

PLUS 2009-05-02  
Preliminary Land Use Service (PLUS) Application  
Municipal Comprehensive Plans

Delaware State Planning Coordination  
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this “PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/  
datamil.delaware.gov](http://www.dnrec.state.de.us/DNRECeis/datamil.delaware.gov)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

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<b>Name of Municipality: Town of Georgetown</b>	
<b>Address:</b>  333 North Race Street Georgetown, DE 19947	<b>Contact Persons: Tom Klein And Jocelyn Godwin</b>
	<b>Phone Number: (302) 853-0104</b>
	<b>Fax Number: (302) 853-0106</b>
	<b>E-mail: <a href="mailto:TKlein@georgetowndel.com">TKlein@georgetowndel.com</a> <a href="mailto:jgodwin@georgetowndel.com">jgodwin@georgetowndel.com</a></b>

**Date of Most Recently Certified Comprehensive Plan: February 2002**

[http://stateplanning.delaware.gov/comp\\_plans/2009\\_draft\\_georgetown\\_comprehensive\\_plan.pdf](http://stateplanning.delaware.gov/comp_plans/2009_draft_georgetown_comprehensive_plan.pdf)

<b>Information prepared by: Office of State Planning and Coordination</b>	
<b>Address:</b>  28 West Broad Street Bethlehem, PA 18018	<b>Contact Person: Charlie Schmehl</b>
	<b>Phone Number: (610)865-0701</b>
	<b>Fax Number: (610)865-7613</b>
	<b>E-mail Address: <a href="mailto:cschmehl@urdc.com">cschmehl@urdc.com</a></b>

<b>Maps Prepared by: Urban Research &amp; Development Corp (URDC)</b>	
<b>Address:</b>  28 West Broad Street Bethlehem, PA 18018	<b>Contact Person: Charlie Schmehl</b>
	<b>Phone Number: (610) 865-0701</b>
	<b>Fax Number: (610) 868-7613</b>
	<b>E-mail Address: <a href="mailto:cschmehl@urdc.com">cschmehl@urdc.com</a></b>

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**General Plan Approval Process**

- Step 1:** Draft prepared by local government.
- Step 2:** Planning Commission and/or Legislative Body approves draft plan to send to PLUS.
- Step 3:** PLUS meeting, application submitted by 1<sup>st</sup> business day of the month for that month's meeting.
- Step 4:** State comments submitted to local government within 20 business days of meeting.
- Step 5:** Local government replies to state comments in writing and submits revised plan (if necessary) to the Office of State Planning Coordination (O S P C) for review.
- Step 6:** OSPC requires 20 working days to reply to revised plan. State sends a letter accepting changes or noting discussion items or if no changes are necessary see step 7.
- Step 7:** Certification letter will be sent within 10 business days of final submission to OSPC.
- Step 8:** The local jurisdiction shall adopt the plan as final following certification. Plan is effective on the date of adoption.
- Step 9:** A copy of the final document and written notification of adoption is to be sent to OSPC.

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**Comprehensive Plan / Amendment Checklist<sup>1</sup>**

Please check yes or no as to whether the following information has or has not been included in the comprehensive plan and indicate page numbers where information may be found.

<b>Public Participation</b>	<b>Yes</b>	<b>No</b>	<b>Page # / Sections</b>
Public Participation Summary and Results		<b>X</b>	

<b>Population Data and Analysis</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Past Population Trends	<b>X</b>		<b>A-1</b>
Population Projections	<b>X</b>		<b>A-1</b>
Demographics	<b>X</b>		<b>A-1</b>
Position on Population Growth	<b>X</b>		<b>A-1</b>

<b>Housing</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Housing Stock Inventory	<b>X</b>		<b>A-3</b>
Housing Pipeline	<b>X</b>		<b>A-3</b>
Housing Needs Analysis	<b>X</b>		<b>A-3</b>
Position on Housing Growth	<b>X</b>		<b>A-3</b>
Affordable Housing Plan	<b>X</b>		<b>A-3</b>

<b>Annexation</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Analysis of Surrounding Land Uses	<b>X</b>		<b>19</b>
Annexation Plan	<b>X</b>		<b>19</b>

<b>Redevelopment Potential</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Identification of Redevelopment Areas and Issues	<b>X</b>		<b>19</b>
Redevelopment Strategy	<b>X</b>		<b>19</b>
Community Development Strategy	<b>X</b>		<b>19</b>

<sup>1</sup> Please go to the following website for detailed checklist information:  
<http://www.state.de.us/planning/services/circuit.shtml>.

