

**Preliminary Land Use Service (PLUS)
Comprehensive Plan Amendments and Municipal Ordinances**

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

Name of Municipality: Town of Georgetown		2013-05-03
Address: 39 The Circle Georgetown, DE 19947	Contact Person: Gene Dvornick	
	Phone Number: (302) 856-7391	
	Fax Number: (302) 856-6348	
	E-mail Address: gdvornick@georgetowndel.com	

Date of Most Recently Certified Comprehensive Plan: __January 13, 2010__

Application Type:

Comprehensive Plan Amendment: ____X____

Ordinance: _____

Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by:	
Address: 39 The Circle Georgetown, DE 19947	Contact Person: Jocelyn Godwin
	Phone Number: (302) 856-7391
	Fax Number: (302) 856-6348
	E-mail Address: jgodwin@georgetowndel.com

Maps Prepared by: Davis, Bowen & Friedel, Inc.	
Address: 23 North Walnut St. Milford, DE 19963	Contact Person: Erik Retzlaff
	Phone Number: (302) 424-1441
	Fax Number: (302) 424-0430
	E-mail Address: efr@dbfinc.com

Preliminary Land Use Service (PLUS) Comprehensive Plan Amendments and Municipal Ordinances

Delaware State Planning Coordination

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

Please describe the submission:

The Town of Georgetown is requesting an amendment to their Comprehensive Plan Map indicating Future Land Use. The Parcel ID is 1-35 20.00-50.00 and the location is 413 South Bedford Street. The parcel is owned by KGB Properties and is home to the 16 Mile Brewery.

The parcel is zoned for Neighborhood Business and is operating under a Conditional Use. As with many areas nationwide, the Microbrewery has achieved phenomenal growth. The Brewery is a major contributor to the Town, offering Employment; Manufacturing (Brewery); Retail (Sales/Tasting) and Tourism (Special Events/Tours).

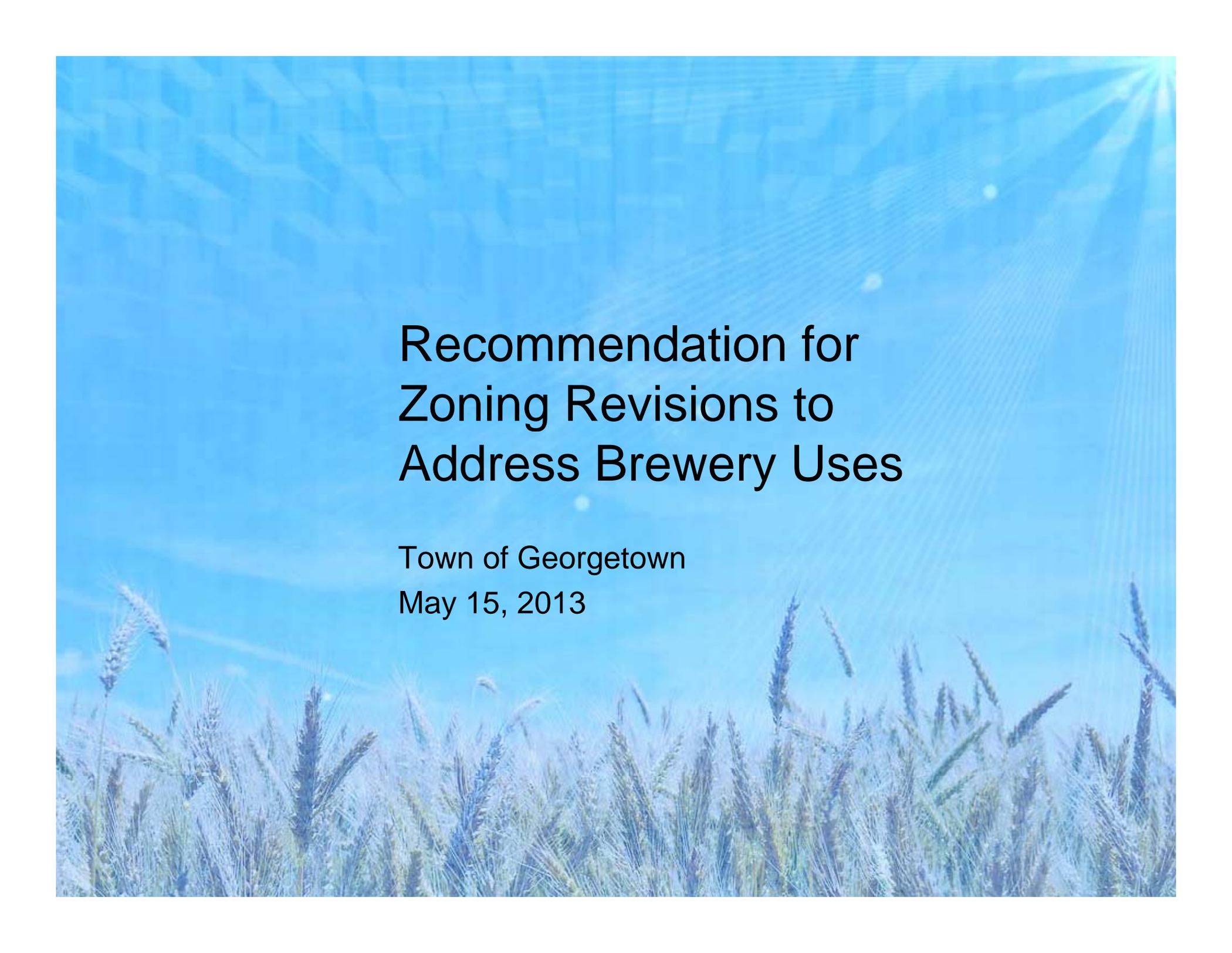
The Town would like to rezone the parcel to Light Industrial as the Brewery is looking to expand, has ample room on the 7.52 acre parcel, and the use is compatible with neighboring uses. The attached maps indicate the parcel location and recommended future zoning designation (**Attachment 1 & 2**).

