ALL DUE JANUARY 6th.
Thank you!

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