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<b>Community Character</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
History of the Town or City	X		A-13
Physical Conditions	X		A-13
Significant Natural Features	X		5
Community Character	X		A-13
Historic and Cultural Resources Plan	X		A-14
Community Design Plan	X		11
Environmental Protection Plan	X		5

<b>Land Use Plan</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Existing Land Use	X		19
Land Use Plan	X		19

<b>Critical Community Development and Infrastructure Issues</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Review of Community Conditions	X		38
Inventory of Community Infrastructure	X		38
Inventory and Analysis of Community Services	X		38
Water and Wastewater Plan	X		38
Transportation Plan	X		34
Community Development Plan	X		11
Community Facilities Plan	X		38

<b>Intergovernmental Coordination</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Description of Intergovernmental Relationships	X		43
Intergovernmental Coordination Strategy	X		43
Analysis and Comparison of Other Relevant Planning Documents	X		43

<b>Economic Conditions</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Economic Base / Major Employers	X		A-4
Labor Market	X		A-4
Income and Poverty	X		A-4
Economic Development Plan	X		A-4

<b>Open Space and Recreation</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Inventory of Open Space and Recreation Facilities	X		A-8
Open Space and Recreation Plan	X		A-8

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<b>Implementation Strategies</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Evaluation of Current Codes and Ordinances	<b>X</b>		<b>43</b>
Zoning Map Revisions	<b>X</b>		<b>11</b>
Zoning and Subdivision Code Revisions	<b>X</b>		<b>11</b>
Implementation Plan	<b>X</b>		<b>43</b>
Coordination with Other Government Agencies	<b>X</b>		<b>43</b>

<b>Other State Programs, Policies, and Issues</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Total Maximum Daily Loads	<b>X</b>		<b>5</b>
Corridor Capacity Preservation Program	<b>X</b>		<b>34</b>
Agricultural Preservation Program	<b>X</b>		<b>11</b>
Sourcewater Protection	<b>X</b>		<b>5</b>

**Additional Comments:**

The Town of Georgetown has and continues to work with Sussex County to develop a comprehensive land use plan that compliments the County's investment into the economic and employment center the Sussex County Airport. The Town delayed submission of their 2007 Comprehensive Plan Update to allow for the completion of the County plan and is now ready to provide its update for consideration by the State.

