

GREENSBORO PLANNING COMMISSION
October 16, 2018

The meeting was opened at 7:06 pm.

In attendance: Cheryl Jones, Don Holmes, Bill Schaffner, Steve Fleegle

Also in attendance: Debbie Pfeil, Kevin Reichart

Staff attendance: Jeannette Delude, Nicole Armour

Don Holmes made a motion to approve the minutes from the September 18, 2018 minutes. Bill Schaffner seconded the motion. All in favor, motion passed.

KCI

Jeannette introduced Debbie Pfeil from KCI. She explained that she had met with Debbie in regards to how she would be able to help the town with the Comprehensive Plan and other Planning and Zoning issues that could arise in the future.

Debbie Pfeil gave a presentation (attached) to the board to explain what services they could provide and what projects they worked on with other towns.

Mr. Schaffner asked if she would be in the conference in Gaithersburg. Debbie stated that she would not only because she was attending another conference that same week.

Mr. Holmes explained that he was very interested in the Downtown Development and Development services that KCI offers, because he feels that is where the town is lacking. Debbie explained that this is the feedback she wants to get back from the board and the public; where they feel the town is lacking and where they want the town to be. Surveys can be put out to get the community involved and that can help build the comprehensive plan.

Ms. Jones stated that there was about 2 years before the Comp Plan and that we have time to comb through things and start building the update. Ms. Jones stated that she has been through 2 comp plans in Greensboro.

Ms. Delude stated that Debbie would be talking to council on Thursday.

Debbie explained that they cut costs in any way possible so that the town gets their entire bang for its buck.

New Business

111 S. Main Street Subdivision

Jeannette presented the board with the subdivision plans for 111 S. Main Street. She stated this had to be done before the sale of the building so that we would be able to keep the two storage buildings in the back. Public Works uses one and the Police Department uses that other. Mr. Fleegle motioned to accept the subdivision as presented. Mr. Holmes seconded the motion. All in favor, motioned passed. Ms. Jones signed off on the plans so that they could be signed by the Health Department and recorded with the county.

Jeannette stated that 118 S. Main Street will be going to settlement at the end of the month.

New Member Applications

Ms. Jones read over the applications and it was decided that they would follow the process of interviewing both applicants before the next meeting. They will discuss the interviews with the board in Executive Session at the next meeting and decide on who to recommend to council for approval and swearing in for the December 6, 2018 Council Meeting.

Old Business

Cherrywood Solar

There is no new information. Mr. Schaffner asked that Ms. Delude ask the county if they would consider giving the town anything for eating up its growth area. Ms. Delude stated that it could possibly cause a conflict with the county but agreed to do what the board asked.

Riverside Rentals

Ms. Delude stated that there was no real update on the project. Ms. Armour stated that she could only give a code enforcement/building permit update. She stated that they had received and passed their framing inspection and that they had painted the outside of the building.

Training

Ms. Jones stated that Don needed to still get the first half of the training. It was decided that Ms. Delude could come to him and they could do it over lunch. Ms. Jones stated that Mr. Fleegle still needs the whole training and that he would need to do it online.

Ms. Jones stated that Mr. Schaffner, Ms. Armour, and herself would be attending the "Better Maryland" Meeting in November in Chestertown.

Ms. Jones stated that she and Mr. Schaffner would be attending the MPCA Conference on the 25th and 26th of this month in Gaithersburg.

Ms. Jones encouraged the board to continue to get familiar with the Comp Plan, and to bring questions to the meeting as they come up.

Mr. Holmes motioned to adjourn the meeting. Mr. Schaffner seconded the motion. All in favor, motion passed.

The meeting was adjourned at 8:37 pm.

Respectfully Prepared by Nicole Armour



Town of Greensboro Planning Services

October 16, 2018



ISO 9001:2015 Certified | Employee-owned Since 1988

Agenda



- KCI Technologies, Inc.
 - Company Overview
 - Government Planning Services
- Wrap-Up
- Questions



KCI Technologies, Inc.

