

**Preliminary Land Use Service (PLUS) Application  
Pre-Update Review Request  
Municipal Comprehensive Plans  
Comprehensive Plan Amendments  
Municipal Ordinances  
Delaware Office of State Planning Coordination**

122 Martin Luther King Jr. Blvd., South • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

**All sections related to your project must be completed.** Incomplete applications could lead to delays in scheduling your review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

**REQUESTED REVIEW: Check one**

Comprehensive Plan Pre-Update Review  
**Complete Sections 1 and 3 only**

Comprehensive Plan or Update  
**Complete Sections 1 and 3 only**

Comprehensive Plan Amendment  
**Complete Sections 1 and 2 only**

Municipal Ordinance Review  
**Complete Sections 1 and 2 only**

**Date of most recently certified comprehensive plan:**

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**Link to most recently certified comprehensive plan, if available:**

If a link to the plan is not available, you must submit a copy of your plan with this application for a Pre-Update Review or a Comprehensive Plan Amendment.

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**SECTION 1: MUNICIPAL INFORMATION**

<b>Name of Municipality:</b>	
<b>Address:</b>	<b>Contact Person:</b>
	<b>Phone Number:</b>
	<b>Fax Number:</b>
	<b>E-mail Address:</b>

<b>Application prepared by:</b>	
<b>Address:</b>	<b>Contact Person:</b>
	<b>Phone Number:</b>
	<b>Fax Number:</b>
	<b>E-mail Address:</b>

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**SECTION 2. COMPREHENSIVE PLAN AMENDMENT OR MUNICIPAL  
ORDINANCE DESCRIPTION**

**Please describe the submission.**

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**SECTION 3. CHECKLIST FOR PRE-PLAN-UPDATE REVIEWS,  
COMPREHENSIVE PLANS AND COMPREHENSIVE PLAN  
UPDATES**

Please indicate the section and page number where the following information can be found in the comprehensive plan. For additional details on this checklist, go to the following website: <http://stateplanning.delaware.gov/docs/comprehensive-plan-checklist-guide.pdf>

<b>Comprehensive Plan Requirements for ALL Communities</b>	
<i>Elements of Delaware Code</i>	<i>Page #s / Section</i>
Position on Population Growth	
Position on Housing Growth	
Position on Expansion of Boundaries	
Position on Development of Adjacent Areas	
Position on Redevelopment Potential	
Position on Community Character	
Position on the General Use of Land	
Position on Critical Community Development Issues	
Position on Key Infrastructure Issues	
Demonstrate coordination with State, County and other Municipalities	
<b>Additional Elements of the Comprehensive Plan Required for Communities with more than 2,000 persons</b>	
<i>Elements of Delaware Code</i>	<i>Page #s / Section</i>
Description of Physical, Demographic and Economic Conditions	
Policies, Statements, Goals and Planning Components for Public and Private Uses of Land	
Policies, Statements, Goals and Planning Components for Transportation	
Policies, Statements, Goals and Planning Components for Economic Development	
Policies, Statements, Goals and Planning Components for Affordable Housing	
Policies, Statements, Goals and Planning Components for Community Facilities	
Policies, Statements, Goals and Planning Components for Open Space and Recreation	