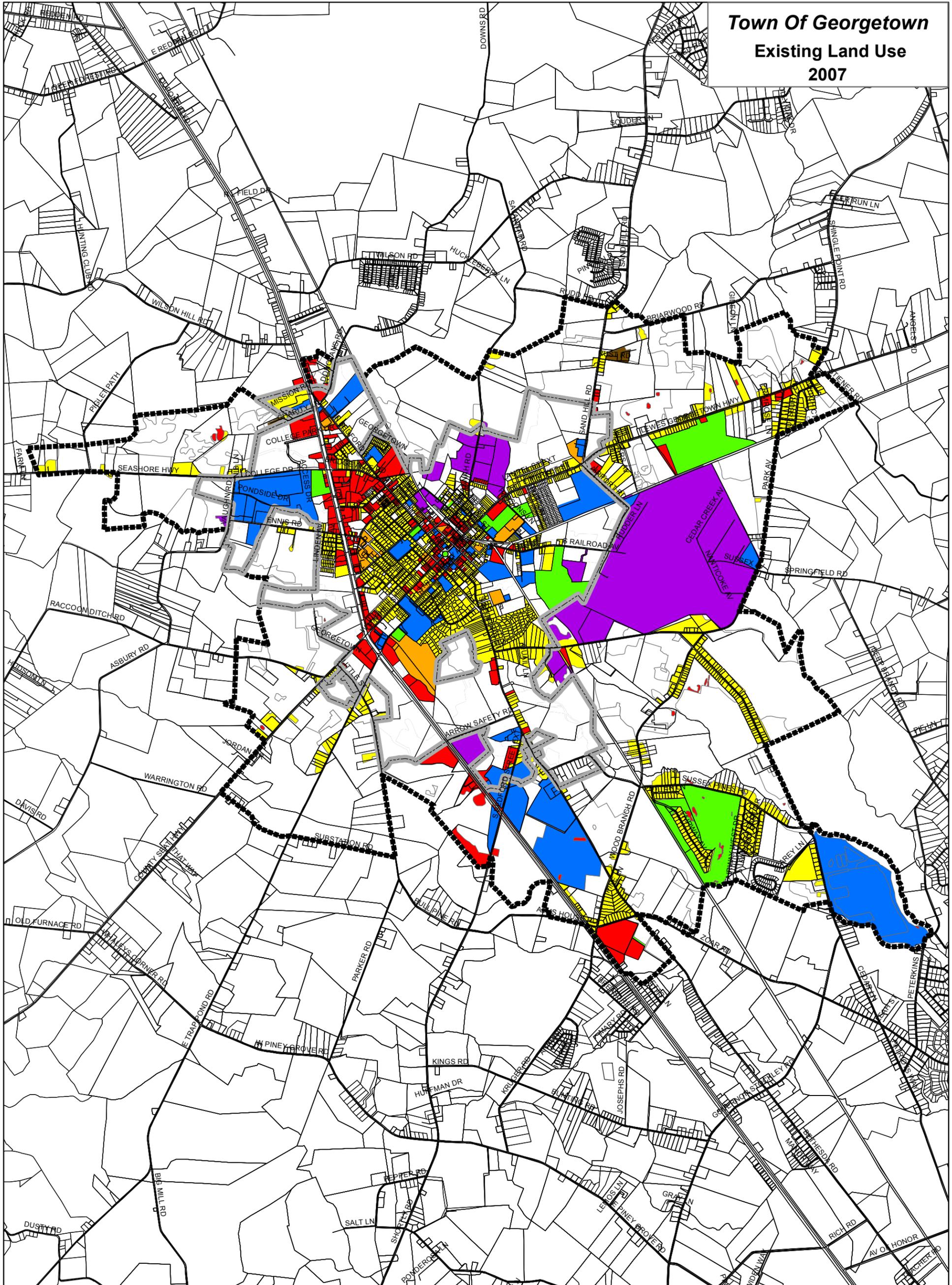
**Summary:**

The following application is to provide State and County comments on the proposed 2009 Town of Georgetown Comprehensive Land Use Plan Update.

# Town Of Georgetown

## Existing Land Use

### 2007



 Annexation Boundary	 Industrial Uses
 Town Boundary	 Commercial
 Single-Family Dwellings	 Undeveloped
 Attached Housing / Apartments	 Institutional / Public
 Mobile Home Parks / Courts	 Parks & Outdoor Recreation





