

## **Municipal Comprehensive Land Use Plan Annual Report**

**Name of Municipality:** \_\_ **Town of Smyrna**

**Date of Plan Certification:** \_\_ **February 4, 2013** **Date of Report:** \_\_ **July 29, 2016**

In accordance with 22 Del. C. §702 (g) Municipalities shall provide to the Office of State Planning Coordination a report describing implementation of their comprehensive plan and identifying development issues, trends\* or conditions since the plan was last adopted or amended. The report shall be due annually no later than July 1.

\*Please note that the development trends data is provided twice to further supplement this requirement. Please contact the Office of State Planning Coordination with questions regarding development trends or this annual report.

1. Please review the recommendations, goals and implementation items within your comprehensive plan and Please indicate which items are complete, underway, or not yet started. Also please include any other comments you may wish to add.

The 2012 Comprehensive Plan details five “Issues and Goals” in the introduction to Chapter 3, THE DEVELOPMENT PLAN.

The first issue cited is a lack of new employment opportunities and the need to promote Smyrna to prospective new employers. Since then, the town has contracted with a marketing consulting firm, embraced a branding initiative and developed an economic development focused complimentary web site. The town has also contracted with a business recruitment and entrepreneurship consultant. This engagement has resulted in the successful recruitment or expansion of no less than a dozen professional services and retail businesses to town. Some business openings have provided needed in-fill for the downtown district. Others have contributed to the build-out of planned highway commercial space.

The second issue cited was the preservation of historic buildings. Since 2012, the façade improvement matching grant program has been re-instituted. More than ten applications have been received and several projects have been completed.

The Slum Clearance and Redevelopment Authority was established and is maximizing the potential of downtown commercial properties through the creative use of grants and loans. Three significant historic properties have been re-furbished and converted into successful enterprises. Another historic property was purchased by the town at a Sheriff’s sale and is currently the subject of an active rehabilitation project.

The third issue cited is the need for annexation – so that development on the town’s periphery may be better controlled and so that economic opportunities in town may be maximized. Since the last certification, there have been fifteen annexations. Additional annexations under consideration support the extension of critical infrastructure.

The annexation of a large tract designated for the development of an industrial office research park is a significant advancement toward the goal of attracting new business and employment opportunities to town.

The fourth issue cited is that of the need for the Town of Smyrna to be an active and informed participant in the planning activities of surrounding jurisdictions. This has been achieved.

The fifth issue cited is the need for the strategic extension of critical infrastructure. This activity is currently underway. Utilities have been extended to the trailer park that is north of Duck Creek and east of US Rt. 13. Utilities on the east side of US 13 are currently being extended through the Del DOT Rest Stop and will continue to the Delaware Route 1 overpass that is north of the municipal limits of the town.

2. Please highlight any significant accomplishments development issues, trends or conditions since the plan was last adopted or amended that may either have enhanced or hindered the implementation of your plan. These accomplishments may be used in the annual report to the Governor.

The extension of critical infrastructure into New Castle County (north of Duck Creek) is a significant accomplishment of a goal cited in Section 4 “Infrastructure and Community Facilities Plan”.

The completion of a new Public Safety building at the Glenwood Avenue location in 2016 is another significant achievement of a goal cited within the Infrastructure and Community Facilities Plan.

The development of subdivisions on the southern side (unincorporated Kent County) of Brenford Road, however, has been a hindrance to the town’s ability to strategically extend critical infrastructure.

Approximately 100 new jobs have been created and \$2.5 million in investments have been made in the downtown district. The successes achieved downtown, in the highway commercial area and in targeted investment areas is a direct outcome of the Economic Development Strategy adopted by the Town Council.

3. Are there any planning issues that the municipality is currently facing Do you anticipate any comprehensive plan changes for which the Office of State Planning Coordination may be able to offer technical assistance? If yes, please describe below.

The Town Council adopted an ambitious initiative to re-design the northern and southern corridors of town (US Rt. 13). The Planning and Zoning Commission and staff devoted much time and consideration to aesthetic values that could be incorporated into this commercial zone. The initiative was codified as new zoning classifications. The existing classification and standards now need to go through the process of re-zoning.

The Town of Smyrna Planning Department perceives that the market demand for low density (R-1) residential housing has greatly diminished and that undeveloped land with this zoning designation may not realize its best use. An update to the Comprehensive Plan is contemplated in FY 2017. The State Office of Planning Coordination will be consulted for technical assistance then, or at any time in the interim period.

4. Please help update our mailing list by supplying the following information:

Mayor:    Joanne Masten e-mail address:    [jmasten@smyrna.delaware.gov](mailto:jmasten@smyrna.delaware.gov)

City/Town Manager:    David S. Hugg, III e-mail address: [dhugg@smyrna.delaware.gov](mailto:dhugg@smyrna.delaware.gov)

Planning Director:    Wilmer Abbott e-mail address: [wabbott@smyrna.delaware.gov](mailto:wabbott@smyrna.delaware.gov)

Town/City Clerk:    Valerie Heritage e-mail address: [vheritage@smyrna.delaware.gov](mailto:vheritage@smyrna.delaware.gov)

Council/Commission Members:

Joanne Masten, Mayor; Peter Retzlaff, Vice Mayor, Alvin C. Pope, Councilman, Valerie M. White, Councilwoman, Andrea C. Rodriguez, Councilwoman, Robert C. Johnson, Councilman, John L. Embert, III, Councilman.

Planning Commission Members:

   Robert P. Newnam, Commission Chairman, Jack Bobeck, James A. Wolfe, Michael McGrath, Michael Reed.

On behalf of the Town of Smyrna, I respectfully submit this comprehensive plan annual report to the Office of State Planning Coordination. The information contained in the report is correct and complete.

H. Joanne Masten  
Signature of Mayor

9/1/16  
Date

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Printed Name of Mayor