

City of Seaford

Comprehensive Plan Update

City Council and Planning & Zoning Commission
Goals and Strategies Special Meeting
September 8, 2020





Meeting Agenda

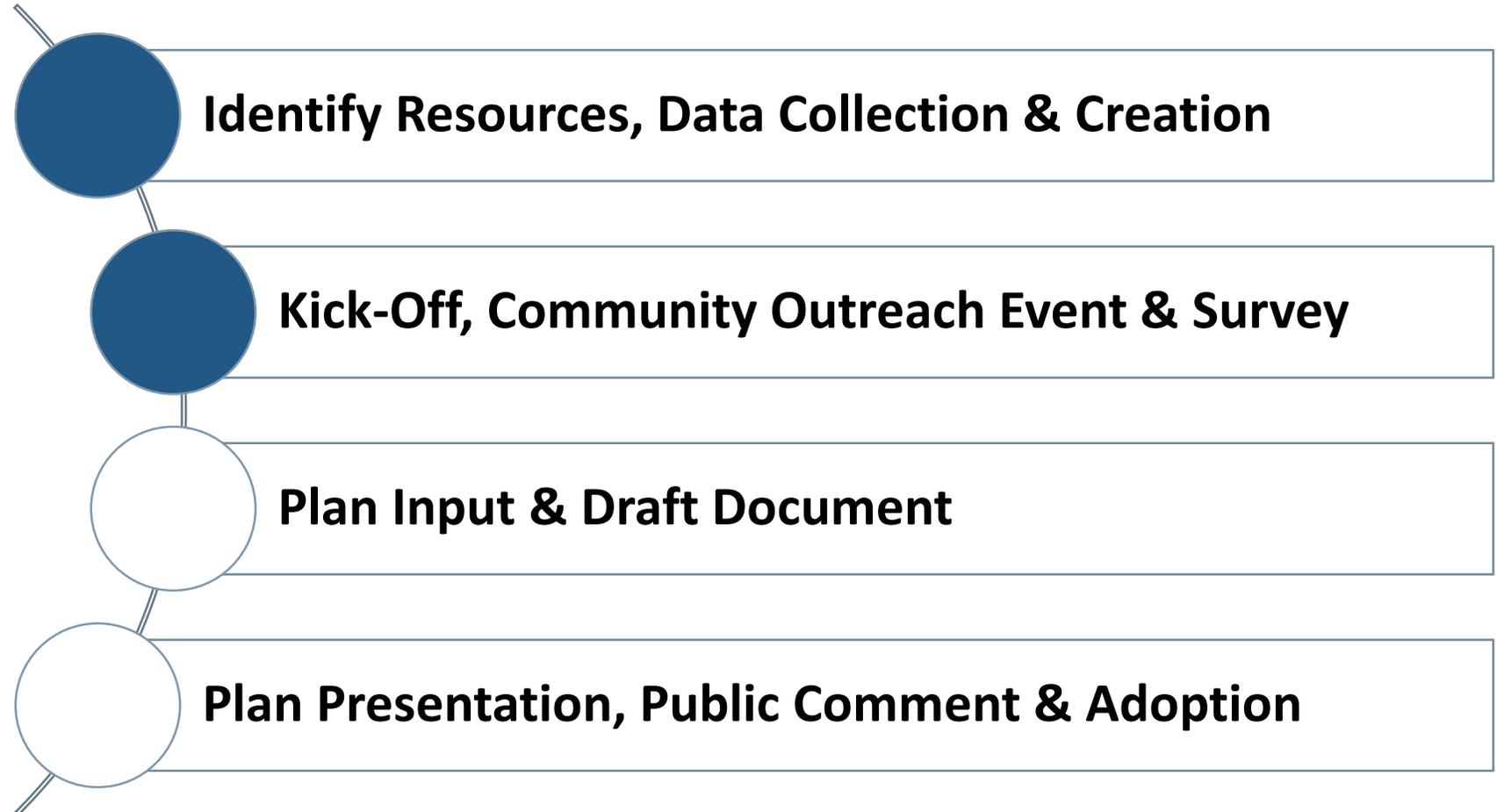
- › Project Update
- › Chapter Layout
- › Goals
- › Strategies
- › Schedule
- › Next Steps





Project Update

› Scope Phases





Project Update – Completed Scope Items

Meetings (4 Joint, 2 PZ, 3 Staff & 2 Outreach Events)

- ~~= Kick Off (Staff/KCI) 10/9 & 12/6~~
- ~~= Kick Off (Joint PZ/CC) 12/11/18~~
- ~~= Public Outreach Elections 4/20/19~~
- ~~= Data Collection Reveal (PZ/CC) 4/23/19~~
- ~~= Public Outreach Event #1 7/13/19~~
- ~~= Public Outreach Event #2 8/10/19~~
- ~~= Staff/KCI Team Meeting 1/22/2020~~
- ~~= Outreach Reveal Meeting (CC) 1/28/2020~~
- ~~= Staff/KCI Team Meeting 8/12/2020~~
- ~~= Goals Presentation Meeting 8/25/2020~~
- Goals Presentation Meeting 09/08/2020





Draft Plan – Chapter Layout

- | | | | |
|---|-------------------------------|----|--------------------------|
| 1 | Introduction | 8 | Transportation |
| 2 | Community Profile | 9 | Environmental Protection |
| 3 | City & Community Services | 10 | Infrastructure |
| 4 | Housing | 11 | Land Use |
| 5 | Economic Development | 12 | Annexation |
| 6 | Historic & Cultural Resources | 13 | Implementation |
| 7 | Open Space & Recreation | 14 | Appendix |



City and Community Goals

1. Evaluate methods to increase City revenues to enhance services to the community.
- 2. Continue to support all community services, this may include monetary donations, personnel involvement, event support, membership, advertisement, etc.**



City and Community Goals

~~Simplify as much as feasible the steps to development.~~

~~To provide opportunities to do business within the City during and after business hours (website interface).~~

Continue to research and provide available online services outside of normal business hours.