**URDC**

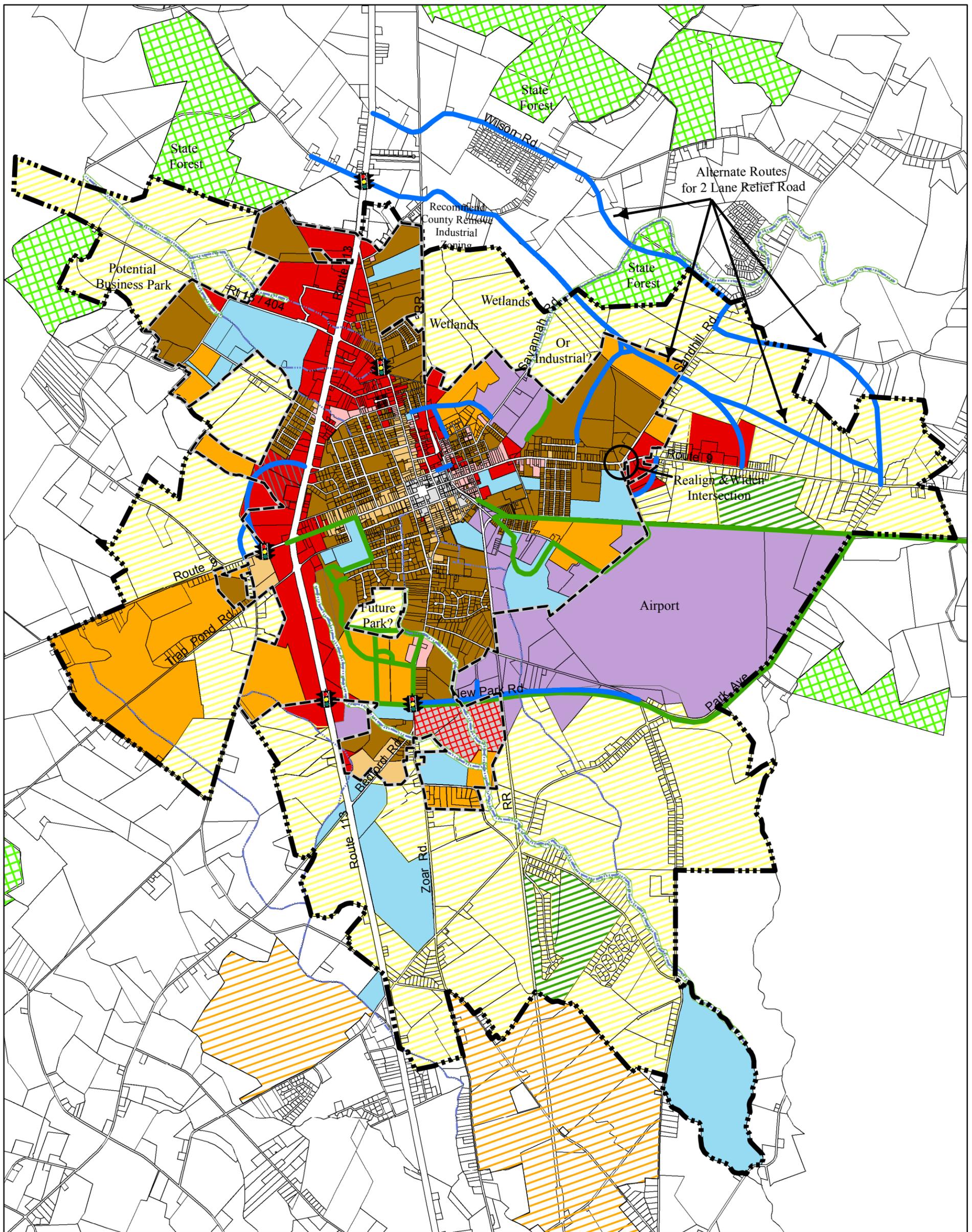
0 500 1,000 2,000



Feet

1 inch = 1,000 feet

Base Information Provided By:  
Sussex Co. Mapping Dept.



Draft - April 09

### Town of Georgetown Comprehensive Plan

- Education and Community Facilities
- Existing Golf Courses & Private Recreation Site
- Commercial
- Commercial / Medium - High Density Residential
- Limited Commercial/Airport Approach
- Downtown Revitalization-Historic Preservation Emphasis
- Light Industrial & Airport
- Neighborhood Business
- Future Low Density Residential (Promote Cluster Option; More Intensive Zoning May be Considered in Future Depending upon Road and Sewage Improvements and Possible Use of Transfer of Development Rights)
- Medium Density Residential / Office
- Medium Density Residential
- Medium High Density Residential (with some Neighborhood business allowed)

- Future Traffic Signals
- State-Designated Agricultural District (Temporary limits on number of new homes eligible for Permanent Preservation)
- Permanently Preserved Lands (Includes State Forests and Land Preserved by Easements)
- Potential New 2 Lane Roads
- Proposed Trails
- 2007 Town Boundaries
- Future Potential Annexation Boundary
- Ditches (approximate locations)
- Conservation Buffer Along Waterways