The Town will also be updating the Zoning Ordinances with four new definitions regarding brewing establishments and modifying the uses permitted in the existing zoning districts for further clarification and future growth. The supporting documentation has been included (**Attachment 3**).

Attachment 1 – Town of Georgetown Comprehensive Plan Rev 4 17 2013

Attachment 2 – Town of Georgetown Comprehensive Plan Rev 4 17 2013 Zoom In

Attachment 3 – Zoning Brewery Operations Proposal



Recommendation for Zoning Revisions to Address Brewery Uses

Town of Georgetown
May 15, 2013

Introduces New Definitions

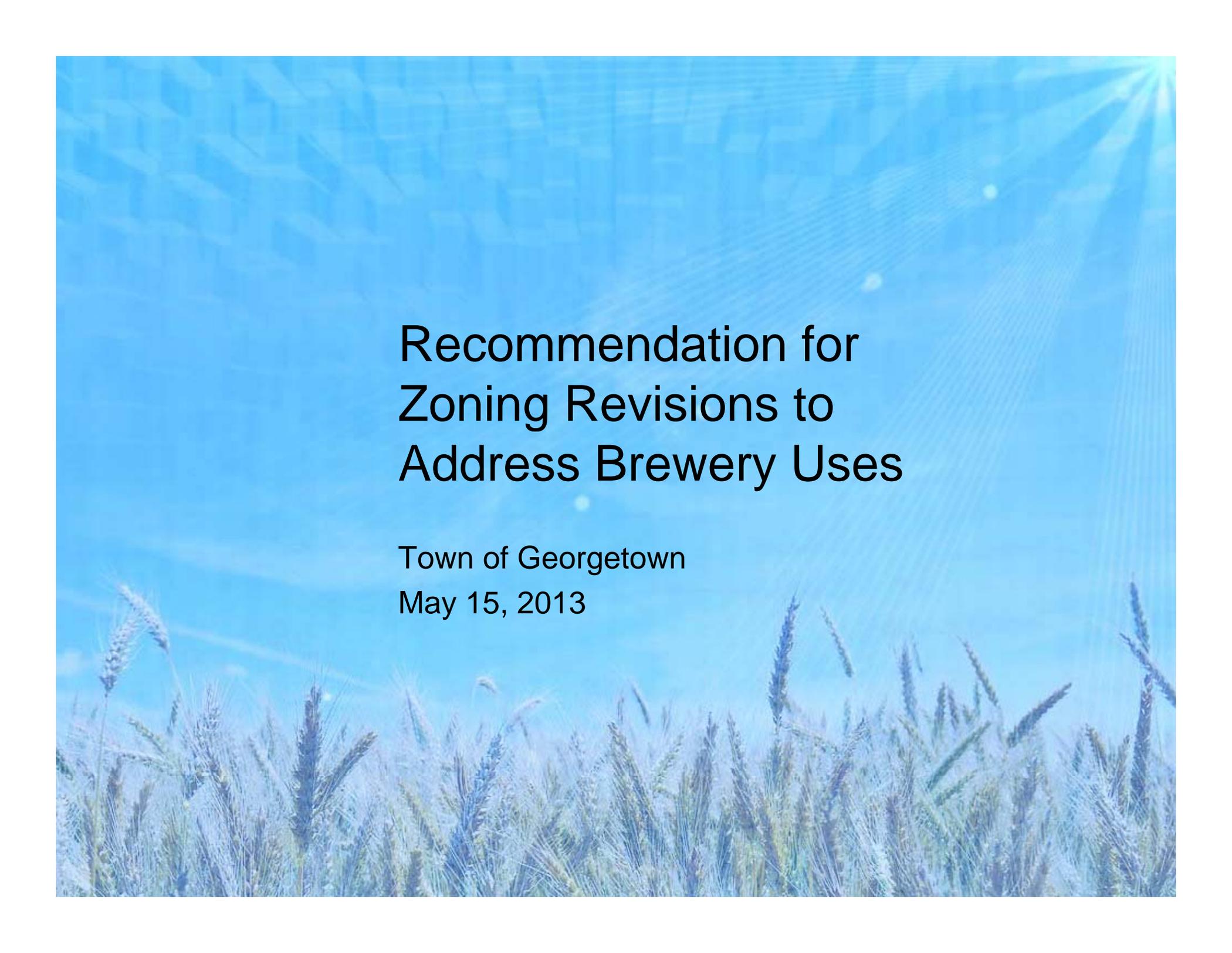
- **Restaurant and Bar, Brewpub**
 - Establishments that are primarily a restaurant and bar, but which include the brewing of beer as an accessory use. A brewpub produces only enough beer for consumption on the premises or for retail carryout sale in containers commonly referred to as growlers.
- **Microbrewery**
 - Establishments that are primarily a brewery, which produce no more than 15,000 barrels (465,000 US gallons / 17,602.16 hectoliters) of beer per year. Microbreweries sell to the general public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and, directly to the consumer for consumption on the premises or for retail carryout sale.

Introduces New Definitions

- Regional (Small) and Large Brewery
 - Establishments that are primarily a brewery, which produce more than 15,000 barrels (465,000 US gallons / 17,602.16 hectoliters) per year.
 - A **regional (small) brewery** typically has an annual beer production of between 15,000 and 6,000,000 barrels.
 - A **large brewery** typically has an annual beer production of more than 6,000,000 barrels.