City and Community Goals

- ~~1. To improve the quality of life by addressing the incidents and root causes of crime.~~
- ~~2. To continue developing ways to decrease and prevent drug overdoses and crimes.~~

Improve proactive approaches to reduce the amount of crime and drug related activity within the City.



Housing Goals

1. Increase the percentage of single-family dwelling units in order to provide for balanced growth.
2. Provide housing opportunities for all income ranges.
- 3. Support all Housing rehabilitation programs to improve the integrity of the existing housing stock.**
- 4. Ensure existing housing units are code compliant for safe occupancy, whether rented or owned.**



Economic Development Goals

1. **Leverage Seaford's designation as an opportunity zone for economic development opportunities.**
2. To promote a successful business environment in order to grow economic development.
3. Continue to support the Downtown Development District.
4. Continue and expand Seaford's role as the primary employment center for western Sussex County.
5. **Provide support for commercial redevelopment with an emphasis on existing vacant buildings.**



Historic and Cultural Resource Goals

1. Preserve and enhance Seaford's historic heritage.
- 2. Encourage the use of Federal and State tax credit programs for restoring historic buildings.**
- 3. Continue to promote and support all Community events.**



Open Space and Recreation Goals

1. Enhance recreation opportunities along the Seaford Riverfront and Nanticoke River.
2. To provide more public entertainment for all income levels.
3. **Further determine if the needs are being met based on the increased growth within the Community.**



Transportation Goals

1. Improve the safety and mobility of the transportation network.
- 2. Continue to work and partner with the Salisbury / Wicomico Metropolitan Planning Organization's transportation improvement projects in and around the City.**



Environmental Protection Goals

1. Protect sensitive environmental areas and the water quality of the Nanticoke River.
- 2. Support energy efficiency and renewable energy upgrades with new and existing developments.**
- 3. Continue to coordinate with the Sussex Conservation District to ensure new developments and / or redevelopment projects adequately address stormwater quality and quantity.**
- 4. Continue to communicate with Federal and State Agencies as well as local State Representatives regarding potential unfunded mandates for the Town to monitor and/or enforce.**



Infrastructure Goals

1. Create “shovel ready” sites with water and sewer service along Sussex Highway, Ross Business Park and Seaford Industrial Park for job creation.
2. To have infrastructure in place to grow.
3. To enter the power generation market via combined fossil fuel / renewable fuel generation.
4. Provide safe and adequate public utility services to present and future residents.
5. **Continue to encourage and support the expansion of broadband services to residents and businesses.**
6. **Promote the installation and/or upgrade of overhead utilities to be completed underground, when applicable.**



Land Use Goals

- 1. Encourage strong community design standards that help to guide development in a way that is consistent with City character and promotes walkability and connectivity.**



Strategies - Sample

Economic Development Goal - *To promote a successful business environment in order to grow economic development.*

Strategies

1. Review current land development procedures for areas of improvement to reduce the time and / or potential redundancies.
2. Research and create marketing materials to promote areas of opportunity with existing infrastructure, such as vacant properties and structures.
3. Work continually with Sussex County Economic Development, Delaware Prosperity Partnership, and the Greater Seaford Chamber of Commerce to promote and fill vacancies.



Proposed Schedule

Comprehensive Plan Update 2020	Schedule A	Schedule B
Goals & Strategies Meeting (Joint Meeting CC/PZ)	9/8/2020	9/8/2020
City Staff Internal Draft Review & Changes	Mid Oct	Beg Nov
PZ/CC Draft Plan Presentation (Joint Meeting CC/PC) & Public Comment Release (1st Read & Set Public Hearing)	10/27/2020	11/24/2020 or Special Meeting
Sussex County, Blades, Bridgeville & SBY/WIC MPO Draft Plan Release	10/28/2020	11/24/2020
OSPC PLUS Application Submittal for Draft Plan #2	11/2/2020	12/1/2020
Public Comment Period (advanced written comment process)	10/28 – 12/31/2020	11/24 – 1/5/2021
OSPC PLUS Meeting	11/18/2020	12/16/2020
OSPC PLUS Comments due	12/31/2020	1/15/2021
Advanced Written Comment Due Date	12/31/2020	1/5/2021
Review Plan Comments & Prepare Recommendations	2 weeks	1 week
CC Public Hearing Meeting w/PZ attending	1/12/2021	1/26/2021
Update Plan #3-State & Public Recommendations	2 weeks	1 week
Submit Comments to State for Review/Letter (20 working days)	1/26/2021	2/1/2021
State Review Comment Letter	End Feb	End Feb
CC 2nd Read & Adoption (contingent Governor's Certification)	End Feb/March	End Feb/March



Next Steps – KCI

› KCI Tasks To Do

- Strategy coordination
- Proper placement for outreach input
- Update map sets
- Create Draft Plan
- Prepare for next meeting





Next Steps – To Do

- › Coordination with the City Staff
 - City photos (old & new)
 - City data coordination
 - Internal Draft Review





Thank you!

**We are proud to serve
the City of Seaford!**

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