Company Overview

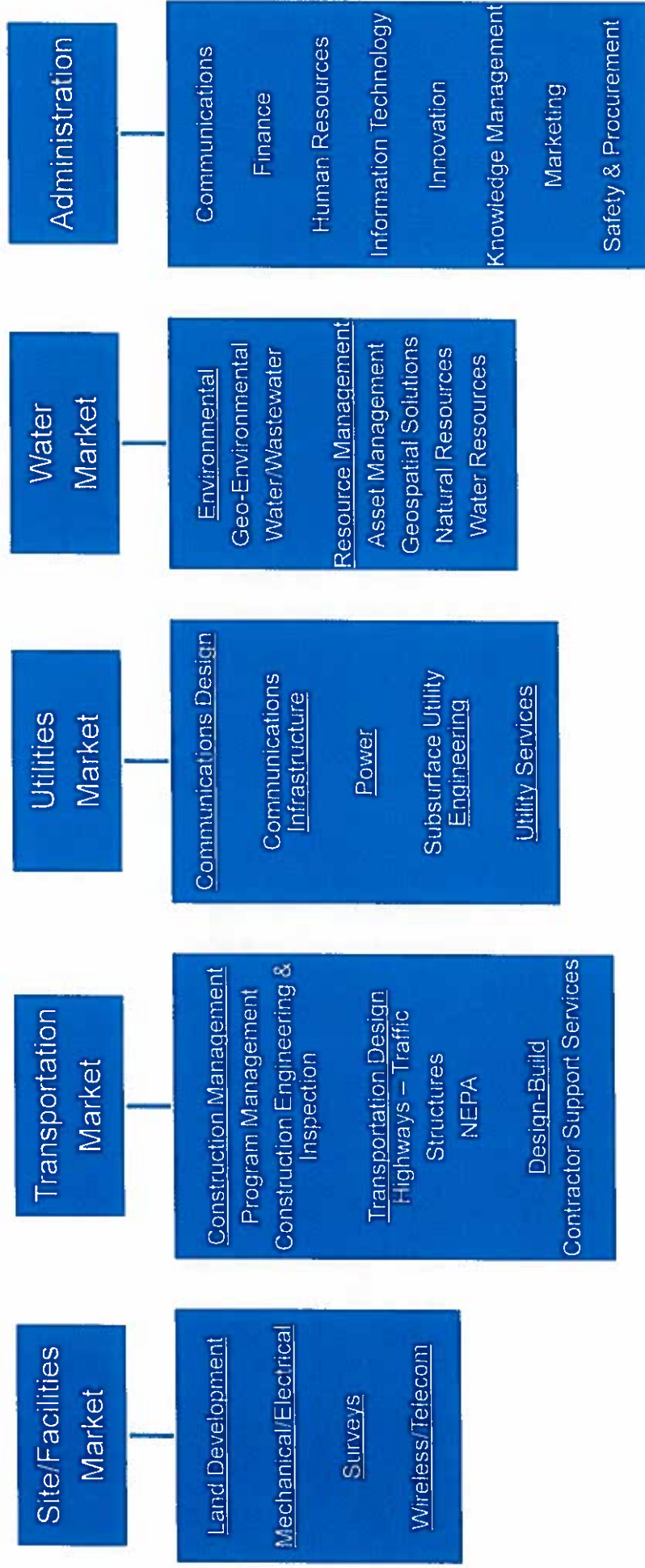


- Founded in 1955
- 100-percent employee-owned
- 1,450 employee owners
- 650 employees in Delaware and Maryland
- More than 40 offices in 19 states
- Dover office opened in 2012
- ISO 9001:2015 Certified



KCI Technologies, Inc.

Company Overview



KCI Technologies, Inc.