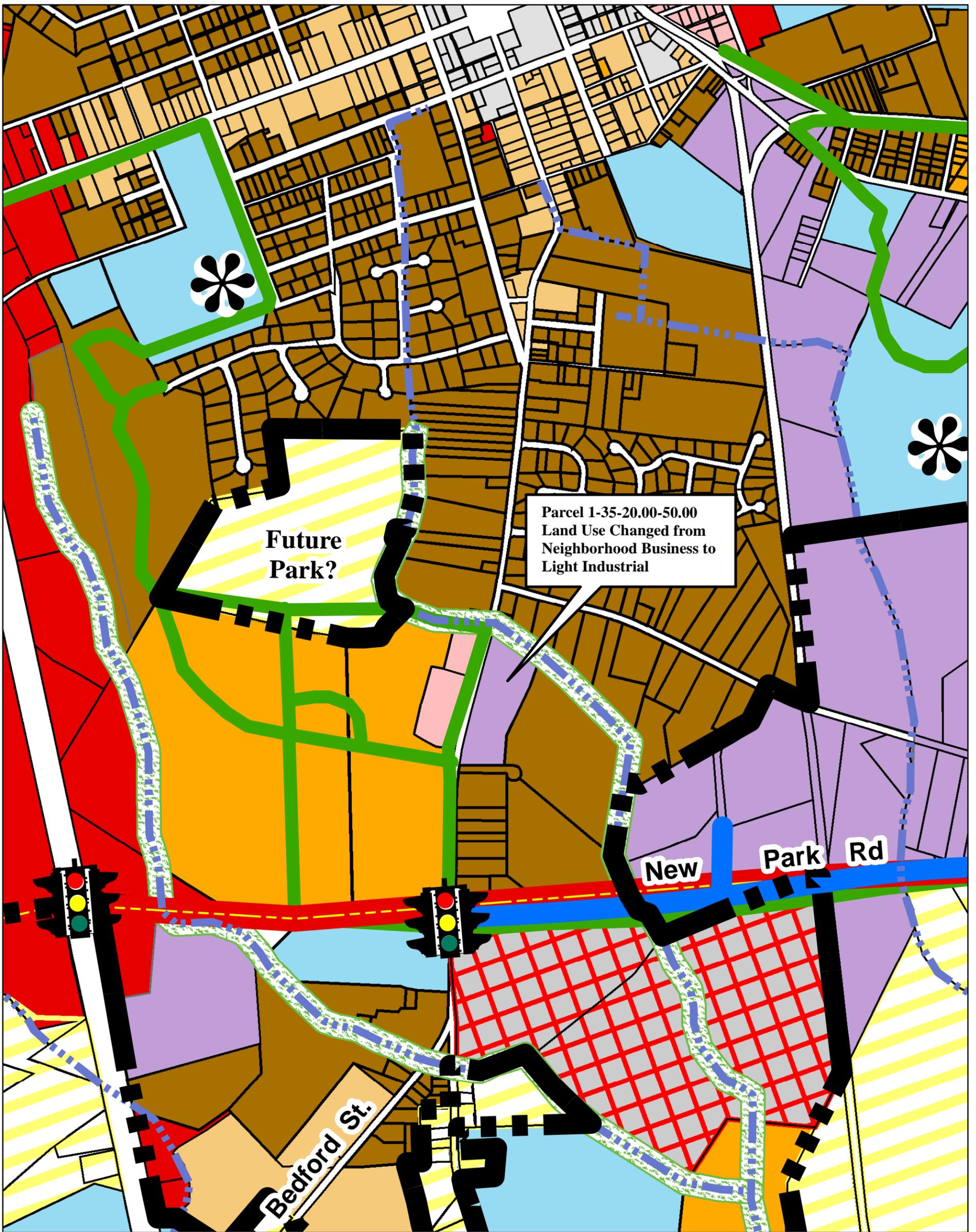
Permitted Use Modifications

Use	Zoning Districts
Restaurant and Bar, Brewpub	UB1 - Urban Business UB2 - Neighborhood Business HC - Highway Commercial LI1 - Limited Industrial LI2 - Light Industrial HD - Historic District
Microbrewery	UB1 - Urban Business UB2 - Neighborhood Business HC - Highway Commercial LI1 - Limited Industrial LI2 - Light Industrial HD - Historic District
Brewery (Regional and Large)	LI1 - Limited Industrial LI2 - Light Industrial



Recommendation for Zoning Revisions to Address Brewery Uses

Town of Georgetown
May 15, 2013



Parcel 1-35-20.00-50.00
 Land Use Changed from
 Neighborhood Business to
 Light Industrial

Future
 Park?

New
 Park Rd

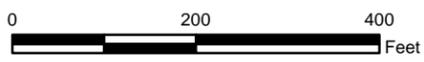
Bedford St.