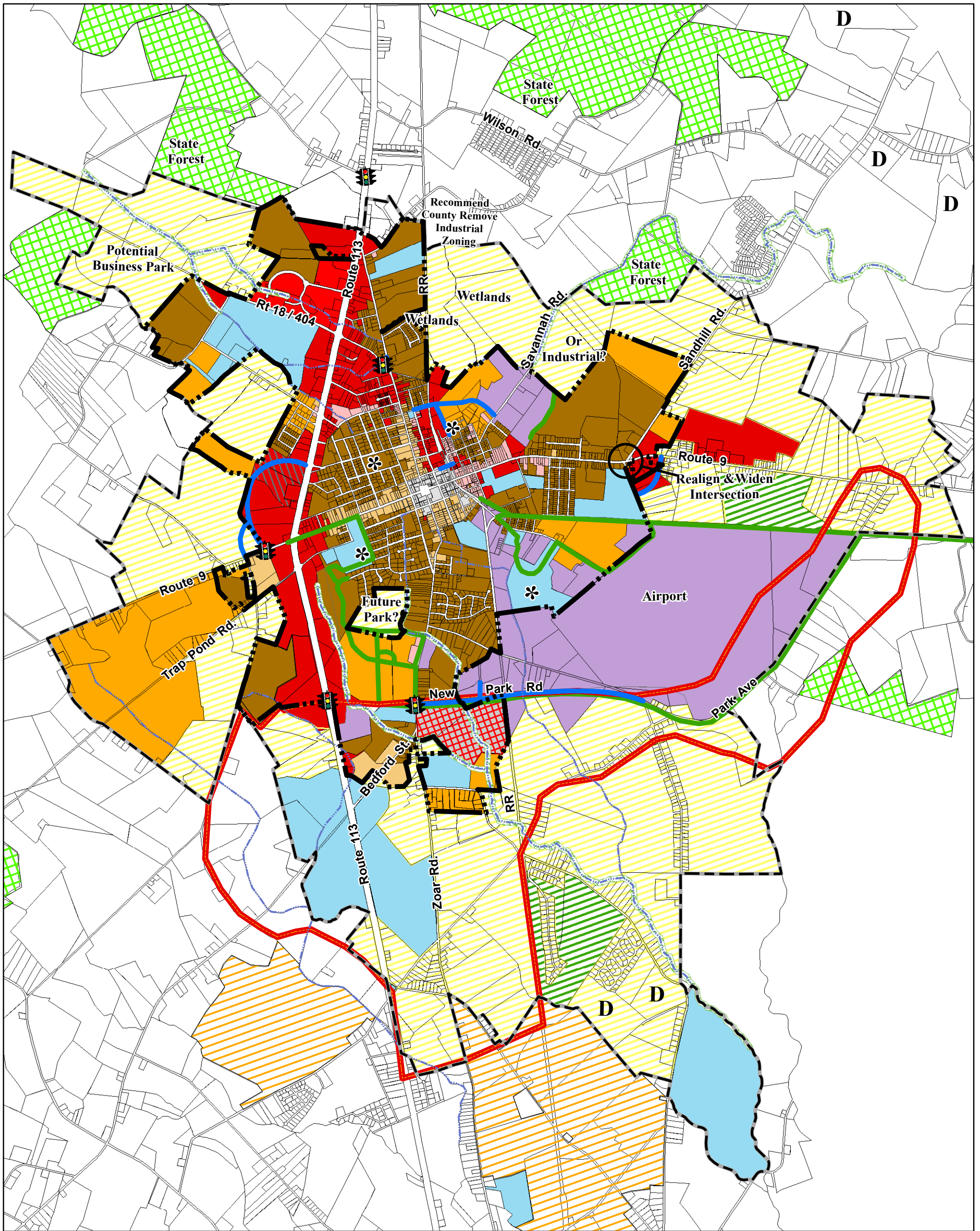
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Policies, Statements, Goals and Planning Components for Protection of Sensitive Areas	
Policies, Statements, Goals and Planning Components for Community Design	
Policies, Statements, Goals and Planning Components for Adequate Water and Waste Water Systems	
Policies, Statements, Goals and Planning Components for Protection of Historical and Cultural Resources	
Policies, Statements, Goals and Planning Components for Annexation	
Policies, Statements, Goals and Planning Components for other Elements which in the opinion of the community best promotes health, safety prosperity and general public welfare.	
Sourcewater Protection (7 Del. C. § 6083)	
<b>Other Code Requirements Linked to the Comprehensive Plan</b>	
<i>Elements of Delaware Code</i>	<i>Page #s / Section</i>
Municipal Boundaries accurately depicted on maps, and recorded in county if applicable (City / Town Charters). Required for all municipalities.	

