Town of Georgetown Comprehensive Plan
Community Outreach Presentation
April 22, 2017

Meeting Agenda
› Welcome & Introductions
› Town of Georgetown Government
› Town Limits
› What is a Comprehensive Plan?
› Next Steps
› Questions
› Community Input
Welcome & Introductions

**TOWN OF GEORGETOWN**
- Gene Dvornick
  - Town Manager
- Jocelyn Godwin
  - Planning Administrator

**KCI TECHNOLOGIES, INC.**
- Debbie Pfeil
  - Associate / Planning Manager
  - Project Manager
- Lauren Good
  - Project Planner
  - Project Lead

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**Town of Georgetown Government**

- **Citizens of Georgetown**
- **Mayor & Town Council**
  - Boards & Commissions
  - Town Manager
  - Town Clerk
  - Town Solicitor
- **Public Works**
  - Director of Public Works
    - Street & Grounds
    - Water Operations
    - Construction Coordinator
- **Wastewater**
  - Wastewater Superintendent
  - Wastewater Operations
- **Finance & Administration**
  - A/R, A/P, Taxes & Utilities
- **Planning & Zoning**
  - Project Administrator
  - Plan Review
  - Development & Special Projects
- **Police**
  - Chief of Police
    - Patrol
    - Detectives
    - Administration
    - Code Enforcement
What is a Comprehensive Plan?

A document designed to guide the future actions of local government.

Presents a vision for the future, with long-range goals and objectives for activities that affect the Town.

Used to address the constant change and evolution of a community.

A legal land use document.
What is a Comprehensive Plan?

State Requirements

22 Delaware Code §702 requires Delaware municipal governments to develop and regularly update land use plans.

What is a Comprehensive Plan?

Components

› Background
› Community Character
› Demographics
› Town & Community Services
› Transportation
› Utilities (Water & Sewer)
› Land Use & Zoning
› Growth Areas/Annexations
› Economic Development
› Housing
› Environmental Protection
› Open Space & Recreation
› Historic & Cultural Resources
› Healthy Communities
› Implementation Items
› Maps
What is a Comprehensive Plan?

Demographics - 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>6,422</td>
<td>197,145</td>
<td>897,334</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

Georgetown Population Trends

What is a Comprehensive Plan?

Demographics – Race & Ethnicity

**RACE**

<table>
<thead>
<tr>
<th>Race</th>
<th>2000</th>
<th>2010</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Race</td>
<td>4,525</td>
<td>6,182</td>
<td>+36.6%</td>
</tr>
<tr>
<td>White</td>
<td>2,609</td>
<td>2,991</td>
<td>+14.6%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>969</td>
<td>933</td>
<td>-3.7%</td>
</tr>
<tr>
<td>American Indian or Alaska Native</td>
<td>96</td>
<td>277</td>
<td>+188.5%</td>
</tr>
<tr>
<td>Asian</td>
<td>12</td>
<td>70</td>
<td>+483.3%</td>
</tr>
<tr>
<td>Native Hawaiian</td>
<td>2</td>
<td>9</td>
<td>+350.0%</td>
</tr>
<tr>
<td>Other</td>
<td>837</td>
<td>1,905</td>
<td>+127.6%</td>
</tr>
<tr>
<td>Two or More Races</td>
<td>118</td>
<td>237</td>
<td>+100.8%</td>
</tr>
</tbody>
</table>

**ETHNICITY**

<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
What is a Comprehensive Plan?

Demographics – Education & Income

EDUCATION

<table>
<thead>
<tr>
<th>Educational Level</th>
<th>Georgetown</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
</tr>
<tr>
<td>Not HS Graduates</td>
<td>1,397</td>
</tr>
<tr>
<td>High School Graduate, No Degree</td>
<td>1,927</td>
</tr>
<tr>
<td>Associate’s Degree</td>
<td>178</td>
</tr>
<tr>
<td>Bachelor’s Degree or Greater</td>
<td>613</td>
</tr>
<tr>
<td>Total Population 25 Years or Older</td>
<td>4,115</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: 2010 Decennial Census

What is a Comprehensive Plan?

Demographics – Housing Units

› 2,030 units (27.6% increase)
What is a Comprehensive Plan?

**Demographics – Housing Occupancy**

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

<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>90.7%</td>
<td>13.8%</td>
</tr>
<tr>
<td>Seaford</td>
<td>10.5%</td>
<td>43.8%</td>
<td>46.7%</td>
</tr>
<tr>
<td>Millsboro</td>
<td>14.3%</td>
<td>56.1%</td>
<td>39.6%</td>
</tr>
<tr>
<td>Milford</td>
<td>9.3%</td>
<td>54.7%</td>
<td>46.3%</td>
</tr>
<tr>
<td>Georgetown</td>
<td>9.9%</td>
<td>45.1%</td>
<td>45.9%</td>
</tr>
</tbody>
</table>

Source: U.S. 2010 Decennial Census

What is a Comprehensive Plan?

**Demographics – Housing Value**

- **$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>$71,100</td>
<td>$85,400</td>
<td>$99,700</td>
</tr>
<tr>
<td>Sussex County</td>
<td>$80,200</td>
<td>$87,200</td>
<td>$99,400</td>
</tr>
<tr>
<td>Delaware</td>
<td>$122,400</td>
<td>$130,400</td>
<td>$132,900</td>
</tr>
</tbody>
</table>

Source: U.S. 2010 Decennial Census
What is a Comprehensive Plan?

*Land Use & Zoning*

- **ELU (Existing Land Use):** What is the land *currently* being used for?
- **FLU (Future Land Use):** What should the land be used for in the *future*?
- **Current Zoning:** What is the land *allowed* to be used for?

**Next Steps**

- Finalize data collection
- Release draft Plan to government leaders
- Release draft Plan to public
- Public comment period
- Adoption
Are you interested in volunteering for the Town?

Community Input
9/1 – Summer Concert Series at 16 Mile Brewery
Community Input

SWOT & Community Survey

SWOT ANALYSIS

COMMUNITY SURVEY

Questions
Community Input

Town of Georgetown Comprehensive Plan

1. What do you feel are the Town's strengths?

2. What do you feel are the Town's weaknesses?

Thank you!

Project Contact Info:

Lauren Good
KCI Project Lead
302.318.1134
lauren.good@kci.com

Jocelyn Godwin
Georgetown Planning Administrator
302.856.7391
jgodwin@georgetowndel.com