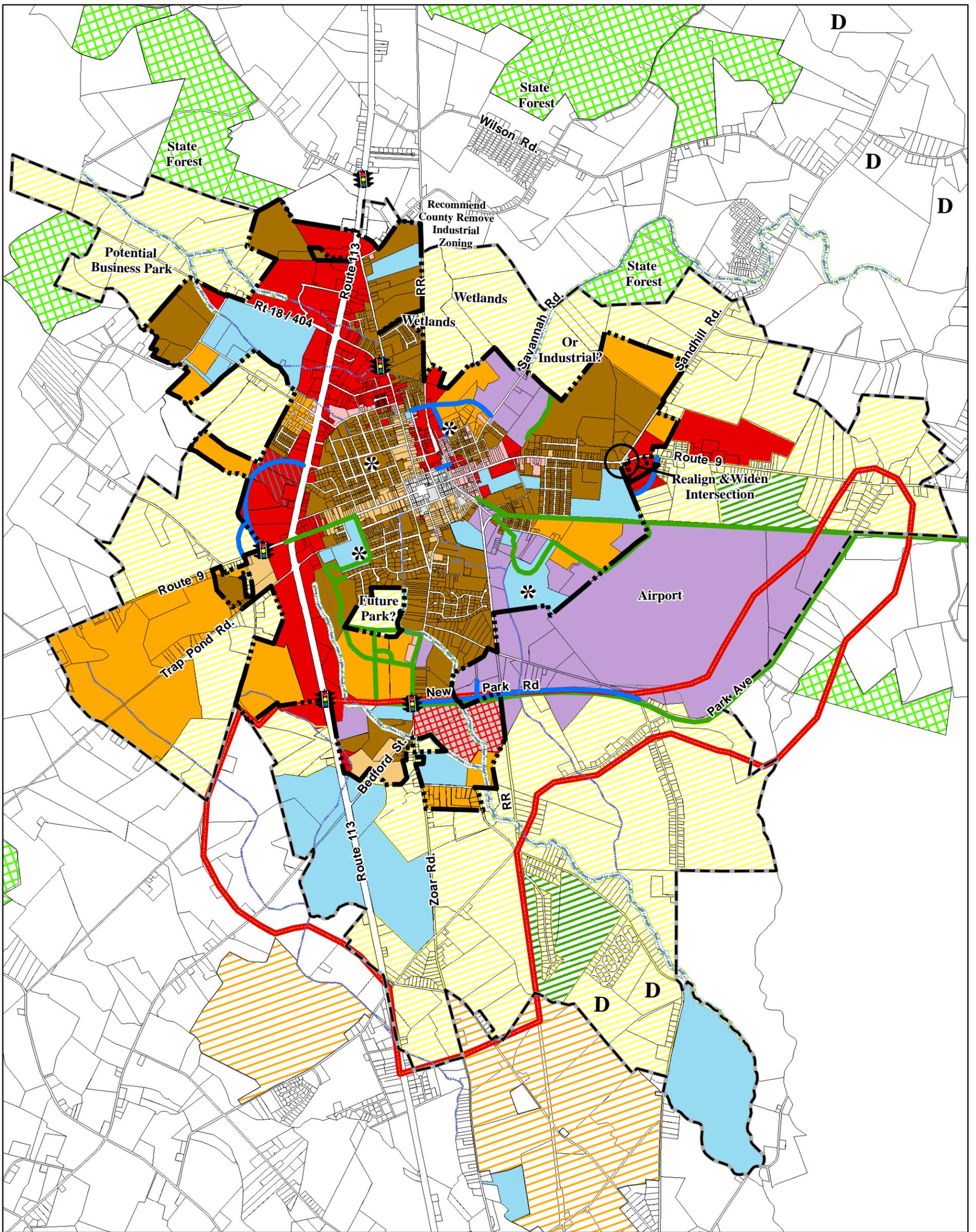
Town of Georgetown Comprehensive Plan

- 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)
- Area of Proposed Cooperative Sub-Regional Planning



- Major Proposed Developments in Annexation Area
- 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
- Permanently Preserved Lands under Delaware Land-Water Conservation Trust Fund.





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)
- Area of Proposed Cooperative Sub-Regional Planning



- Major Proposed Developments in Annexation Area
- 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
- * Permanently Preserved Lands under Delaware Land-Water Conservation Trust Fund.