<b>Other elements</b>	
Public Participation	

**Additional comments:**

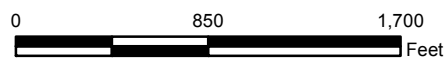


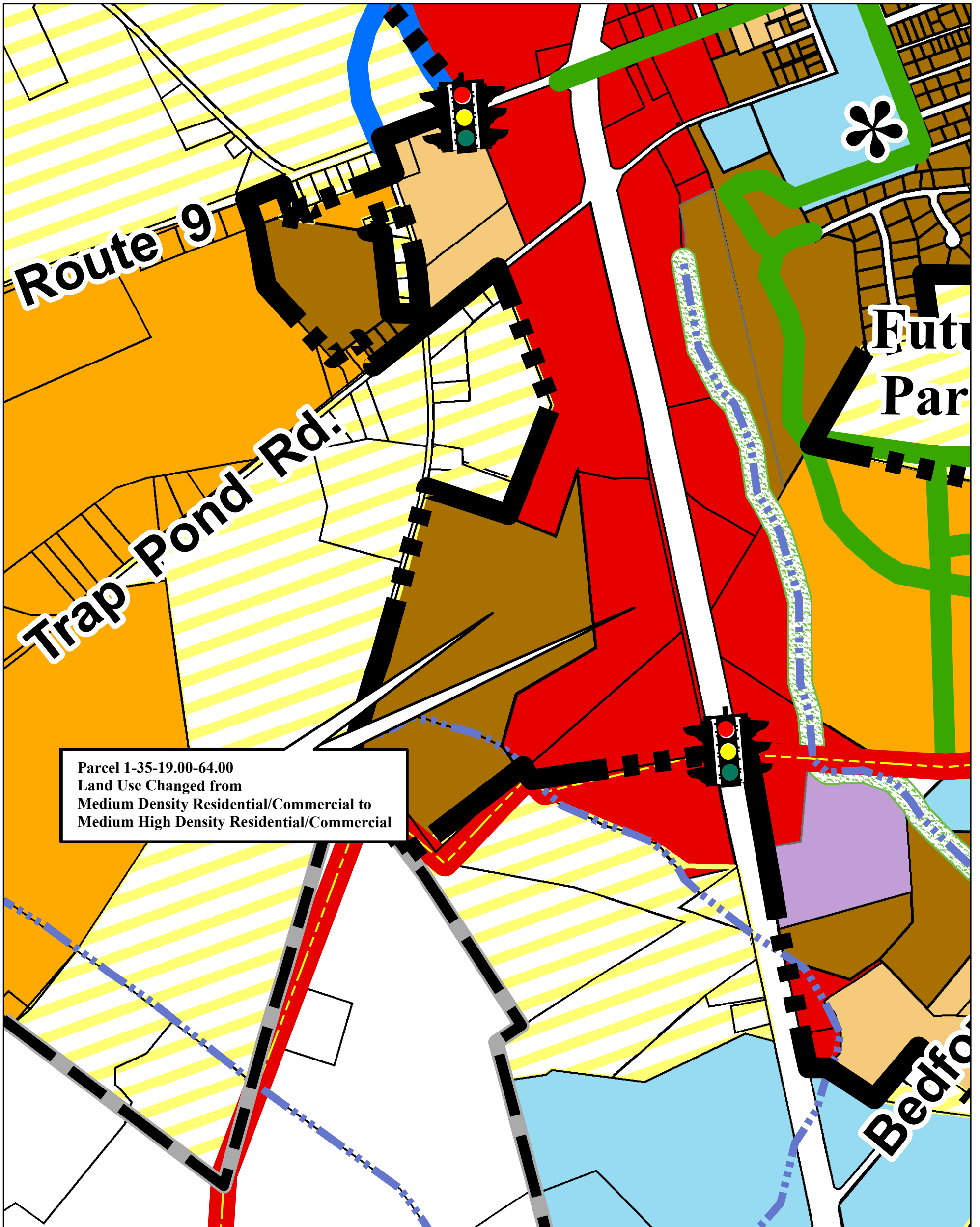
As Adopted by Town Council on January 13, 2010;  
 Revision Adopted November 13, 2013.  
 Revision Adopted November 14, 2018.  
 Revised November 26, 2018.

**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.





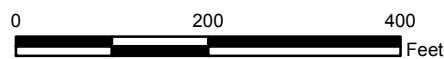
**Parcel 1-35-19.00-64.00**  
 Land Use Changed from  
 Medium Density Residential/Commercial to  
 Medium High Density Residential/Commercial

As Adopted by Town Council on January 13, 2010;  
 Revision Adopted November 13, 2013.  
 Revision Adopted November 14, 2018.  
 Revised November 26, 2018.

**Town of Georgetown Comprehensive Plan**

- Education and Community Facilities
- Existing Golf Courses & Private Recreation Site
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**TOWN OF GEORGETOWN  
TOWN COUNCIL MEETING MINUTES**

**Meeting Date:** Wednesday, November 14, 2018  
**Location:** First State Community Action Agency, 308 North  
Railroad Avenue  
**Time:** 7:00 PM Regular Meeting

**PRESENT:**

Bill West, Mayor  
Rebecca Johnson-Dennis, Ward Two  
Chris Lecates, Ward Three  
Bob Holston, Ward Four

**STAFF PRESENT:**

Eugene S. Dvornick Jr., Town Manager

**ABSENT:**

Steve Hartstein, Ward One  
Stephani J. Ballard, Town Solicitor

**7:00 PM - REGULAR MEETING**

**1. PLEDGE OF ALLEGIANCE**

Town Manager Dvornick led the Pledge of Allegiance.

**2. INVOCATION**

Councilwoman Lecates led the invocation.

**3. ADOPTION OF AGENDA**

Motion by Councilwoman Johnson-Dennis, seconded by Councilwoman Lecates to adopt the agenda as presented. **Motion Carried (unanimous)**

**4. APPROVAL OF OCTOBER 24, 2018 TOWN COUNCIL MINUTES**

Motion by Councilwoman Lecates, seconded by Councilman Holston to approve the October 24, 2018 Town Council Minutes as presented. **Motion Carried (unanimous)**

**5. FISCAL YEAR 2018 AUDIT PRESENTATION**

Sheldon Forney & Tia Miranda, Jefferson Urian Doane & Sterner, presented the fiscal year 2018 audit.