Government Planning Services

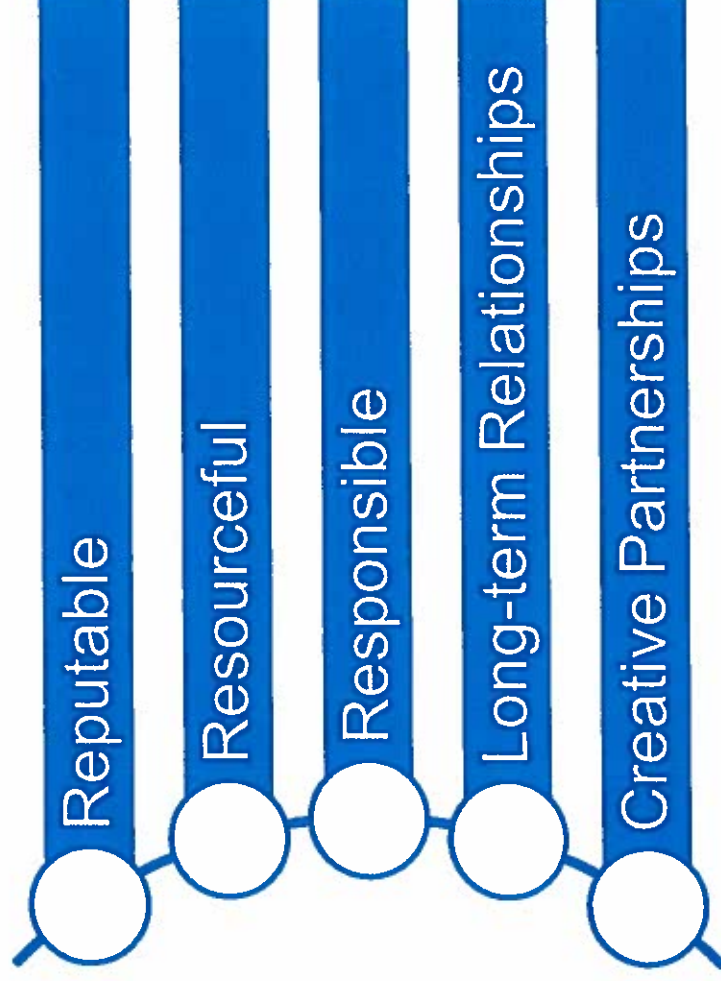


- American Council of Engineering Companies Delaware Chapter, Kent County Partnering Chair
- American Planning Association Delaware Chapter, Executive Committee Membership Chair
- American Planning Association Delaware Chapter, 2018 Regional Conference Sponsorship Chair
- American Planning Association Maryland Chapter, Executive Committee Treasurer
- American Society for Public Administration Delaware Chapter Council Member
- Delaware Building Officials Association Member
- Delaware Geographic Data Committee Member
- Delaware League of Local Governments Member
- Delaware Rural Water Association Conference Committee Member
- International City Managers Association, Delaware Chapter Supporter
- International City Managers Association, Women Leading Government Delaware Chapter Member
- Lower Delaware/Maryland Building Officials Association Member
- Maryland Mayors Association Supporter
- Maryland Municipal League, Cecil/Harford Chapter Supporter
- Maryland Municipal League, Eastern Shore Association of Municipalities Supporter
- [Maryland Rural Development Corporation Board of Directors](#)
- Sussex County Association of Towns Member

KCI Technologies, Inc. Government Planning Services



Planning Pillars since 2016





KCI Technologies, Inc.

Government Planning Services



KCI Planning Services	Maryland Government Clients													
	On Call Professional	Contract	Asset Management	Broadband Planning	Code Revisions & Update	Comprehensive Planning	Construction Administration	Downtown Development Planning	Grant & Loan Administration	Land Development Reviews	Land Development Toolkit	Other Services	Public Outreach & Education	Resiliency, Stormwater & Flood
Town of Charlestown	✓								✓				✓	✓
Town of Chesapeake City	✓								✓	✓				
Town of Port Deposit	✓						✓		✓	✓	✓	✓	✓	
Town of Ridgely	✓						✓		✓			✓	✓	
Town of Rising Sun	✓						✓					✓	✓	
Wicomico County	✓									✓				

KCI Technologies, Inc.

Government Planning Services



AREAS OF PRIMARY FOCUS



Municipal Funding



Downtown Development District Planning



Development Plan Review



Regulation Review & Updates



Comprehensive Development Planning

KCI Technologies, Inc.

