

STATE OF THE TOWN

GREATER GEORGETOWN CHAMBER OF COMMERCE

JUNE 7, 2023



TOWN OF
GEORGETOWN

“Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how.”

~ Edward T. McMahon

RESIDENTIAL UNDER CONSTRUCTION

■ Habitat for Humanity

- 7 New Single Family
- Kimmeytown infill & redevelopment
- Additional lots planned



RESIDENTIAL UNDER CONSTRUCTION

■ Dan Ryan Builders

- 121 Units



■ Insight Homes

- 5 Units



RESIDENTIAL UNDER CONSTRUCTION

■ Village of College Park

- 288 apartments
- 1, 2, and 3 Bedroom
- Pool and Clubhouse



PLANNED RESIDENTIAL

■ Admiral's Landing

- Townhomes (Ennis Road/Vaugh Road)

■ CHEER Gateway East

- Apartments/Administrative Office (Sand Hill Road)

■ The Oaks at Georgetown

- Townhomes (South Bedford Street)

■ Short Leaf Preserve

- Townhomes & Single Family (Parker Road)

COMMERCIAL DEVELOPMENT

- Dairy Queen
- Mach 1 Car Wash
- PAM Rehabilitation Hospital



COMMERCIAL UNDER CONSTRUCTION

- Auto Zone
- J B Wagamon Professional Building
- Wawa



COMMERCIAL COMING SOON



INSTITUTIONAL DEVELOPMENT

- **Sussex County Family Court Facility**
 - \$105 Million Investment
 - 136+ Courthouse Employees Downtown
 - 300 New parking spaces (parking structure)

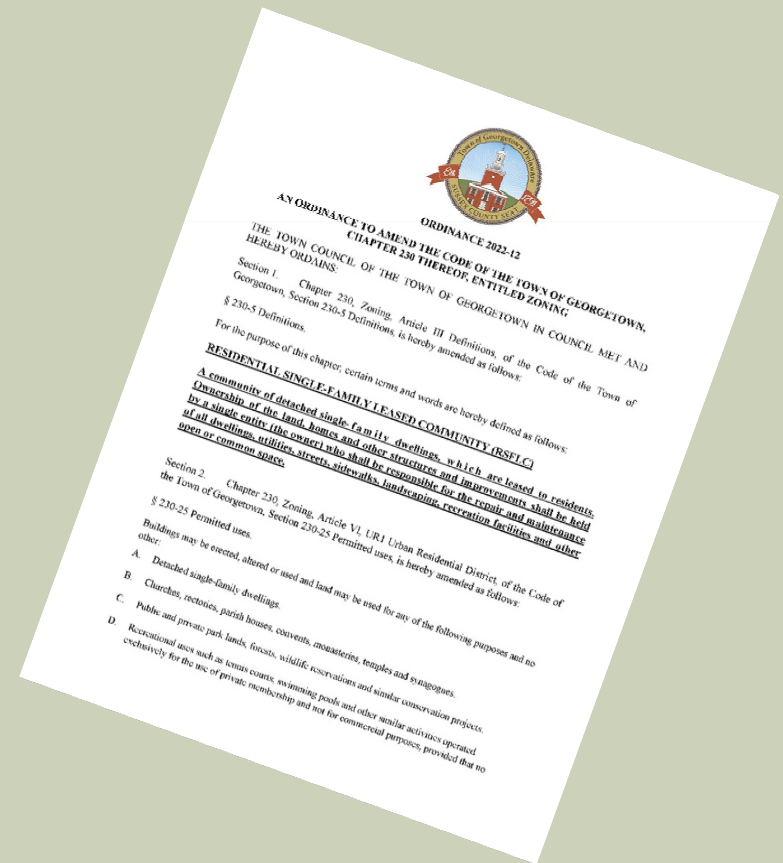


RECREATION

- **Georgetown to Lewes Trail – Phase 8**
 - Airport Road to Parsons Lane
 - Future connection: Airport Road to Fisher Road
- **Parsons Lane Trailhead & Parking Area**
- **Trail Connectivity**
 - South Railroad Avenue to Park Avenue

INNOVATIVE SOLUTIONS

- Pallet Village
- Residential Single Family Leased Community



INFRASTRUCTURE

- ARPA Funds - \$4.0 million
 - Sewer
 - Pump Station Rehabilitation
 - Water
 - Advanced Metering Infrastructure
 - Elevated Storage – Zoar Road
 - Community



INFRASTRUCTURE

■ Planning & Design

- 18/404 & 113 Grade Separated Intersection
- Park Avenue Realignment – Phase 2 (Arrow Safety Road)

■ Under Construction

- Park Avenue Realignment – Phase 1 (Arrow Safety Road)
- Bedford Street & Market Street Rehabilitation

■ Completed

- Georgetown Gateway East Improvements



Delaware Department
of Transportation

INFRASTRUCTURE

■ Planning & Design

- North Race Street Improvements (Pepper Street to Douglas Street)
- Kimmey Street & Pepper Street

■ Completed

- Wagamon Avenue and South Front Street
- Cinder Way Drainage Improvements



CHALLENGES

- Georgetown North Groundwater
 - National Priority List
- Former Georgetown Dump
 - Donovans Road
- Emerging Contaminants
 - Water & Wastewater



CHALLENGES

- **Increased Regulations (DNREC)**
 - **Spray Discharge Permit Renewal**
- **Legislative actions**
 - **Courthouse Municipality Fee (SB 110)**
 - **Employee Unionization (SB 92)**
 - **Recovery House Accreditation (HS 1 for HB 114)**
 - **Countywide Reassessment**

THANKS TO...

- Residents & Businesses
- Mayor & Town Council
- Town Operating Departments
 - Administration
 - Planning
 - Police
 - Public Works
 - Wastewater



Georgetown
WELL ROUNDED.