**6. INFORMATIONAL PRESENTATION WIRELESS ACCESS TECHNOLOGIES, INC.**

Sue Manchel and Mike Cleary presented to Council information in reference to the proposed cell tower on Town Property located at 335 North Race Street.

No action at this time.

**7. 1ST READING OF ORDINANCES**

**A. ORDINANCE #2018-004 – CAMPING**

Town Manager Dvornick presented an overview of Ordinance #2018-004 – Camping. This is the first reading. No action at this time.



**B. ORDINANCE #2018-005 – MULTI-FAMILY EQUIVELANT DWELLING UNITS (EDU’S)**

Town Manager Dvornick presented an overview of Ordinance #2018-005 – Multi-family Equivelant Dwelling Units (EDU’s). This is the first reading. No action at this time.

**8. COMPREHENSIVE PLAN MAP AMENDMENT APPROVAL**

**A. VILLAGE OF COLLEGE PARK**

Motion by Councilwoman Lecates, seconded by Councilwoman Johnson-Dennis to approve the Comprehensive Plan Map Amendment for Village of College Park.  
**Motion Carried (unanimous)**

**9. COMPREHENSIVE PLAN MAP AMENDMENT REQUEST**

**A. WHISPERING BREEZE**

A representative of the applicant presented an overview of the request to Council.

Motion by Councilwoman Lecates, seconded by Councilman Holston to approve the request for the Comprehensive Plan Map Amendment for Whispering Breeze.  
**Motion Carried (unanimous)**

**10. DEPARTMENTAL REPORTS**

**A. GENE DVORNICK – TOWN MANAGER**

**Pedestrian Crossing – West market Street at Margaret Street/Sussex Central Drive**

The Town has been advised DelDOT has received federal approval for the proposed pedestrian crossing improvements along West market Street at Margaret Street/Sussex Central Drive. Work is anticipated to be scheduled for April 19 – 28, 2019. It has been determined the vehicular signal pole (“mast arm”) is too long for a fluted pole design; however, it can be black powder-coated at on cost. The five (5) pedestrian signal poles can be of a decorative nature, fluted design. This option would require the town to reimburse DelDOT \$11,924.35

*Motion by Councilwoman Lecates, seconded by Councilman Holston to approve reimbursing DelDOT \$11,924.35 for the five (5) pedestrian signal poles.*

***Motion Carried (unanimous)***

**FOP Officers**

The Town has received official notice from the Fraternal Order of Police that the new elected executive board members for the Georgetown Police Department Bargaining Unit and they are as follows:

- President: Edgar Verde
- Vice President: Michael Goins
- Treasurer: Richard Arnold

**Project Updates:**

- 39 The Circle – Roof work has been initiated – once completed and a dry interior can be ensured, interior work will commence. This includes electrical, drywall, interior finishes.
- Planting Islands – After removal of the yucca plants, DelDOT has finally approved our alternate plant selections for the intersection. Hopefully weather will cooperate.
- South Race Street – We anticipate sidewalk ADA ramps to begin within the next two weeks to be followed by pavement rehabilitation (both are weather dependent)
- DTCC Entrance & Parking Lot – the town received notice this will no longer be a CTF Project, thus the town will no longer serve as the flow through agency.

**Miscellaneous**

- Special Thanks to all Town Employees for their efforts for Return Day – the Town looked great and many positive complements have been received.
- Upcoming Events:
  - **Town Offices Closed:** Thursday, November 22, in observation of Thanksgiving Day
  - **Town Offices Closed:** Friday, November 23, in observation of the Day after Thanksgiving
  - **Sussex County Association of Towns:** Wednesday, December 5, hosted by the City of Rehoboth Beach

**B. ERIC RUST – SUPERINTENDENT OF THE WASTEWATER RECLAMATION FACILITY**

1. Flows

Influent Flow January – October 2018:	269.78mg
Total Rain fall recorded at the plant for the year:	47.04”
Gallons Sprayed Town’s Field:	74.16mg
Gallons Sprayed Baxter’s fields:	81.17mg
Gallons Sprayed on Pettyjohn Woodlands:	145.44mg

Lagoon Depths:                      75mg, 10.5 ft.                      15mg, 4.0 ft

2. The wastewater staff worked with Beacon Engineering, Aztech construction, and ICS to repair damage to the liner, and slope under the liner, where the water enters the storage pond.
3. We are working with Beacon Engineering to get a price, to repair the Stevenson Lane pump station effluent fore main.

**11. PUBLIC COMMENT**

Mrs. Betty Payne, spoke against having a cell tower placed at the proposed location.

**12. ADJOURNMENT**

Motion by Councilwoman Lecates, seconded by Councilwoman Johnson-Dennis to adjourn at 7:58pm. **Motion Carried (unanimous)**

**APPROVED:**

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Robert L. Holston Jr., Secretary

**ATTEST:**

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Eugene S. Dvornick Jr., Town Manager

DRAFT