Government Planning Services



Municipal Funding (with KCI)

- **Delaware Sustainable Communities Planning Grant**
Community Sustainability Plan
Town of Fenwick Island, DE | \$40,000 | 2017
- **Maryland Smart Energy Communities Grant**
HVAC Equipment
Town of Ridgely, MD | \$9,500 | 2017
- **Neighborhood Building Blocks Fund Grant**
Downtown Development District Plan
Town of Middletown, DE | \$49,995 | 2017
- **Maryland Department of Natural Resources**
Assessment for Stormwater Vulnerability
Town of Charlestown, MD | \$40,000 | 2018
- **Neighborhood Building Blocks Fund Grant**
DDD Plan Implementation
Town of Georgetown, DE | \$32,000 | 2017
City of Harrington, DE | \$31,000 | 2017
Town of Georgetown, DE | \$12,800 | 2018
Town of Laurel, DE | \$12,500 | 2018
- **Rural Maryland Prosperity Investment Fund Grant**
Water & Sewer Infrastructure Mapping
Town of Ridgely, MD | \$16,250 | 2018
- **USDA Community Facilities Loan & Grant**
Town Hall Improvements
Town of Ridgely, MD | \$820,000/\$50,000 | 2017

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Government Planning Services



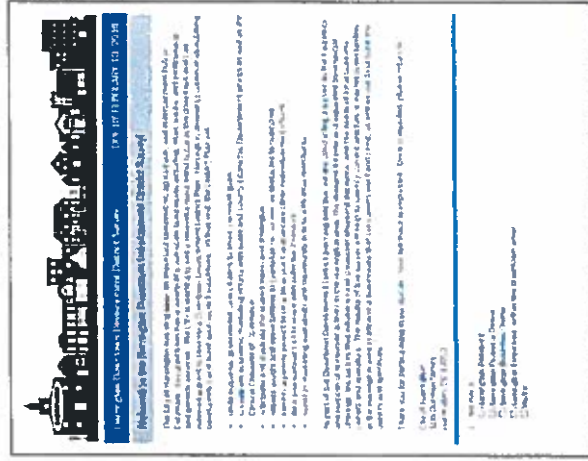
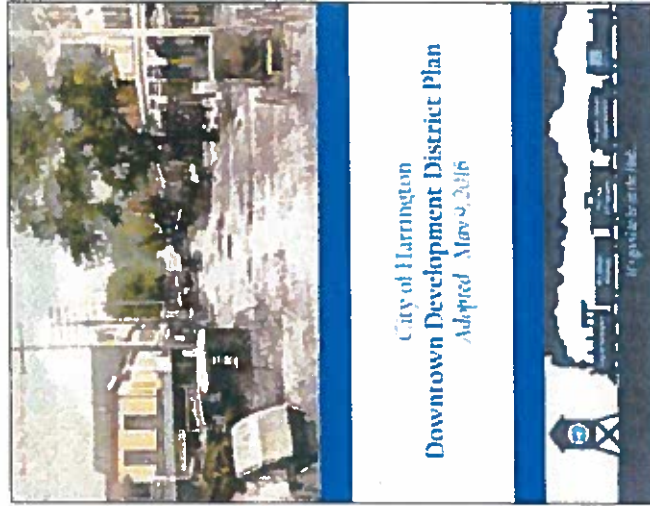
Municipal Funding (prior to KCI)

- **Chesapeake Bay Trust**
Green Streets, Green Jobs, Green Towns
Green Initiatives Concept Plan
Town of Maryland, MD | \$47,460 | 2014
- **Chesapeake Bay Trust**
Watershed Assistance Grant
Martin Sutton Park Water Quality Improvements
Town of Ridgely, MD | \$72,640 | 2015
- **Community Development Block Grant**
Church Street Pumping Station
Town of Cecilton, MD | \$401,118 | 2015
- **Community Development Block Grant**
Wastewater Feasibility Study
Town of Maryland, MD | \$35,000 | 2015
- **Neighborhood Building Blocks Fund Grant**
Downtown Development District Plan
Town of Dagsboro, DE | \$36,000 | 2015
Town of Georgetown, DE | \$45,000 | 2015
City of Harrington, DE | \$40,000 | 2015
City of New Castle, DE | \$46,500 | 2015

KCI Technologies, Inc. Government Planning Services



Downtown Development District Planning



KCI Technologies, Inc. Government Planning Services



Downtown Development District Planning

YOUR OPINION COUNTS!

Downtown Development District Plan

is to help the citizens of Middletown understand the district plan and provide an opportunity for them to share their thoughts and opinions.

What does it look like? What does it feel like?

What does it mean to be a downtown?

What are the benefits of a downtown?

The entire district plan is available for review at the following link:

Town of Middletown

WWW.MIDDLETOWNDE.ORG

Exercises

District Boundary Review

Reminders:

- Must include traditional mixed-use downtown area
- Maximum 170 acres
- Must be contiguous
- Cannot have encroaches
- Currently 52.24 acres (211 parcels)

MIDDLETOWN DOWNTOWN DEVELOPMENT DISTRICT PLAN | SWOT ANALYSIS

PARTNER IN PROGRESS

KCI Technologies, Inc.
Government Planning Services



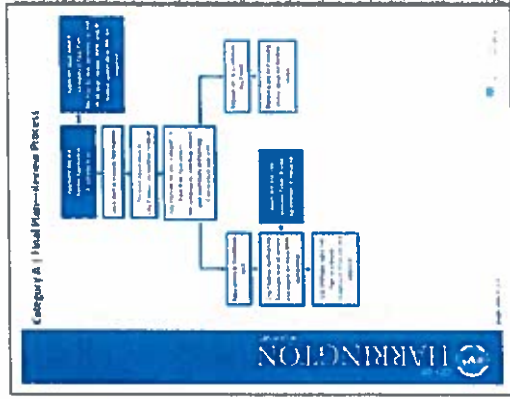
Development Plan Review

Town of Bridgeville
Development
Toolkit

Final Development
Plan

Robert P. Smith, Esq.
D. J. Smith, Esq.
W. J. Smith, Esq.

1964 ESTATE



Town of Filton Preda Development Meeting

10/1

Meeting Date: September 11, 2012
Meeting Time: 7:00 PM

Meeting Location: Filton Community Center

Meeting Agenda:

1. Welcome and Introductions

2. Review of Filton Preda Development Meeting Minutes

3. Presentation of Filton Preda Development Meeting Minutes

4. Presentation of Filton Preda Development Meeting Minutes

5. Presentation of Filton Preda Development Meeting Minutes

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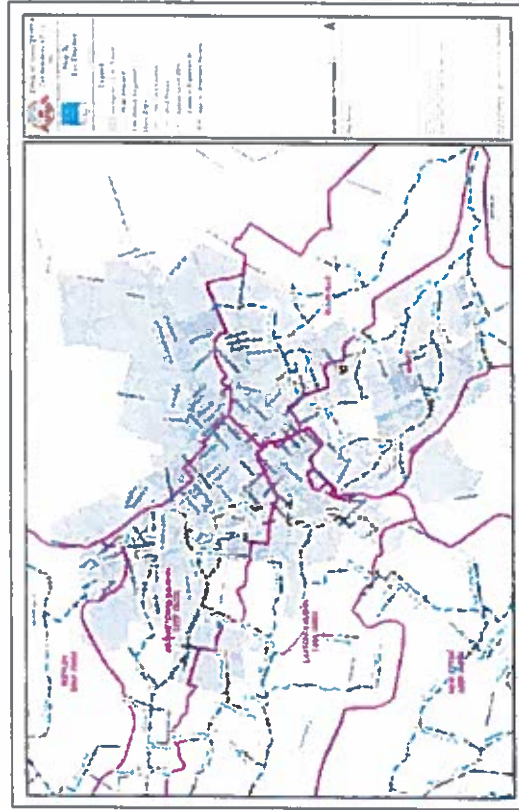
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KCI Technologies, Inc.

Government Planning Services



Comprehensive Planning



Town of Georgetown Comprehensive Plan

What is a Comprehensive Plan?

It is an official statement about Georgetown's future that is used to direct future development decisions. It is required by State law and is certified by the Governor. Georgetown's last Comprehensive Plan was adopted in 2010.

What's in a Comprehensive Plan?

Community Character • Demographics • Town & Community Services • Transportation • Utilities • Land Use • Economic Development • Housing • Environmental Protection • Open Space & Recreation • Historic & Cultural Resources • Public Outreach • Plan Implementation • Maps

All project information can be found online

www.georgetowndel.com



Your Opinion Counts!

As a resident, property owner, business owner, employee, or visitor to the Town, **we need your opinion!** The Georgetown Comprehensive Plan Survey should take no more than 15 minutes to complete and your input is vital to us as we complete the Plan.

Paper and Spanish-language copies of the survey are available at Town Hall, La Esperanza Community Center, and First State Community Action Agency.

The Comprehensive Plan Survey can be found on the Town's website at www.georgetowndel.com.

The survey closes on November 1, 2016.

KCI Technologies, Inc. Government Planning Services



Comprehensive Planning



City of Madison
 Comprehensive Plan
 2010-2015

Item	Priority	Responsible Agency	Timeline	Status
1. Develop a comprehensive plan for the city of Madison.	High	City of Madison	2010-2015	In Progress
2. Develop a comprehensive plan for the city of Madison.	High	City of Madison	2010-2015	In Progress
3. Develop a comprehensive plan for the city of Madison.	High	City of Madison	2010-2015	In Progress
4. Develop a comprehensive plan for the city of Madison.	High	City of Madison	2010-2015	In Progress
5. Develop a comprehensive plan for the city of Madison.	High	City of Madison	2010-2015	In Progress
6. Develop a comprehensive plan for the city of Madison.	High	City of Madison	2010-2015	In Progress
7. Develop a comprehensive plan for the city of Madison.	High	City of Madison	2010-2015	In Progress
8. Develop a comprehensive plan for the city of Madison.	High	City of Madison	2010-2015	In Progress
9. Develop a comprehensive plan for the city of Madison.	High	City of Madison	2010-2015	In Progress
10. Develop a comprehensive plan for the city of Madison.	High	City of Madison	2010-2015	In Progress

KCI Technologies, Inc. Government Planning Services



Comprehensive Planning




Town of Millville Comprehensive Plan

Comprehensive Plan Committee
Kick-Off Meeting | February 12, 2018




YOUR OPINION COUNTS IN SHAPING THE FUTURE OF MILLVILLE

The Town of Millville is beginning the process of updating their Comprehensive Plan. The Comprehensive Plan is a document that sets the vision and goals for the town's future. It is a blueprint for the town's development and growth. The town is seeking input from the community to help shape the future of Millville. Your opinion counts in shaping the future of Millville.

The town has selected KCI Technologies, Inc. as the consultant to assist in the process. KCI Technologies, Inc. is a leading provider of comprehensive planning services. They have a proven track record of working with communities to develop comprehensive plans that reflect the needs and desires of the community. KCI Technologies, Inc. will be working closely with the town and the community to ensure that the plan is comprehensive and reflects the needs of the community.

The town is seeking input from the community to help shape the future of Millville. Your opinion counts in shaping the future of Millville. The town is seeking input from the community to help shape the future of Millville. Your opinion counts in shaping the future of Millville.

Join us to share your vision about the future of the Town!

Your input will be used to develop a vision for the future, with long-range goals and objectives for a plan that affects the Town!

For more information, contact:
Deborah F. Binkley
Millville Town Manager
(303) 528-6440

Survey will be available May 1 - August 15, 2018



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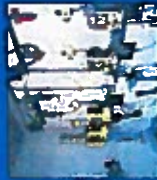
AREAS OF EXPANDED SERVICES



Construction Administration



Sustainability Planning



Asset Management



Communications Infrastructure



Community Outreach



Event Coordination

Wrap-Up



COST SAVINGS

**LESSONS
LEARNED**

Questions



Thank you!



PARTNERS IN PROGRESS

Debbie Pfeil

Associate/Planning Manager

(302) 318-1133

debbie.pfeil@kci.com

Lauren Good, AICP

Project Planner

(302) 318-1134

lauren.good@kci.com
